

University Retail Center

2841 S Claiborne Ave New Orleans, LA 70125

PROPERTY SUMMARY



Property Description

10,000 SF retail suite available for sublease within a 60,000 SF neighborhood shopping center. Located along South Claiborne Avenue, the property offers excellent visibility, ample parking, and convenient access to downtown New Orleans, I-10, and the surrounding residential neighborhoods. The central location places the property among numerous national retailers and major area destinations, making it well suited for a variety of retail, fitness, medical, and service-oriented users.

Property Highlights

- High-traffic South Claiborne Avenue corridor
- Across the street from Magnolia Marketplace
- Approximately 1 mile from Caesars Superdome
- Surrounded by national retailers and restaurants
- Dense infill retail trade area
- Regional accessibility via I-10

Cade Bogan

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Offering Summary

Lease Rate:	Negotiable
Available SF:	10,000 SF
Lot Size:	2.85 Acres
Building Size:	59,850 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	11,552	73,073	154,506
Total Population	29,268	167,420	354,372
Average HH Income	\$81,134	\$105,249	\$91,054



RETAILER MAP



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2841 S Claiborne Ave New Orleans, LA 70125

ADDITIONAL PHOTOS



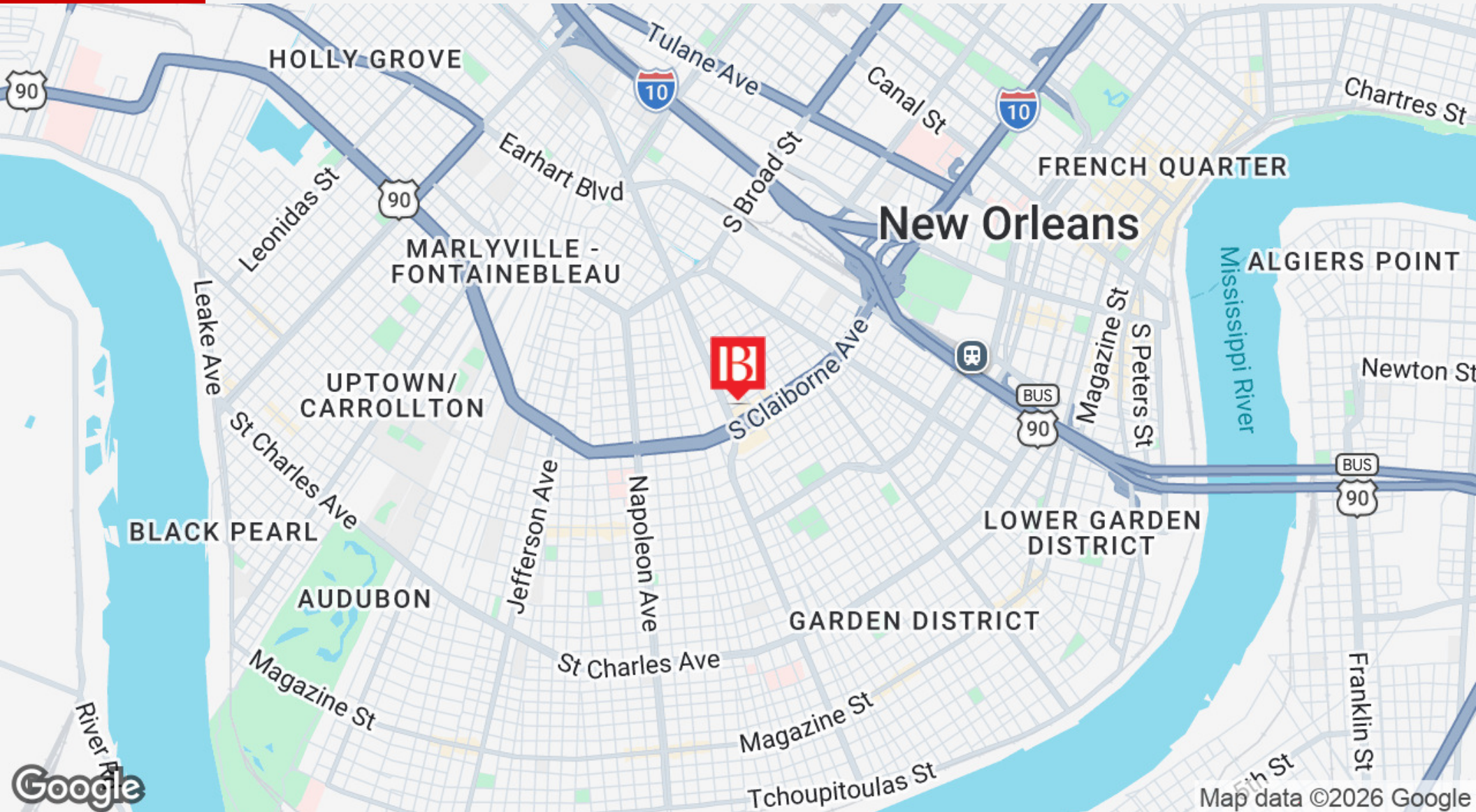
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LOCATION MAP



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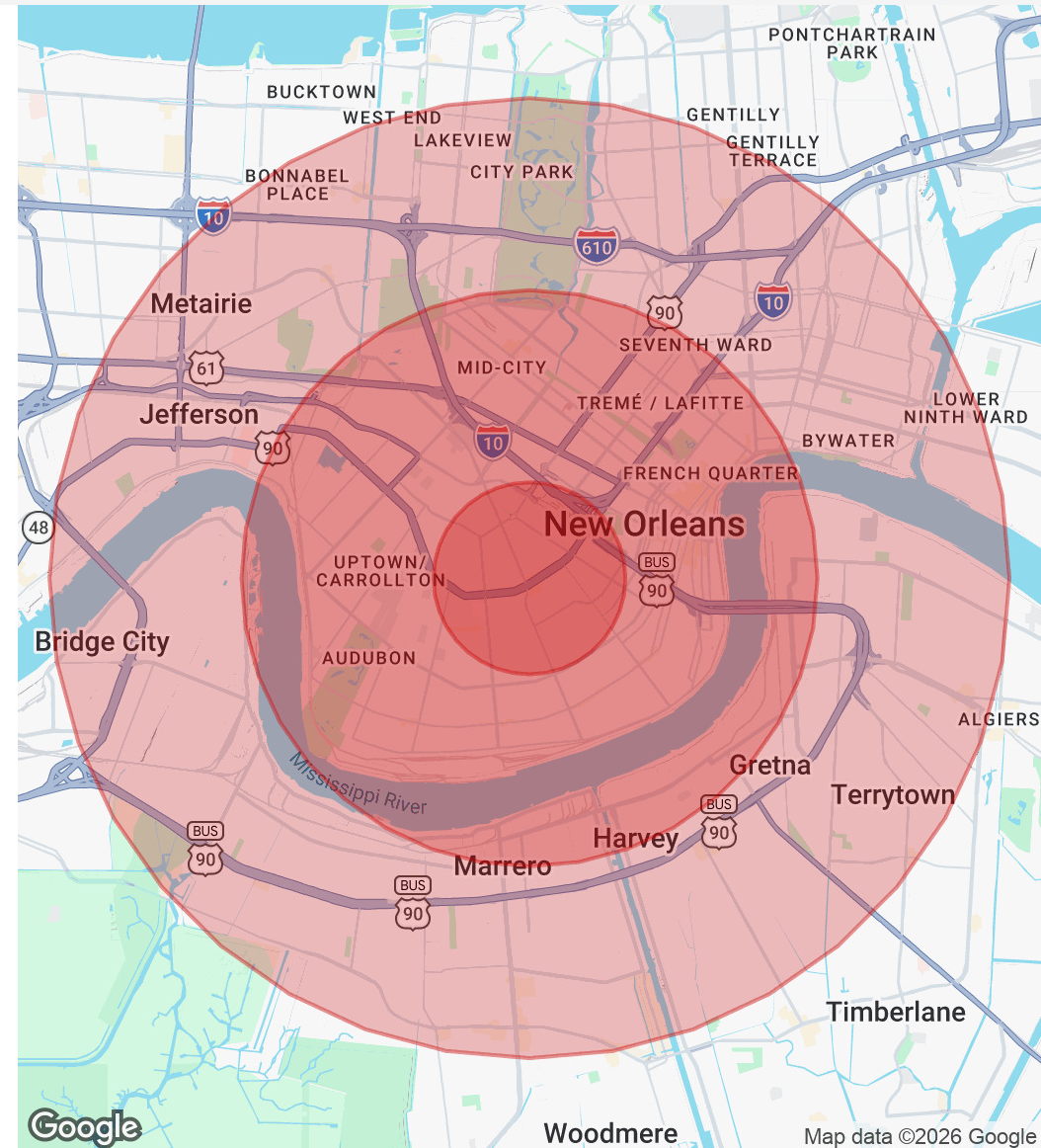
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	29,268	167,420	354,372
Average Age	36.7	39.3	40.0
Average Age (Male)	35.0	38.8	38.5
Average Age (Female)	38.7	39.9	41.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	11,552	73,073	154,506
# Of Persons Per HH	2.5	2.3	2.3
Average HH Income	\$81,134	\$105,249	\$91,054
Average House Value	\$373,890	\$532,130	\$404,063

2023 American Community Survey (ACS)



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