



AVAILABLE



Shopping Center for Sale For User or Investor



Location: 10040 I-10 Service Road, New Orleans, LA 70127
(Read Boulevard Exit, adjacent to Days Inn)

Asking: \$475,000.00 (\$55.88psf)

Building Size: 8,500sf (Divided into 5 units)

Land Size: 26,104sf (104' x 251')

Info:

- » Currently 3 of the 5 units are leased. One to a Hair Salon (900sf), one to a Church (1,500sf) and another to a Reception Hall (3,000sf)
- » A user with its own business could occupy a section and lease the extra units
- » An investor could net after expenses +/- \$50,000.00 (see proforma)
- » New Orleans East continues to grow in population each year since Katrina
- » Great exposure with a traffic count of 96,000 cars per day on the I-10

**JACK STUMPF
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

1700 Central Boulevard
Harvey, Louisiana 70058
(504) 366-6800
www.jackstumpf.com

Listing Agent:

Jon Cerruti

November 2019

The information presented herein has been furnished by the owner or obtained from sources we deem reliable. No warranties or representations, either expressed or implied are made as to the accuracy of the data provided, and same is subject to error, omission, change of price, and/or conditions of availability without notice.

Population	
* New Orleans East	64,310
Kenner	66,702
Bossier City	61,315
Lake Charles	71,993
St. Bernard	35,987
Algiers	52,785
*New Orleans East is the 7th largest community in LA	
Home Ownership	
* New Orleans East	58%
Kenner	59.7%
Lake Charles	58%
* Higher than city average	
* Higher than Baton Rouge	
Jobs	
* New Orleans East	13,000
Algiers	8,777
St. Bernard Parish	8,761
*Home to NOLA's industrial base, largest employers	
*47% of the 13,000 jobs are middle and high wage jobs	
Median Income	
* New Orleans East	\$46,000
Baton Rouge	\$44,334
Mobile	\$44,834
Nearly 30% incomes exceed \$60,000	
Baton Rouge	26.6%
Mobile	27.6%
St. Bernard Parish	23.4%
Lake Charles	26.7%
Growth	
<ul style="list-style-type: none"> Population has increased each year since Katrina Growing faster than the region 26% Growth projected between 2010 and 2020 	

New Orleans East now benefits from an unprecedented \$2.5 billion investment in levee, floodwall and floodgate system improvements This 100-year comprehensive flood protection system restores confidence in the community and has been the key driver in the resurgence of residents and businesses into eastern New Orleans. One of the components of the system is the **Inner Harbor Navigation Canal Surge Barrier**. Functioning as a large flood wall, this barrier reduces the risk of storm surge coming from Lake Borne and the Gulf of Mexico, protecting not only New Orleans East, but metro New Orleans, the 9th Ward and St. Bernard Parish. The project is the largest ever undertaken by the Army Corps of Engineers.

PROJECTS:

FOLGERS - \$70m - Facility Expansion
BLADE DYNAMICS - \$13M - Wind Turbine Mfg
TCI - \$14M
US COAST GUARD - \$90M - Base Support Unit
FBO's - \$16M - Private Aviation Facilities
JOE W. BROWN PARK - \$18M - 135 Acre Regional Park
NASA "FRONT DOOR" - \$6.2M - Corridor Improvements
LA NATURE CENTER - \$8M -
STREETSCAPE IMPROVEMENTS - \$3M
TECHNOLOGY LIBRARY - 7\$M
HOSPITAL (PLANNED) - \$110M
LAKEFRONT AIRPORT AND MARINA - \$55M
FLOOD PROTECTION - \$2.5B





