

## FOR LEASE OR SALE

### AVAILABILITY

- 6,967 SF Free-Standing Automotive Service Facility
- Positioned on 1.29 Acres

### RENTAL RATE

- \$100,000 Annual NNN

### SALES PRICE

- \$1,250,000

### ZONING

- C-3, Heavy Commercial

### PROPERTY OVERVIEW

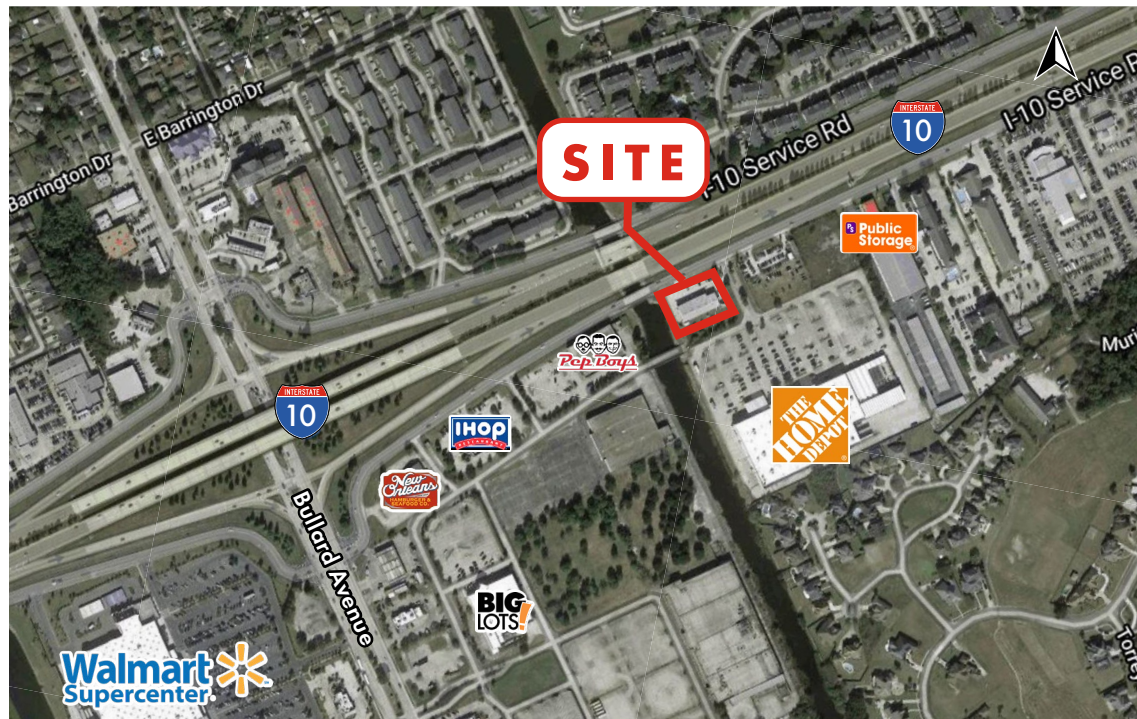
Positioned as an outparcel to The Home Depot off of Bullard Avenue on the I-10 Service Road, the subject site contains a 6,967 SF free-standing building (currently operating as an automobile service facility) on approximately 1.29 acres.

Ingress and egress are available through a curb-cut along the I-10 Service Road, and there is shared access with the neighboring Home Depot. Site improvements include 24 parking spaces adjacent to the building. The site offers excellent visibility to the Interstate and is situated on the south side of I-10 in New Orleans East, approximately ¼ of a mile east of Bullard Avenue. The property is available "For Lease" OR "For Sale."

**NOTE: PLEASE DO NOT DISTURB EXISTING TENANT.**  
**EXISTING TENANT'S LEASE EXPIRES APRIL 4, 2021.**

### NEARBY RETAILERS

Walmart Supercenter, The Home Depot, Premier Chrysler Car Dealership, and Public Storage



SUMMARY

RETAIL COMPETITION

SURVEY

PHOTOS

DEMOGRAPHICS



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RETAIL COMPETITION

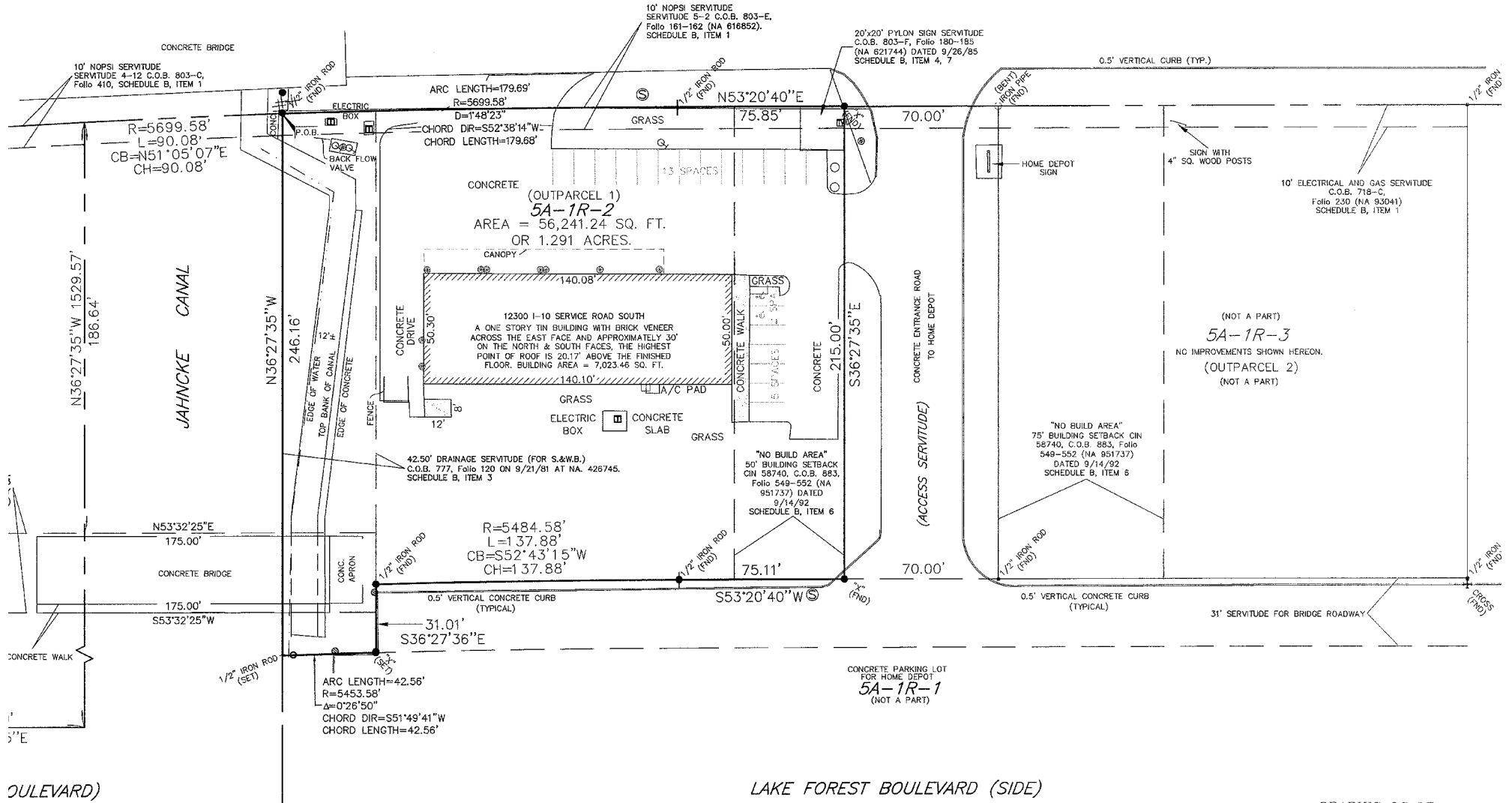
SURVEY

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Click image for larger view

INTERSTATE HIGHWAY 10 (I-10)  
(SOUTH SERVICE ROAD)



DULEVARD)

LAKE FOREST BOULEVARD (SIDE)

### SUMMARY

### RETAIL COMPETITION

### SURVEY

### PHOTOS

### DEMOGRAPHICS



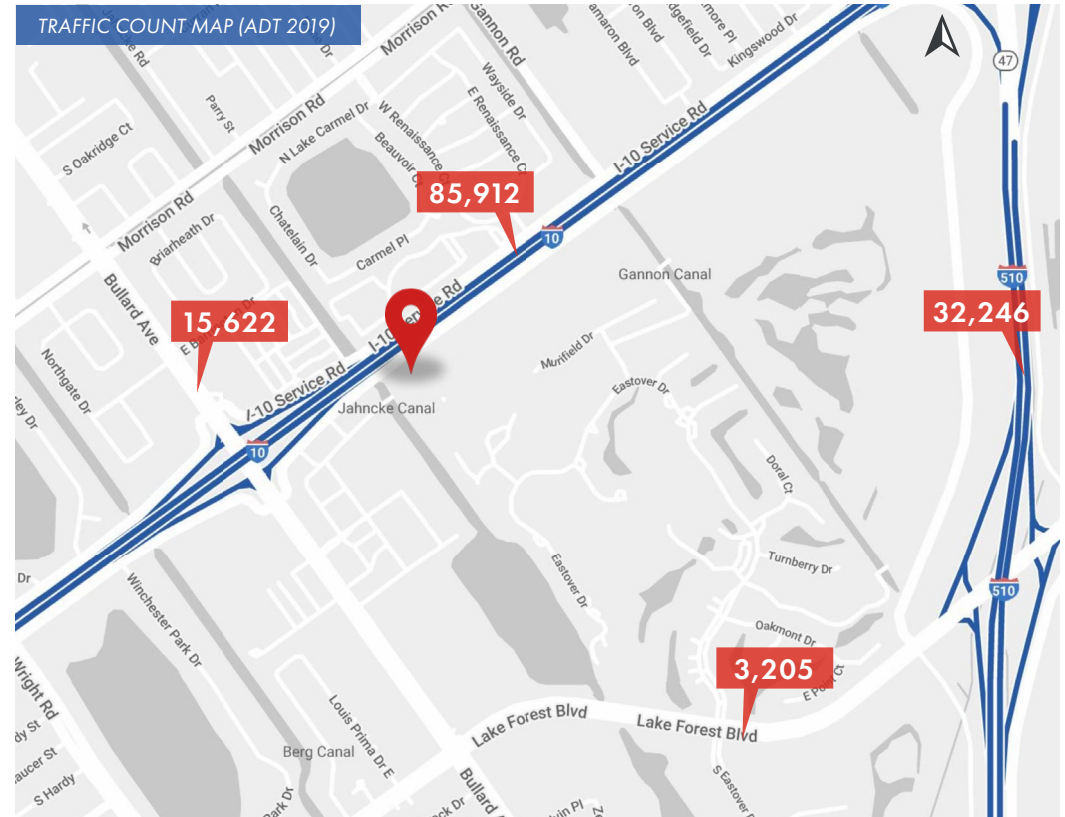
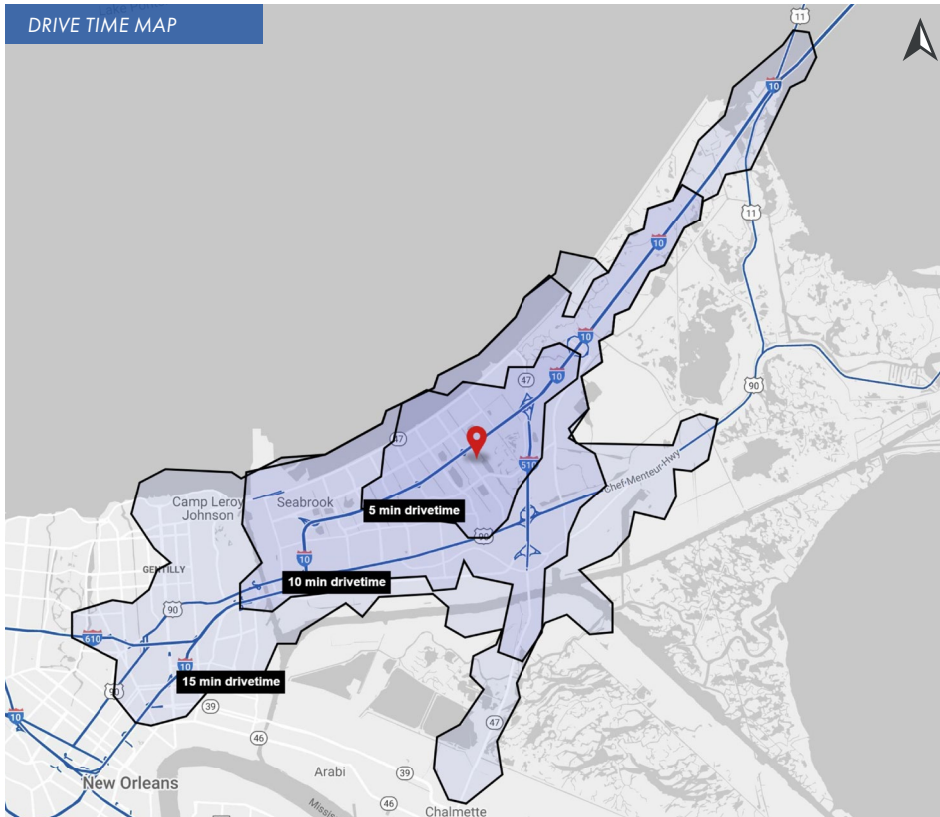
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### 2020 DRIVE TIME DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN	5 MIN	10 MIN	15 MIN	5 MIN	10 MIN	15 MIN		
POPULATION	29,660	71,795	132,673	AVG. HH INCOME	\$66,958	\$58,570	\$57,266	HOUSEHOLDS	9,932	23,427	45,470