

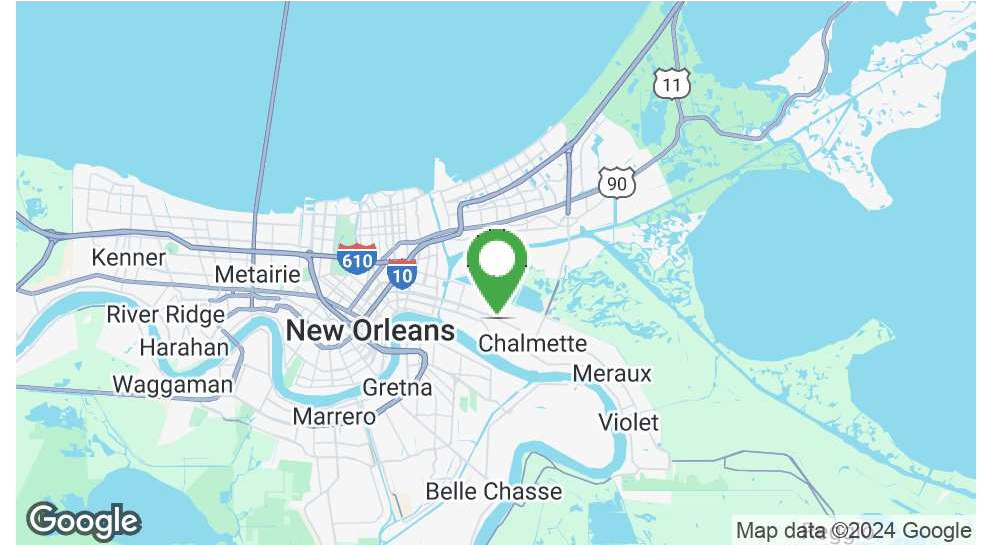


RETAIL STRIP/QSR DEVELOPMENT SITES

8000 W Judge Perez Drive, Chalmette, LA 70043

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net



PROPERTY DESCRIPTION

Don't miss this fantastic opportunity to secure space in an upcoming development on W Judge Perez Drive in Chalmette, LA. Ideally located near Ochsner Hospital, Walmart, and other thriving businesses, this versatile space is suitable for a wide range of commercial uses.

Property Highlights:

Flexibility: The property will be developed into a retail strip and a quick service restaurant. Take advantage of the opportunity to completely customize the space to meet your business' needs.

Retail Strip: Between 1,500-8,000 SF of retail strip space. The space is delivered as a vanilla shell, ready for your vision.

Quick Service Restaurant: Fantastic ground lease or BTS opportunity. Grow your business on 1-1.5 Acres.

Traffic: Enjoy maximum exposure with approximately 30,000 vehicles passing daily

Location: Positioned directly in front of Ochsner Hospital and across the street from Walmart, ensuring a steady flow of potential customers and clients

Growth: Located in one of Louisiana's fastest-growing parishes over the past decade

OFFERING SUMMARY

Lease Rate:	Contact Agent
Retail Strip:	1,500-8,000 SF
QSR:	1-1.5 Acres
Proposed Parking Spots:	133

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	25,843	75,165	230,082
Total Population	65,252	177,113	551,633
Average HH Income	\$70,292	\$72,357	\$84,617

RETAIL DEVELOPMENT SITE

PROPERTY SUMMARY



SOUTHEAST
COMMERCIAL
REAL ESTATE



RETAIL STRIP/QSR DEVELOPMENT SITES

8000 W Judge Perez Drive, Chalmette, LA 70043

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net



RETAIL DEVELOPMENT SITE

EXAMPLE AERIAL SITE PLAN



SOUTHEAST
COMMERCIAL
REAL ESTATE



RETAIL STRIP/QSR DEVELOPMENT SITES

8000 W Judge Perez Drive, Chalmette, LA 70043

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

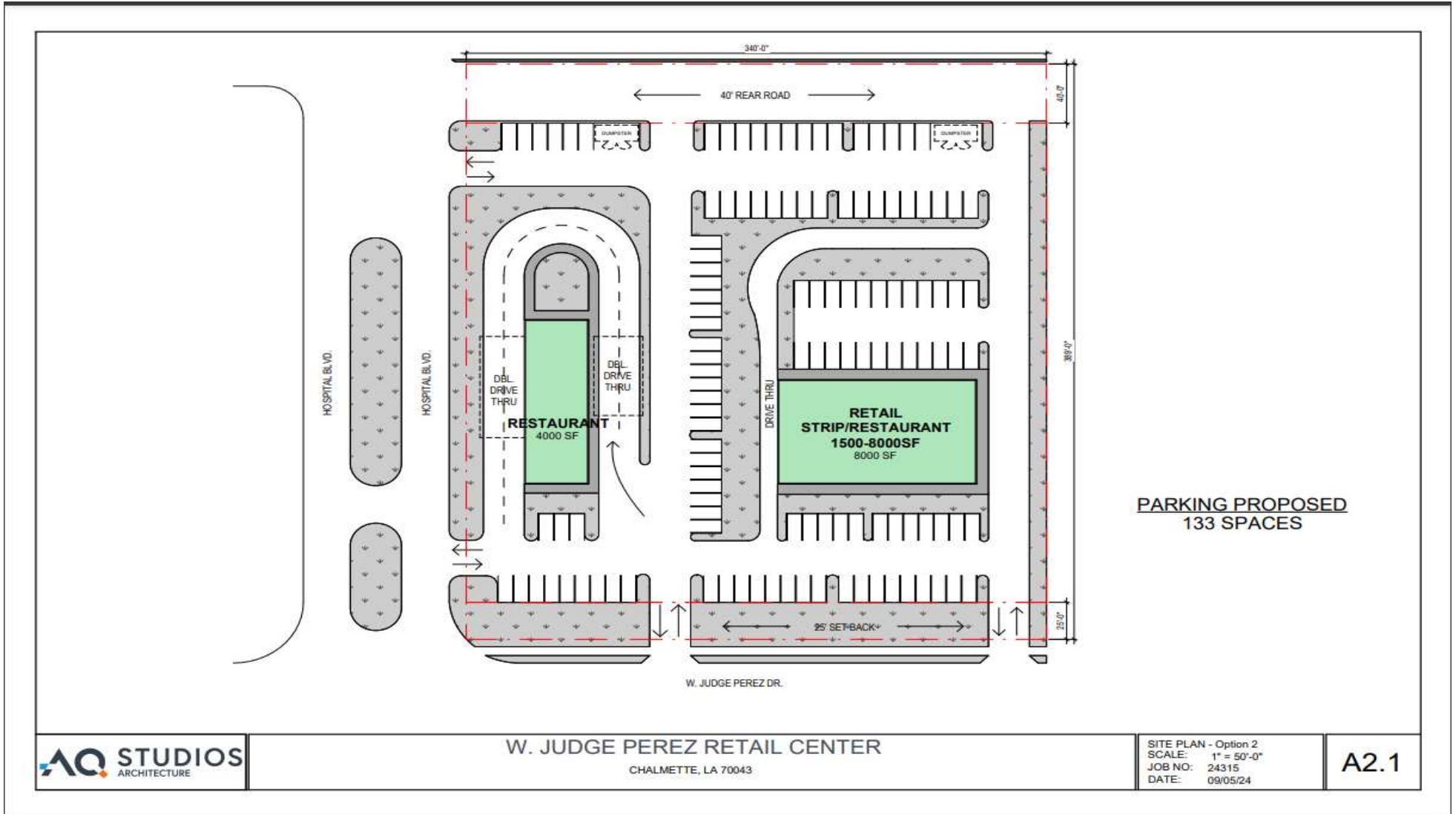
matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.616.5700

momiller@ccim.net



RETAIL DEVELOPMENT SITE

SITE PLAN





RETAIL STRIP/QSR DEVELOPMENT SITES

8000 W Judge Perez Drive, Chalmette, LA 70043

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net



Image Landsat / Copernicus

LAND FOR LEASE

ADDITIONAL PHOTOS





RETAIL STRIP/QSR DEVELOPMENT SITES

8000 W Judge Perez Drive, Chalmette, LA 70043

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	65,252	177,113	551,633
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	25,843	75,165	230,082
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$70,292	\$72,357	\$84,617
Average House Value	\$221,916	\$289,909	\$367,212

Demographics data derived from AlphaMap



LAND FOR LEASE

DEMOGRAPHICS MAP & REPORT



SOUTHEAST
COMMERCIAL
REAL ESTATE