

FOR LEASE

PROPERTY SUMMARY

This location has the potential for strong retail sales in an under-served market. With initiatives put into place to boost the New Orleans East community by the New Orleans Business Alliance, this location is positioned for growth. The property is located at the intersection of Downman Road and Chef Menteur Highway. Nearby Chef Menteur Highway is a major traffic artery with over 36,000 vehicles per day, this free-standing building offers a great opportunity to capture this dynamic area.

BUILDING SIZE

- 8,789 SF

LAND SIZE

- 61,690 SF

ZONING

- S-B2

LEASE RATE

- \$7.00 PSF (NNN)
- Estimate Annual Taxes: \$15,407.36
- Insurance is the sole responsibility of the tenant
- Maintenance is the sole responsibility of the tenant

TRAFFIC COUNTS (ADT 2019)

- Downman Road, north of Chef Menteur Boulevard: 12,971
- Chef Menteur Boulevard, west of Downman Road: 36,869

2020 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	8,063	34,067	73,432
Avg. HH Income	\$37,844	\$48,224	\$48,537





SITE
4314 Downman Road
New Orleans, LA