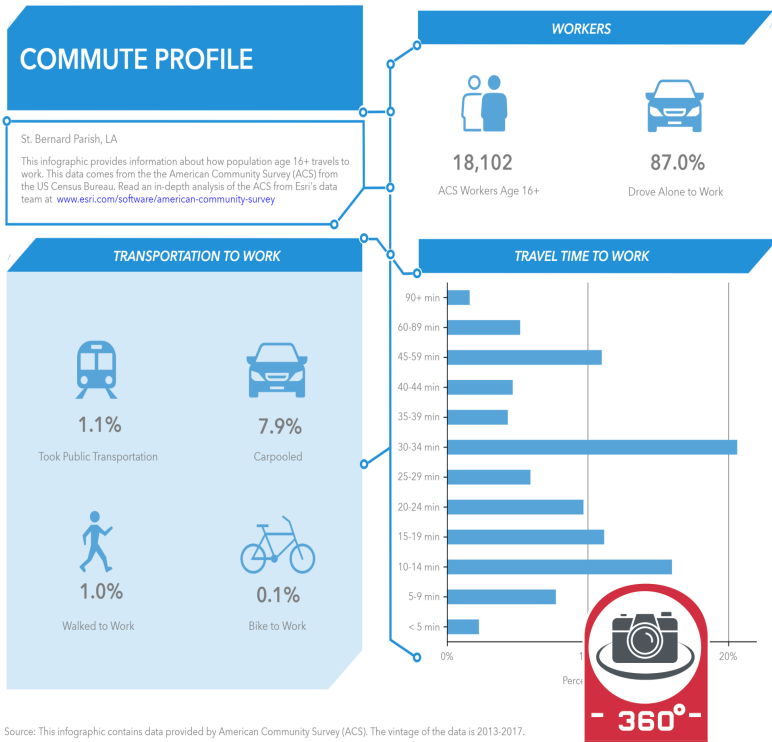
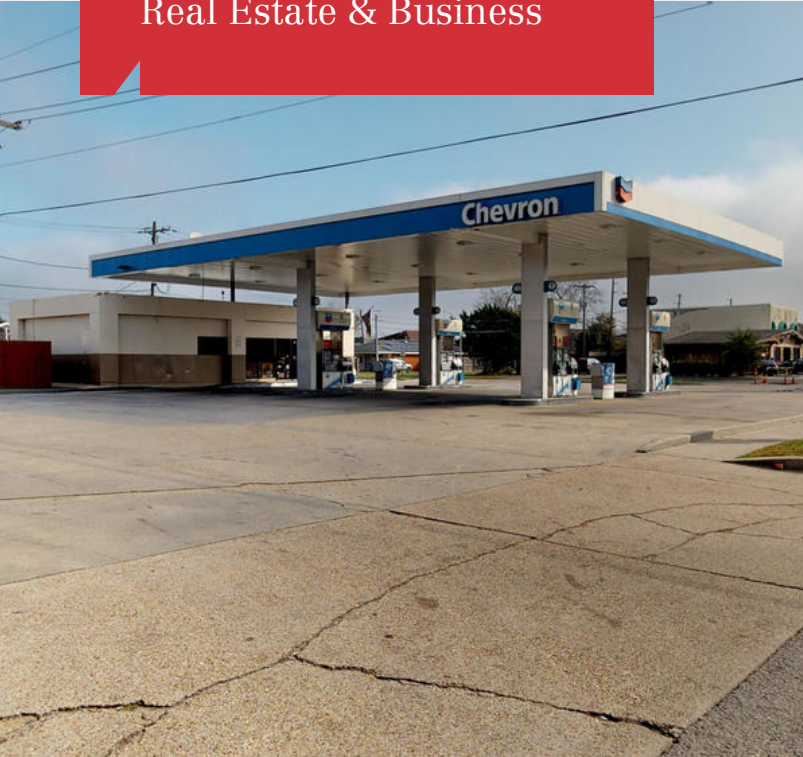


Available

# Gas & C-Store

Real Estate & Business



## Arabi Chevron

7415 W. Judge Perez, Arabi, Louisiana 70043

### Property Highlights

- C-Store Business Opportunity in One of the U.S.'s Fastest Growing Suburbs
- Traffic Counts Between 22,807 and 32,737 VPD
- 87% of Trade Area Commutes to Work by Personal Vehicle Alone
- Site Located in Trade Area's Pre-eminent Retail / Commercial Corridor
- Multiple Points of Ingress and Egress on Multiple Streets that Encompass a Hard Corner
- \$300,000 in Recent Capital Expenditure (CapEx) to Replace Fuel Tanks



For more information

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SALE PRICE:	\$975,000
OFFERING:	Real Estate & Business
LOT SIZE:	18,940 SF
BUILDING SIZE:	1,104 SF
ZONING:	C-1
MARKET:	New Orleans (MSA)
SUB MARKET:	Saint Bernard Parish
CROSS STREETS:	Perin Drive   Scnell Drive
TRAFFIC COUNT:	32,737

## Property Overview

Subject property is currently flagged as a Chevron Gas & Convenience Store that could potentially be reflagged by a Purchaser. The offering includes the real estate, business, and furniture, fixtures & equipment (FF&E), and store inventory. Sales data for 2017-2019 is available to qualified operators once a confidentiality agreement is fully executed.

The site is situated on the “Going to Work” side of W. Judge Perez Drive at the corner of Perin Drive. There are four points of ingress and egress (two for each street). The site is comprised of 18,940 SF +/-, of mostly paved land and 1,104 SF +/-, of improvements. The pumping area includes eight (8) pumps under a 3,380 SF +/-, canopy structure.

The ownership has recently completed approximately \$300,000 in capital/structural improvements by replacing the underground fuel tanks. All environmental compliance documents are available for review.





## Location Overview

Arabi lies on the eastern bank of the Mississippi River, between the Lower 9th Ward of New Orleans and Chalmette within the Greater New Orleans metropolitan area.

Arabi developed in the late-nineteenth century from former plantation and farm lands. It essentially grew as an adjunct to the City of New Orleans. It traces its origins to the location of major stockyards in the 1870s after they had been banned within the New Orleans city limits. Those facilities were located on a wide railroad-industrial corridor, which is now a trucking corridor, separating the two historic districts in Arabi. Then in 1906, the American Sugar Refinery was built which is still operational as Domino Sugar Refinery today. The St. Bernard Voice newspaper was founded in Old Arabi in 1890, and in 1906 a post office was built; both remain operational.

Contemporary Arabi is known as the 6th fast growing Suburb in the U.S. according to the following article <https://www.realtor.com/news/trends/fastest-growing-suburbs/>

St. Bernard Parish, named after the patron saint of Colonial Governor Bernardo de Galvez, was settled in 1778. The Parish was officially designated in 1807 although the Parish boundaries changed several times until 1842 when the current boundaries were set.

On January 8, 1815, the famous battle of New Orleans, where Andrew Jackson defeated the British forces in the last conflict in the War of 1812.

Contemporary St. Bernard Parish has been one of the fastest growing Parishes in Louisiana for nearly a decade. Contributing factors for growth are tied to the community's quality of life, water management infrastructure upgrades, premier logistical advantages, and its well established & emerging industries.



# Logo & Landmark Map

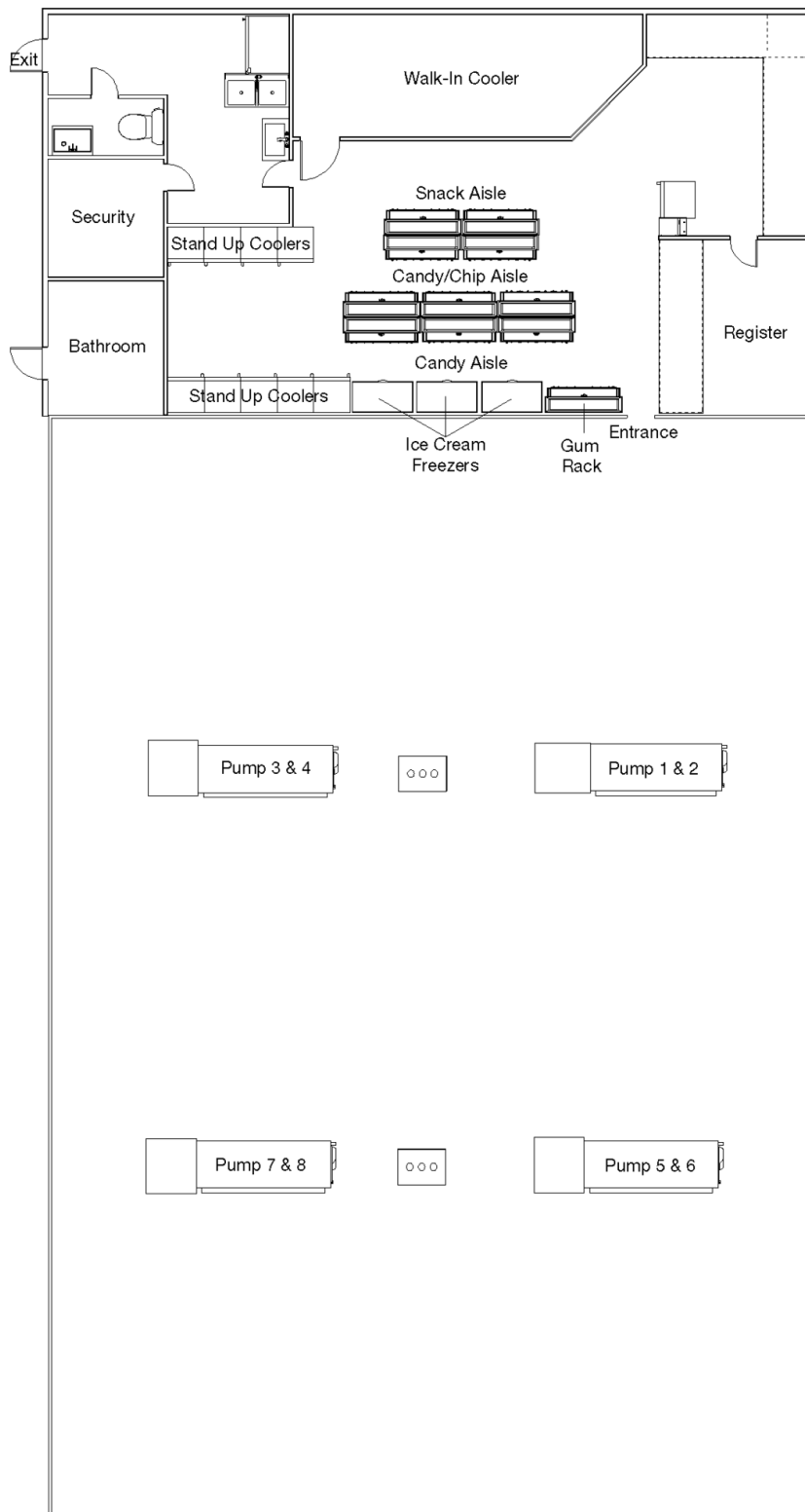




# Additional Photos







1

## Floor Plan Name

For illustration purposes only, not to scale