



TWO SPACES IN LAKE OAKS SHOPPING CENTER!

6600 Franklin Avenue, New Orleans, LA 70122

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PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer two spaces available for lease in the bustling Lake Oaks Shopping Center. This prime location is strategically situated next to the University of New Orleans and just steps away from the iconic Lakefront Arena. This location enjoys a constant flow of traffic and a dynamic atmosphere, catering to the needs of both students and locals alike. Take advantage of this remarkable opportunity for restaurateurs and entrepreneurs looking to establish themselves in a vibrant location.

The property's strategic positioning within the only grocery store-anchored shopping center in the immediate vicinity ensures a built-in customer base that's ready to explore the diverse offerings that this establishment can provide. Join Rouses Market, CVS, Smoothie King, PJ's Coffee, Quest Diagnostics and other national brands in this great center. The abundance of parking guarantees hassle-free accessibility for patrons, making it a desirable destination for those seeking a shopping and/or dining experience.

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Number of Available Units:	2
Available SF:	1,800 SF

SPACES	LEASE RATE	SPACE SIZE
B2	\$22.00 SF/yr	1,800 SF
B4	\$22.00 SF/yr	1,800 SF

RETAIL PROPERTY FOR LEASE

PROPERTY SUMMARY



SOUTHEAST
COMMERCIAL
REAL ESTATE



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ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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ADDITIONAL PHOTOS: B2- TOP ROW, B4- BOTTOM ROW

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RETAIL PROPERTY FOR LEASE

AERIAL



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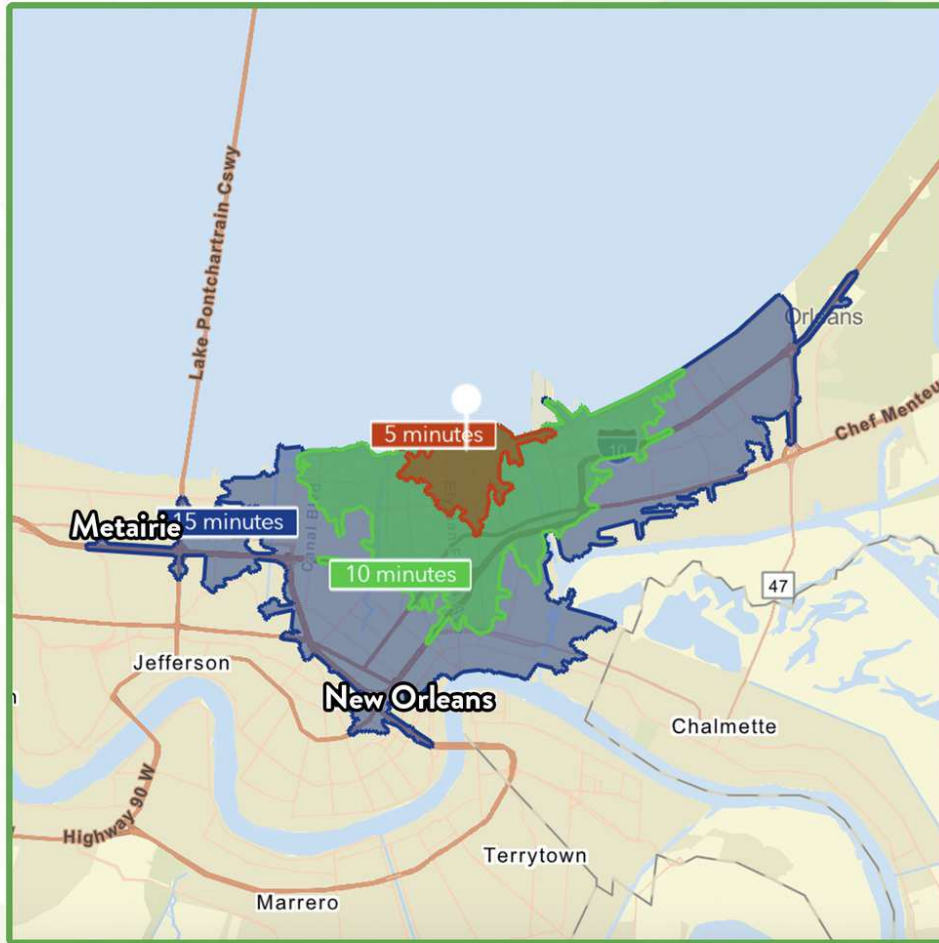
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\$76,154

Average Household Income within 15 minutes of site.



37.6

Median Age

Within 15 minutes of site.



113,887

Number of housing units within 15 minutes of site.

2023 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	11,722	80,985	225,977
Average HH Income	\$78,636	\$72,851	\$76,154
2028 Projections	5 Minutes	10 Minutes	15 Minutes
Population	11,613	80,027	437,945
Average HH Income	\$89,613	\$83,347	\$87,839

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

RETAIL PROPERTY FOR LEASE

AREA DEMOGRAPHICS



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