

SALE

Dollar Tree Anchored Retail Center

8225-8233 JEFFERSON HIGHWAY

Harahan, LA 70123

PRESENTED BY:

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PROPERTY SUMMARY



LOCATION DESCRIPTION

Positioned along the highly traveled Jefferson Highway, 8225-8233 Jefferson Highway offers exceptional visibility, strong daily traffic, and excellent accessibility. The property is conveniently located, with easy access to Clearview Parkway & the Huey P Long Bridge ensuring seamless connectivity. The surrounding area boasts a dynamic blend of national retailers, well-established local businesses, and dense residential communities, creating a vibrant and diverse customer base.

Notable nearby locations in include Winn-Dixie, Walmart, The Blake at Colonial Club, Anytime Fitness, various QSRs and more, all contributing to a strong retail presence and consistent consumer traffic in the area.

PROPERTY DESCRIPTION

SVN | Urban Properties is proud to introduce a prime retail investment opportunity in Harahan, LA.

8225-8233 Jefferson Highway is a +/-16,428 SF retail center anchored by Dollar Tree, one of the center's newest and most prominent additions. The property is 93% leased, currently featuring a diverse tenant mix, including Quality Nail (nail salon), Bon Temps (boutique), and Scoop There It Is, an ice cream shop (coming soon!). The center offers ample parking, with two points of ingress and egress along Jeff Hwy.

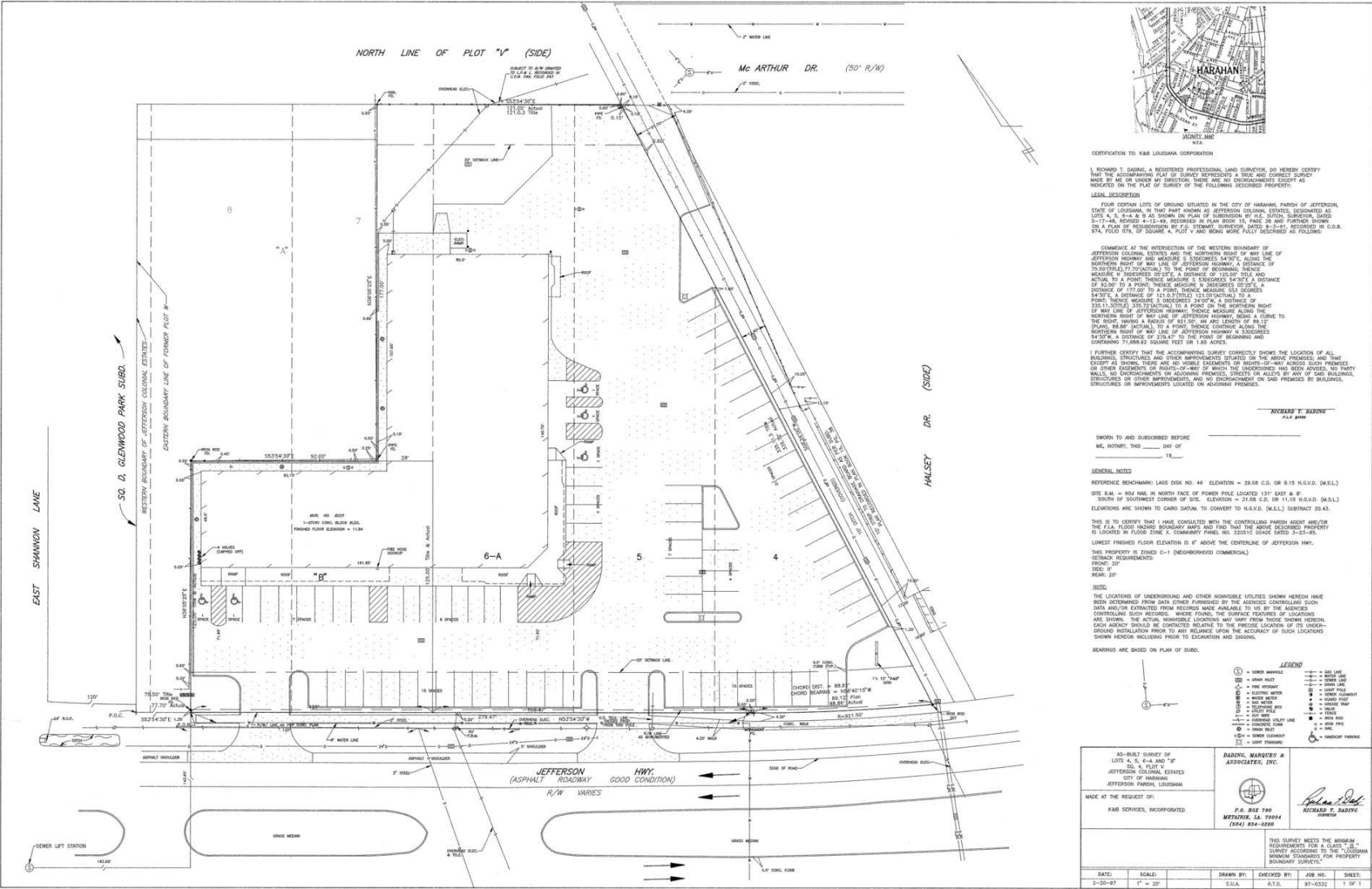
The center presents an exceptional investment opportunity along one of the busiest thoroughfares in the area.

OFFERING SUMMARY

| | |
|------------------|-------------|
| SALE PRICE: | \$3,200,000 |
| CAP RATE: | 8.00% |
| NUMBER OF UNITS: | 5 |
| LOT SIZE: | 1.65 Acres |
| BUILDING SIZE: | 16,428 SF |
| ZONING: | C-1 |

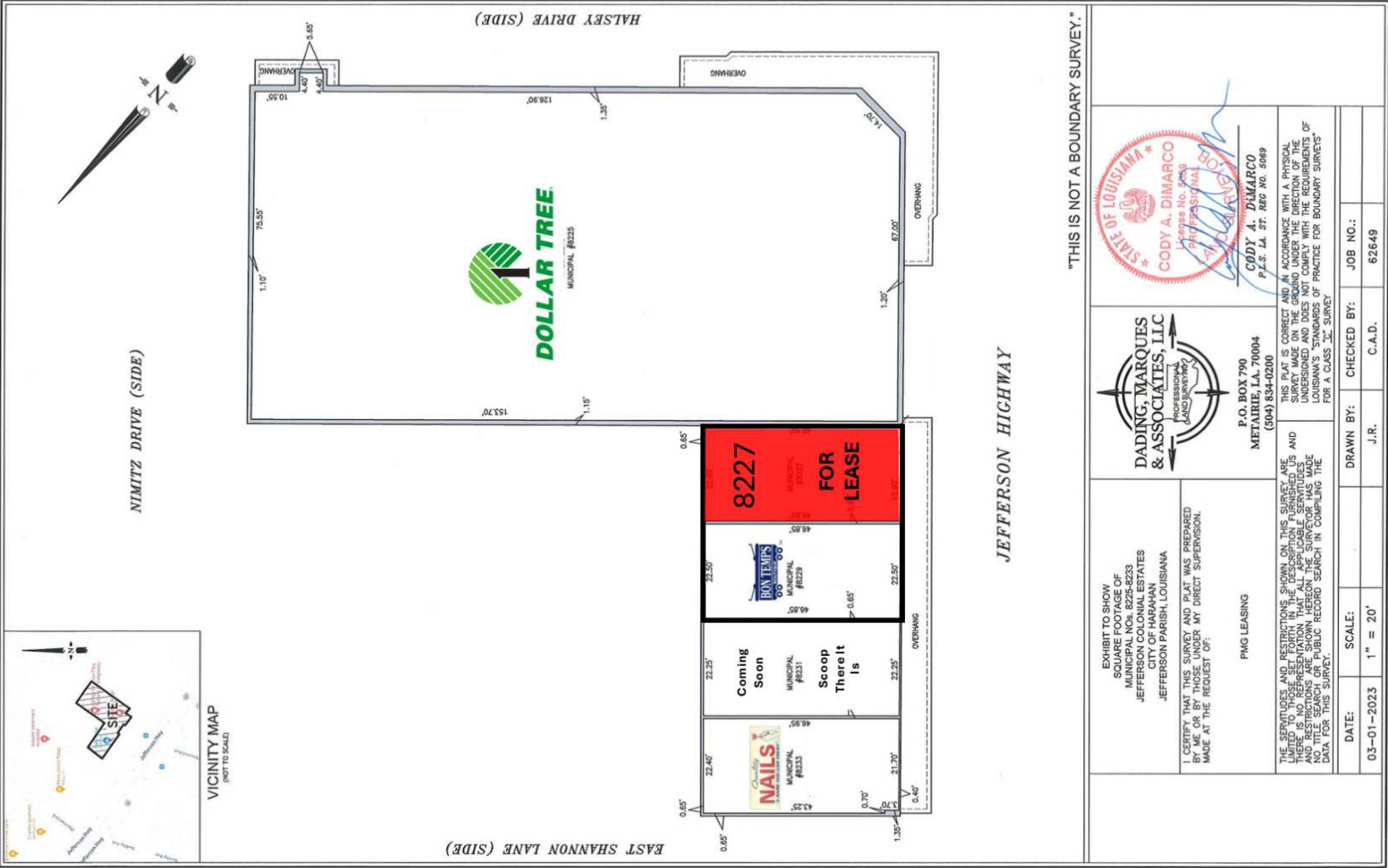
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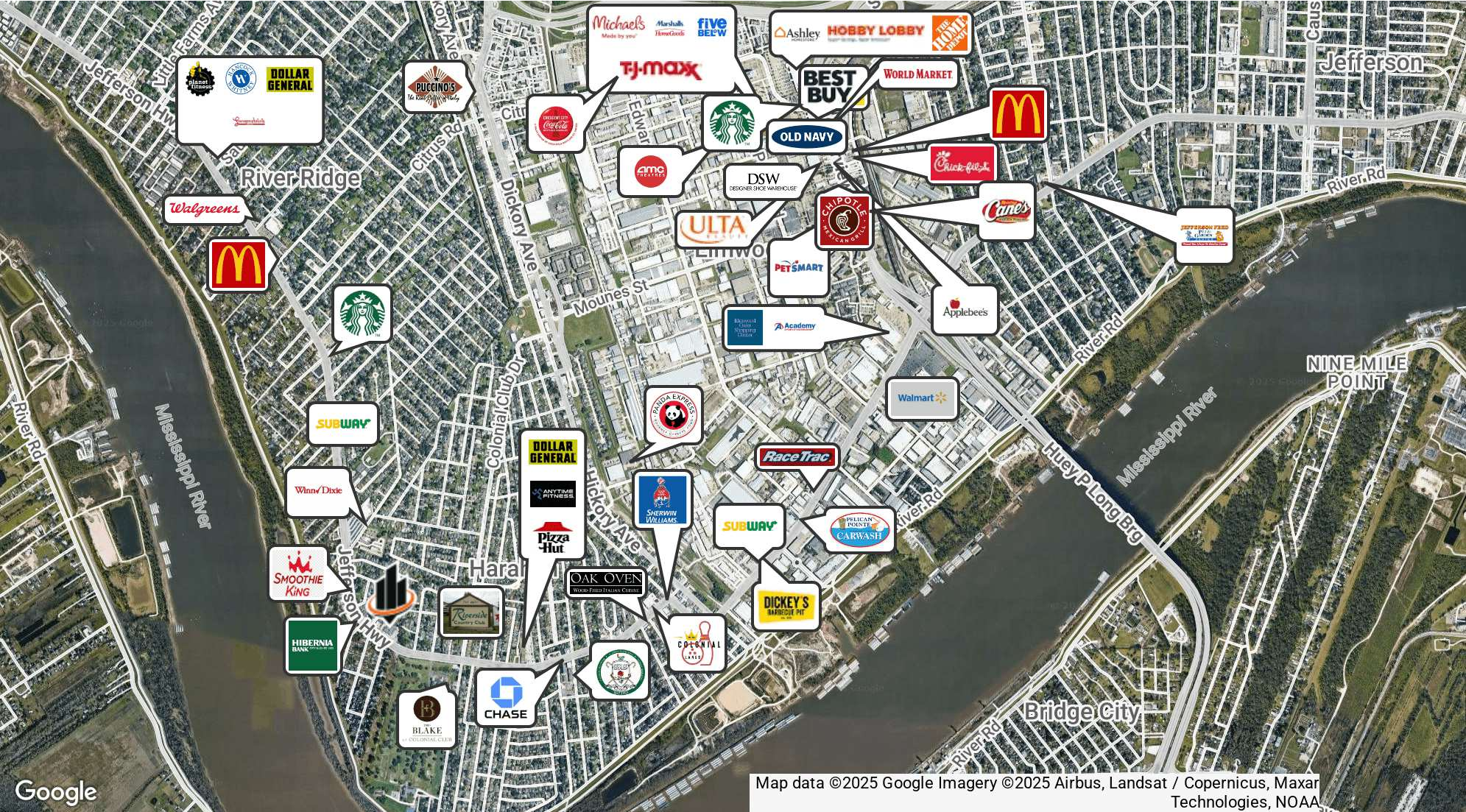
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SITE PLAN



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RETAILER MAP



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DOLLAR TREE ANCHORED RETAIL CENTER | 8225-8233 Jefferson Highway Harahan, LA 70123

SVN | URBAN PROPERTIES 5

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AREA ANALYTICS

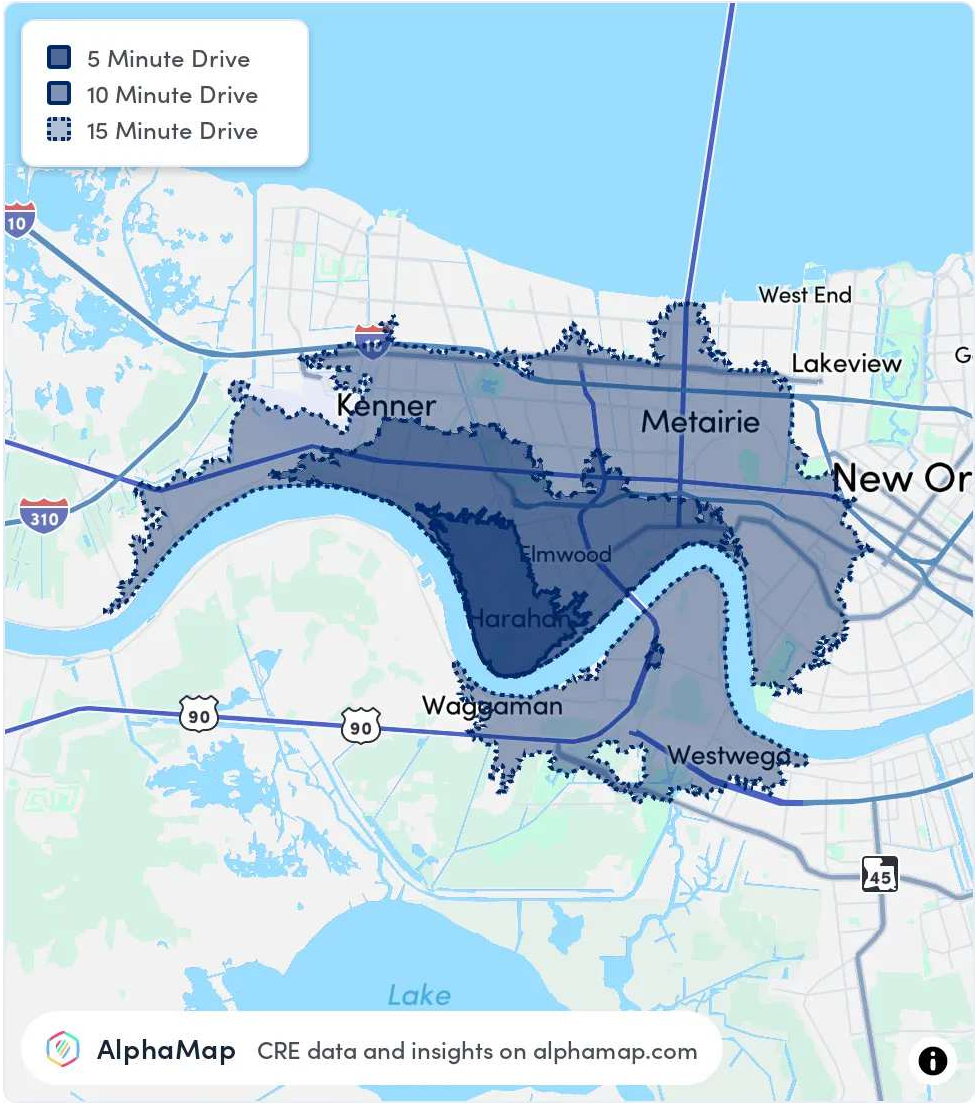
POPULATION 5 MINUTES 10 MINUTES 15 MINUTES

| | | | |
|----------------------|--------|--------|---------|
| TOTAL POPULATION | 15,608 | 50,607 | 188,387 |
| AVERAGE AGE | 46 | 44 | 42 |
| AVERAGE AGE (MALE) | 44 | 43 | 41 |
| AVERAGE AGE (FEMALE) | 47 | 45 | 43 |

HOUSEHOLD & INCOME 5 MINUTES 10 MINUTES 15 MINUTES

| | | | |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 6,856 | 23,216 | 83,154 |
| PERSONS PER HH | 2.3 | 2.2 | 2.3 |
| AVERAGE HH INCOME | \$112,898 | \$86,484 | \$92,257 |
| AVERAGE HOUSE VALUE | \$390,659 | \$292,500 | \$360,531 |
| PER CAPITA INCOME | \$49,086 | \$39,310 | \$40,111 |

Map and demographics data derived from AlphaMap



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MEET THE TEAM



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