

5495 Crowder Boulevard

Prime Value-Add Commercial Investment Opportunity in the Heart of the New Orleans East Commercial Market



CAMERON LOMBARDO, CCIM

REMAX Commercial Brokers Inc. | 201 Evans Road, Suite 444, New Orleans, LA 70123
clombardo@nolacommercial.com | 504.838.0001

Executive Summary

Discover the immediate upside potential of this exceptionally positioned 29,534 SF multi-bay strip center.



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Property Overview

- > **Property Type:** Multi-Bay Commercial Strip Center tailored for retail and service operators.
- > **Total Size:** 29,534 Square Feet of total gross building area.
- > **Lot Size:** Situated on a spacious 2.81-acre parcel, ensuring ample dedicated parking and frontage.
- > **Strategic Market:** Located firmly in the established New Orleans East commercial market.
- > **Investment Profile:** Ideal value-add opportunity for investors or owner-operators looking for capital appreciation.



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Investment Highlights



Value-Add Potential

Capitalize on immediate upside by executing strategic lease-ups on the remaining vacant bays at current market rates.



Capital Improvements

Ongoing major renovations are actively reducing deferred maintenance and future tenant build-out expenditures.



In-Place Tenancy

Features an established in-place tenant occupying 7,000 SF, providing a foundation for future lease-up strategies.



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Local Market Demographics

Key demographic indicators for the immediate 70127 New Orleans East trade area.



24,332

Total population within the immediate zip code, providing a dense and established local consumer base.



\$40,765

Median Household Income in the immediate area, offering steady economic support for retail and service operators.



37.7 Years

Median age of residents, indicating a mature, working-age demographic ideal for neighborhood commerce.



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Renovations Underway

Exterior Enhancements

The property is undergoing critical exterior modifications designed to modernize the curb appeal. This active project includes the comprehensive installation of brand new exterior windows and robust entry doors across the vacant bays, improving both aesthetics and energy efficiency.

Interior Build-Out Phase

To attract high-quality tenants rapidly, the interior spaces are being structurally prepped. Ongoing work includes professionally framed and hung sheetrock alongside the installation of new ceiling tile grids, significantly minimizing the remaining tenant improvement cycle.



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Visualizing the Potential



Active Renovations

Interior frameworks and modern ceiling grids are being established to provide a clean slate for future retail occupants.



Flexible Floorplans

Spacious, open-concept bays with solid concrete flooring allow for incredibly versatile interior configurations to suit any need.



Prime Positioning

The sprawling 2.81-acre parcel ensures excellent visibility, accessibility, and high traffic volume in the New Orleans East corridor.



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Space Availability Breakdown

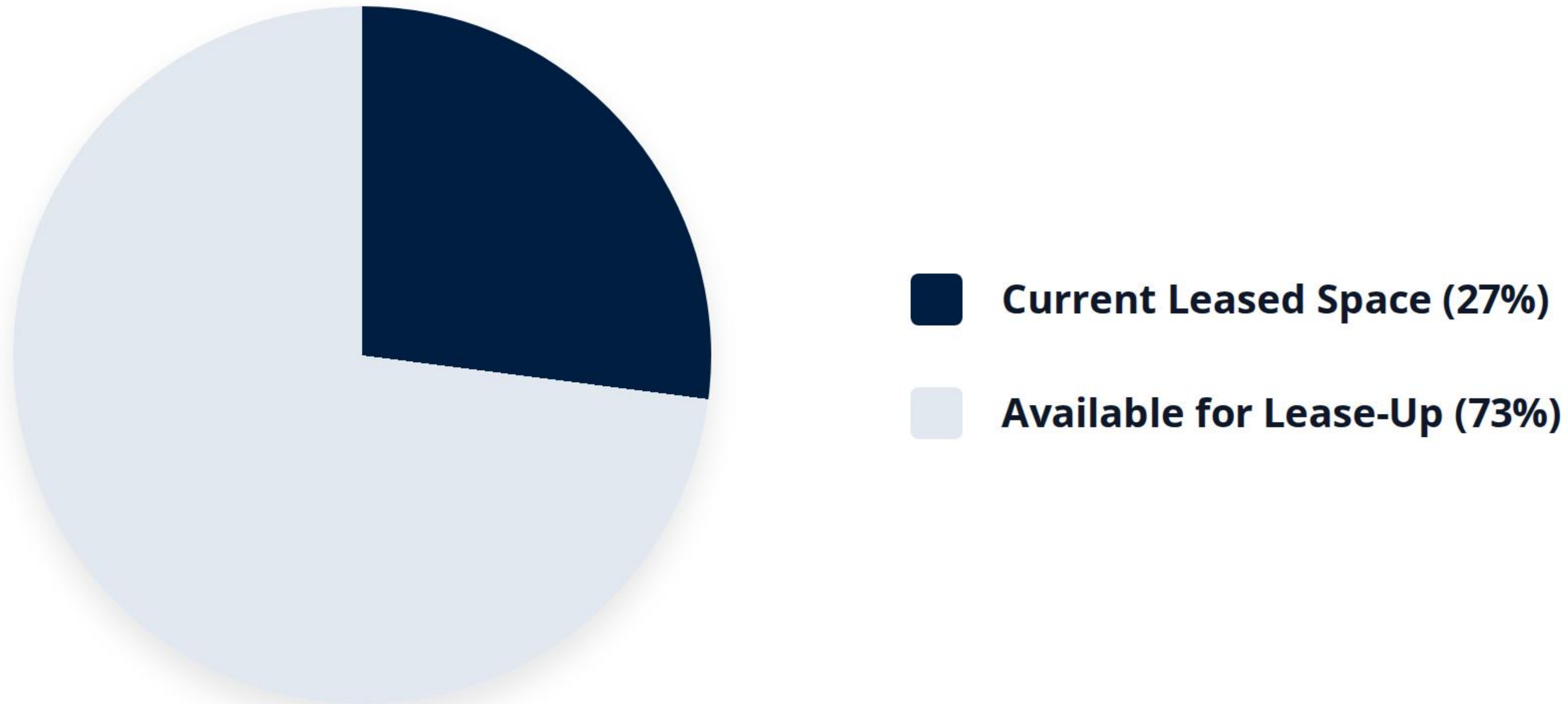
Unit / Designation	Rentable Square Footage	Current Status
Space A	10,000 SF	Vacant - Undergoing Renovations
Space B	5,770 SF	Vacant - Undergoing Renovations
Space C	900 SF	Vacant - Undergoing Renovations
Space D	7,057 SF	Leased (In-Place Tenant)
Rear Warehouse	2,150 SF	Vacant - Available



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Occupancy Upside Potential



With nearly 73% of the rentable square footage currently vacant and undergoing renovations, an investor has a massive runway to force appreciation through the strategic lease-up of Spaces A, B, C, and the Rear Warehouse.



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