

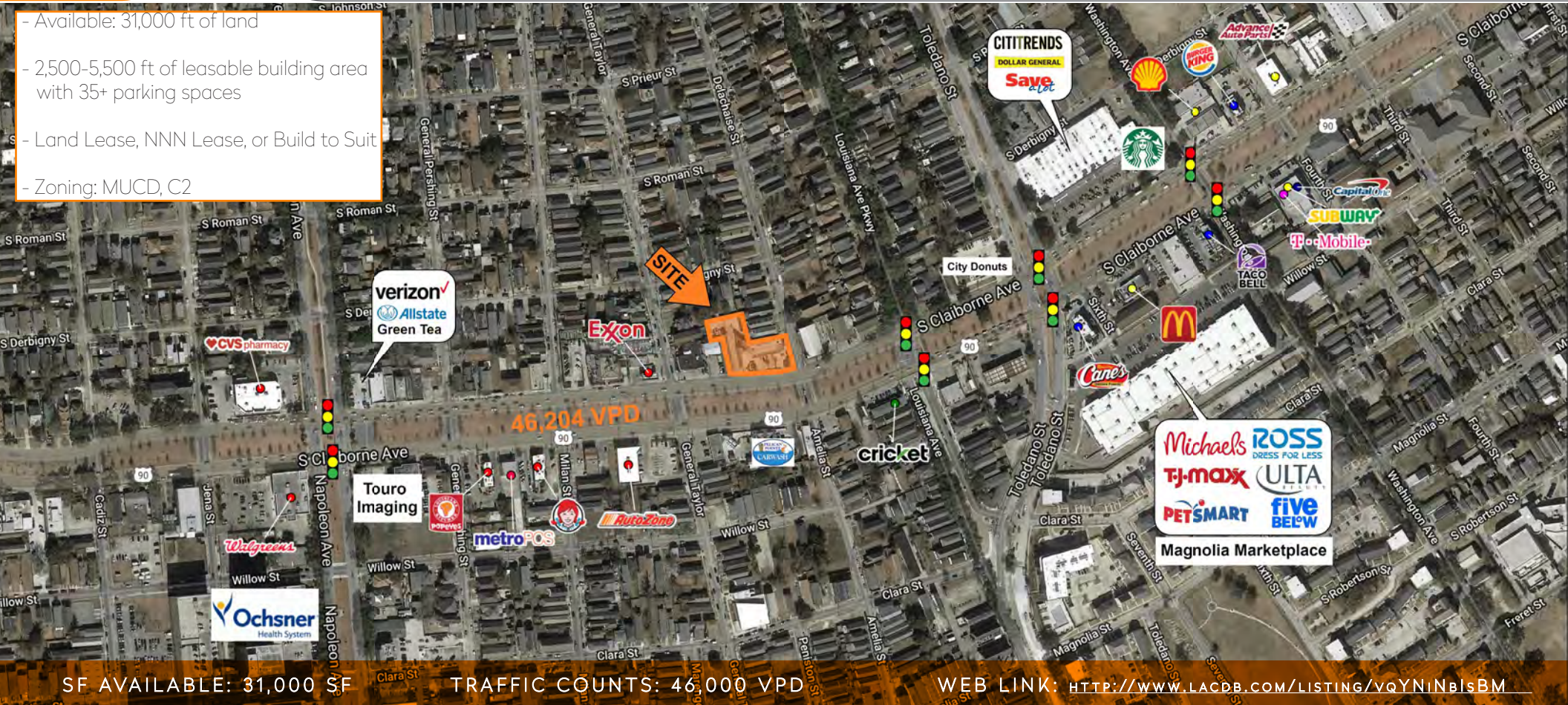


+ 3701

S CLAIBORNE BUILT TO SUIT OR LEASE

SOUTH CLAIBORNE AVENUE, NEW ORLEANS, LA 70125

- Available: 31,000 ft of land
- 2,500-5,500 ft of leasable building area with 35+ parking spaces
- Land Lease, NNN Lease, or Build to Suit
- Zoning: MUCD, C2



+ DEMOGRAPHICS

2019 DRIVE TIME ESTIMATES	TOTAL POPULATION	TOTAL HOUSEHOLDS	AVG. HH INCOME	TOTAL EMPLOYEES	MEDIAN AGE
5 MINUTES	24,168	9,998	\$48,969	5,419	38.2
10 MINUTES	142,750	60,463	\$74,516	92,254	36.2
15 MINUTES	315,351	139,962	\$74,126	255,422	38.1

DISCLAIMER: THIS SITE PLAN SHOULD ONLY SERVE AS AN APPROXIMATION OF THE CENTER'S LOCATION, LAYOUT, TENANTS, AND SQUARE FOOTAGE. NAMES, IMAGES, OR REPRESENTATIONS OF TENANTS, STREETS, OR PARKING SPACES SHALL NOT BE CONSIDERED A WARRANTY THAT THESE ELEMENTS ARE ACCURATE OR WILL CONTINUE TO EXIST. THE USE OF DEMOGRAPHICS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL NOT ACT AS A WARRANTY OF THEIR ACCURACY.

L+A RETAIL

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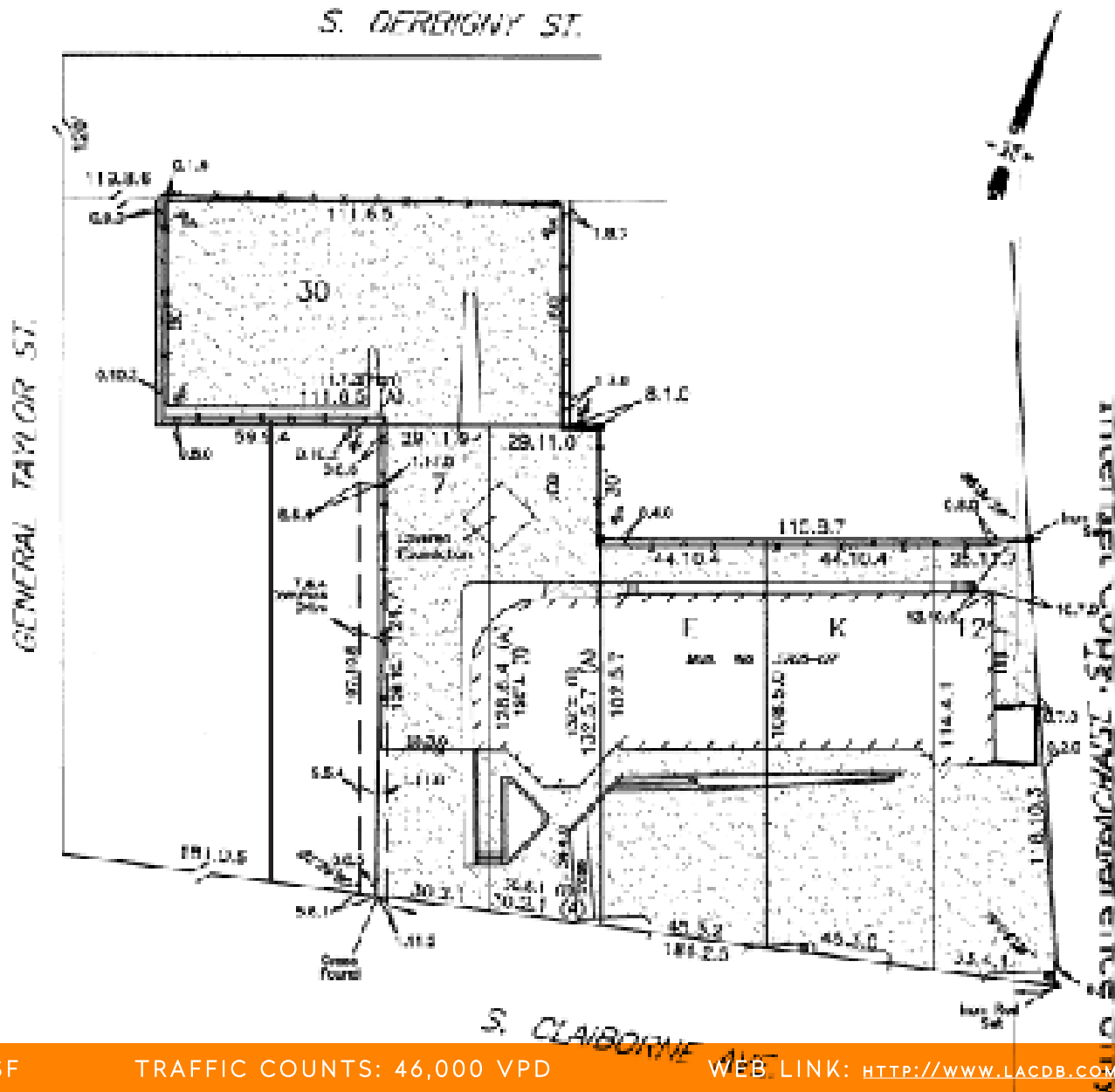
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SOUTH CLAIBORNE AVENUE, NEW ORLEANS, LA 70125



SF AVAILABLE: 30,000 SF

TRAFFIC COUNTS: 46,000 VPD

WEB LINK: [HTTP://WWW.LACDB.COM/LISTING/VQYNIbIsBM](http://www.lacdb.com/listing/vqYNIbIsBM)

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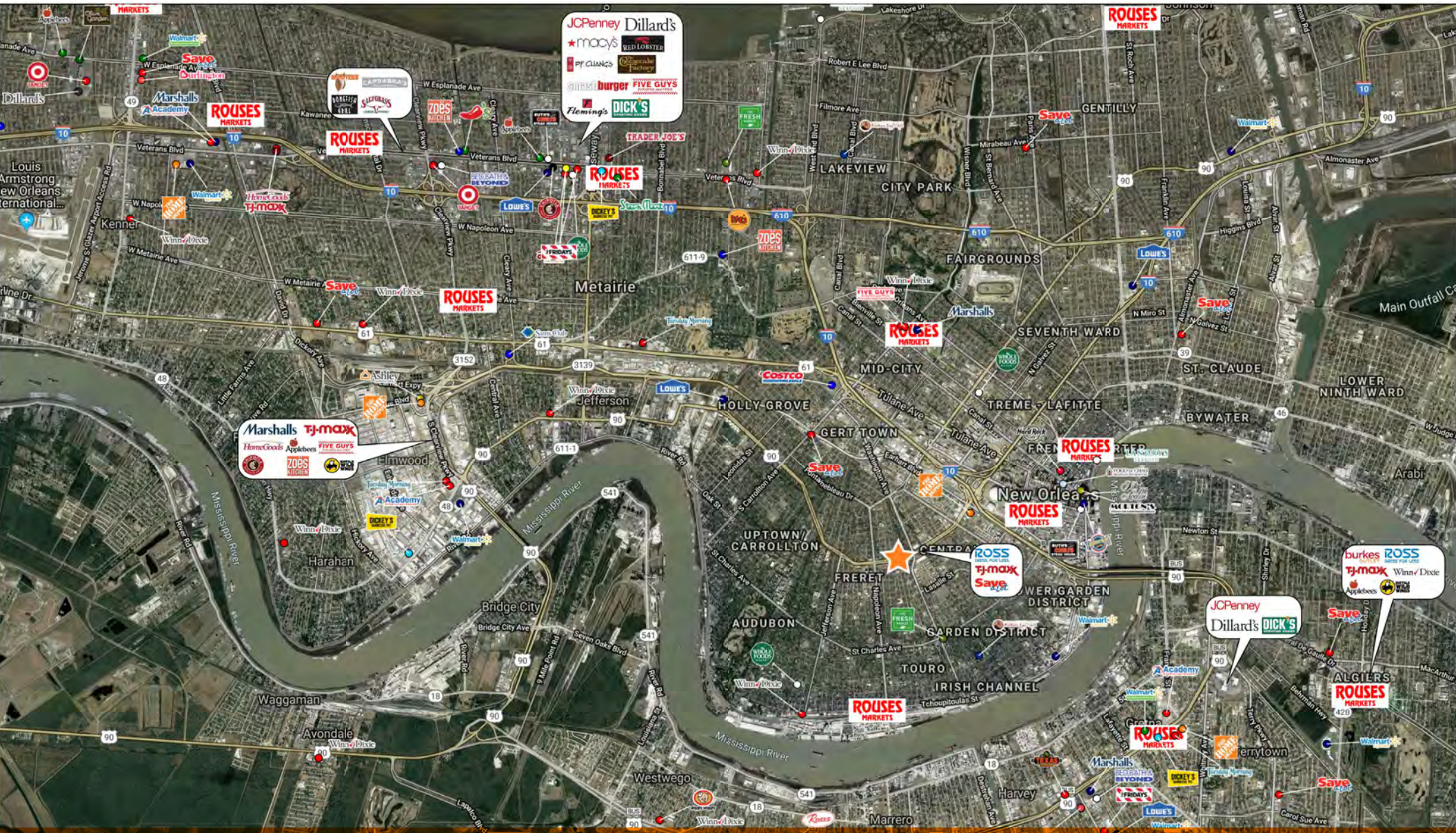
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