

SUMMARY

FOR LEASE

GLA

- 107,467

AVAILABLE

- 7,000 - 20,400 SF New Construction (In-Line)
 - 11,225 SF Existing Space (In-Line)
 - ±0.991 Acre Outparcel
- For Sale, Ground Lease or Build to Suit

PROPERTY DESCRIPTION

Colonial Acres Shopping Center is located in a highly-developed and heavily-trafficked retail corridor that is located approximately one mile from the regional mall, Southland Mall, and is next door to Cannata's Family Market, a regional grocery.

TENANTS

- Walmart Neighborhood Market
- Valor Healthcare - VA Community Based Outpatient Clinic
- Family Dollar
- Ocean Star Buffet
- Burger King
- South Louisiana Bank
- Texaco

TRAFFIC COUNT (ADT 2017)

- On West Park Avenue, north of site: 29,873

SITE PLAN

RETAIL COMPETITION MAP

DEMOGRAPHICS



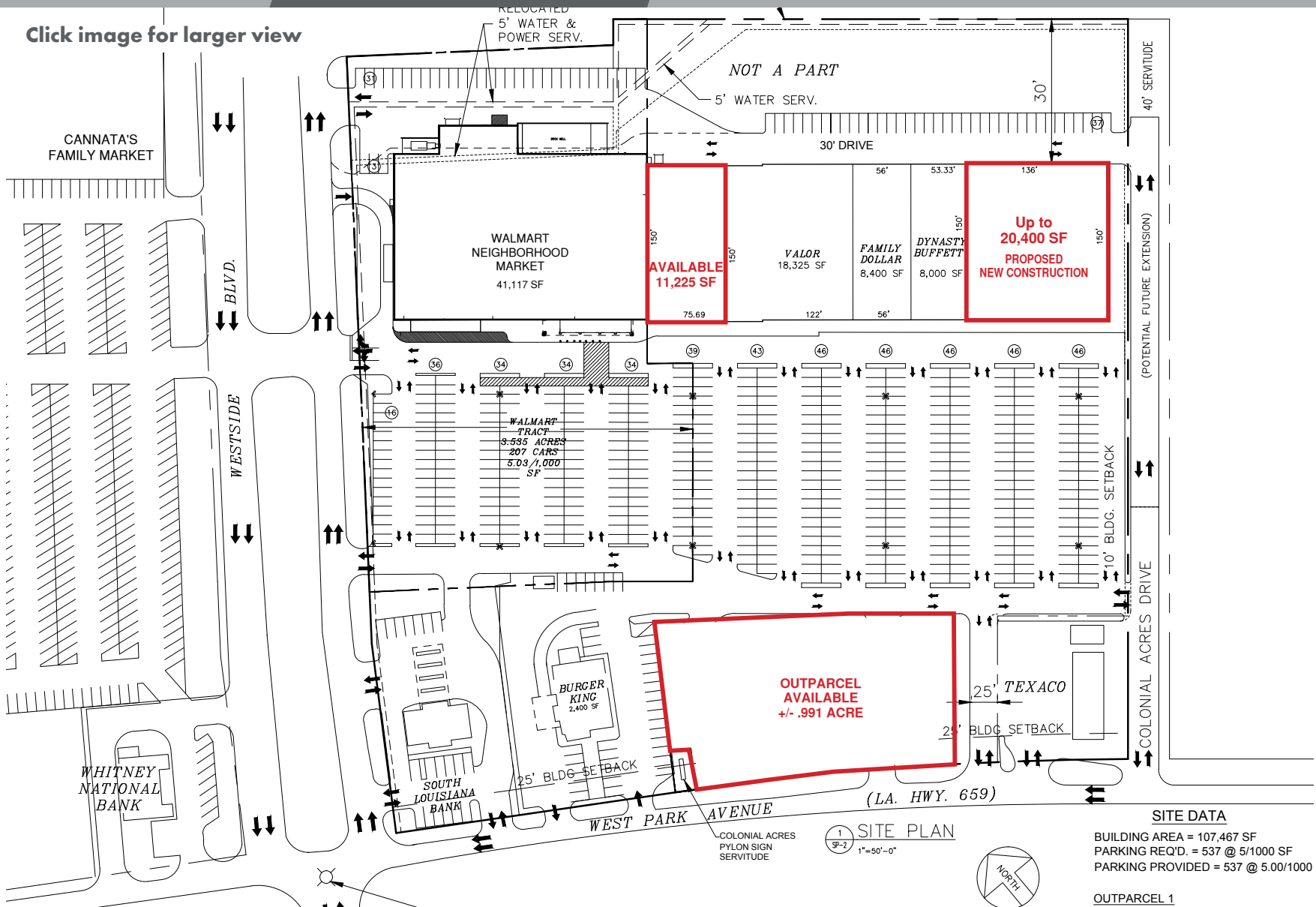
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Click image for larger view

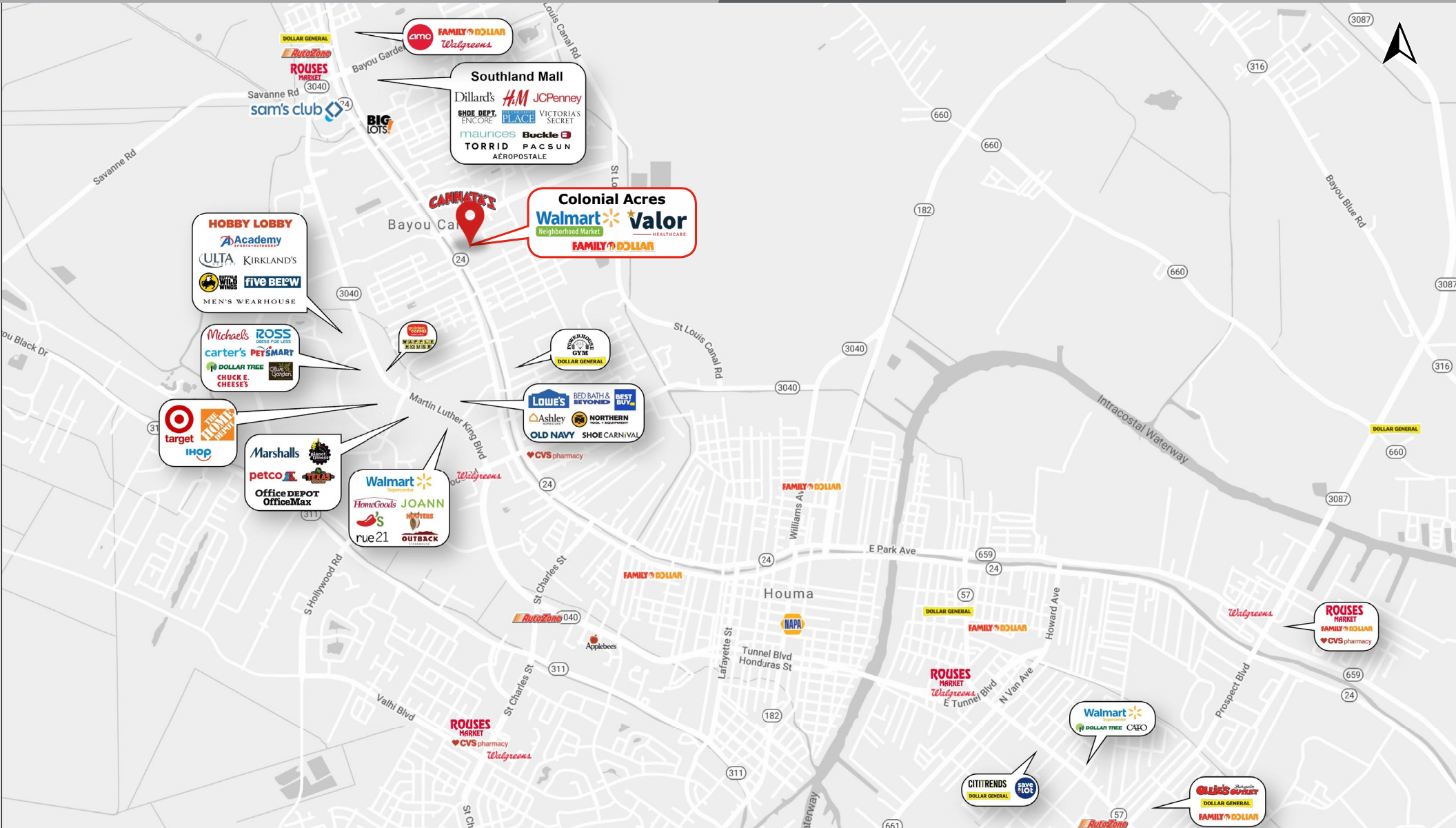


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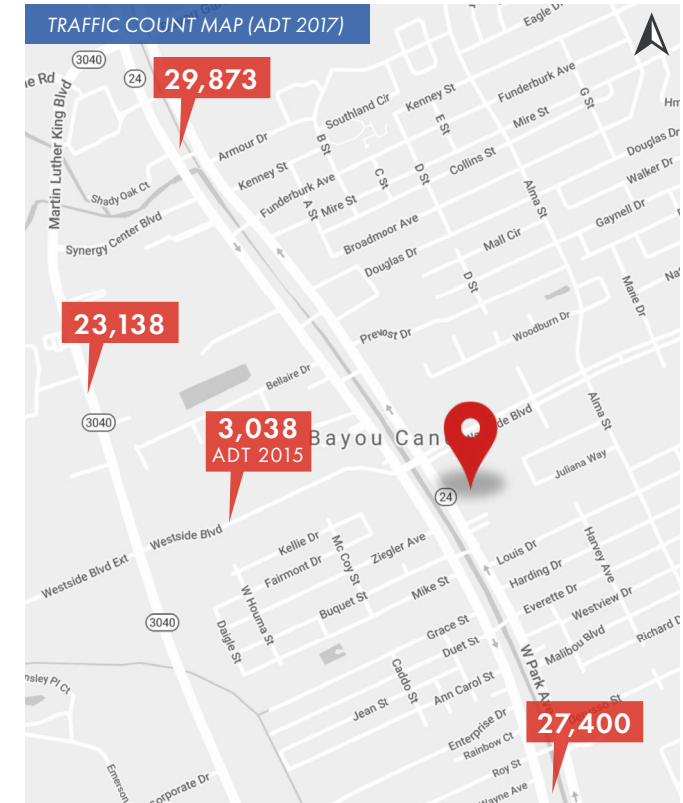
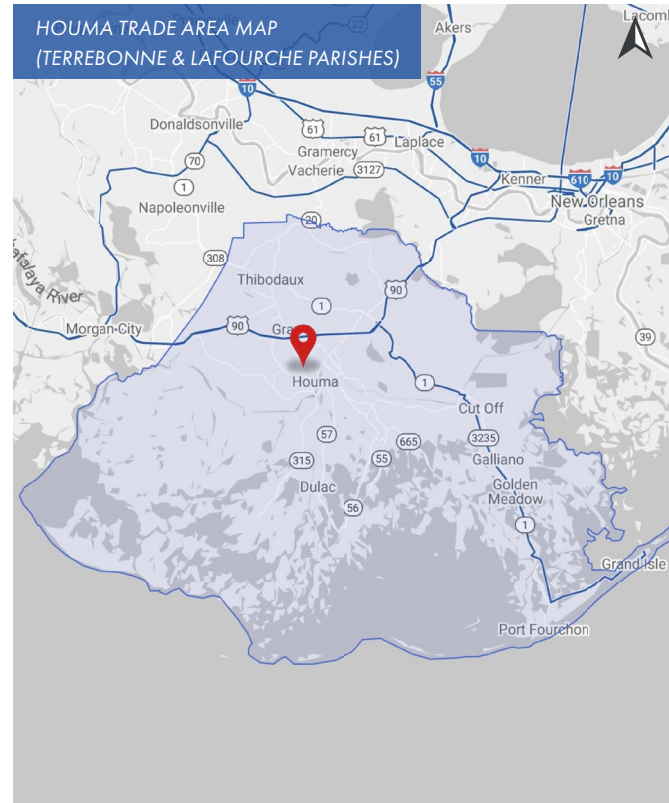
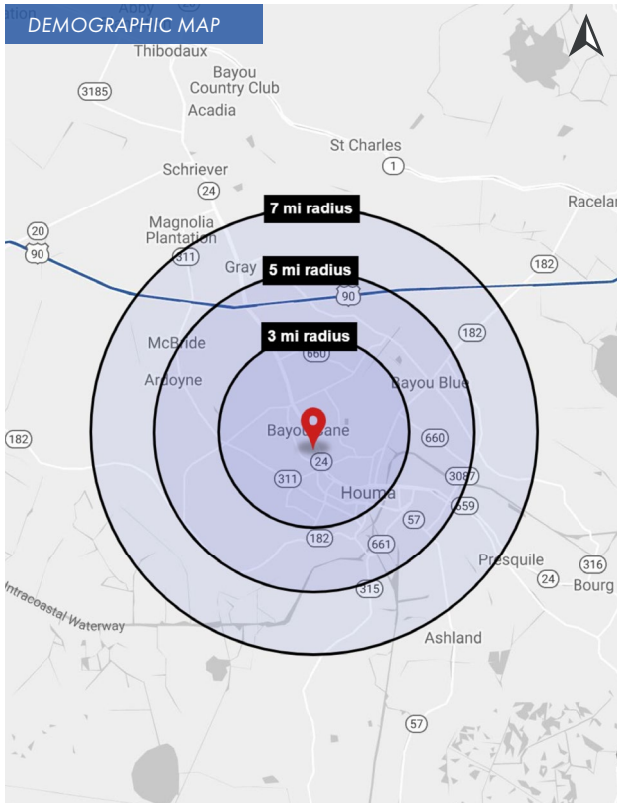


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2020 DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE	TRADE AREA		3 MILE	5 MILE	7 MILE	TRADE AREA
 POPULATION	40,100	73,175	85,665	209,217	 AVG. HH INCOME	\$82,023	\$79,201	\$78,238	\$74,299