



# NEW CONSTRUCTION RETAIL END CAP SPACE FOR LEASE

6750 Franklin Ave, New Orleans, LA 70122

MATT EATON, CCIM • PARTNER

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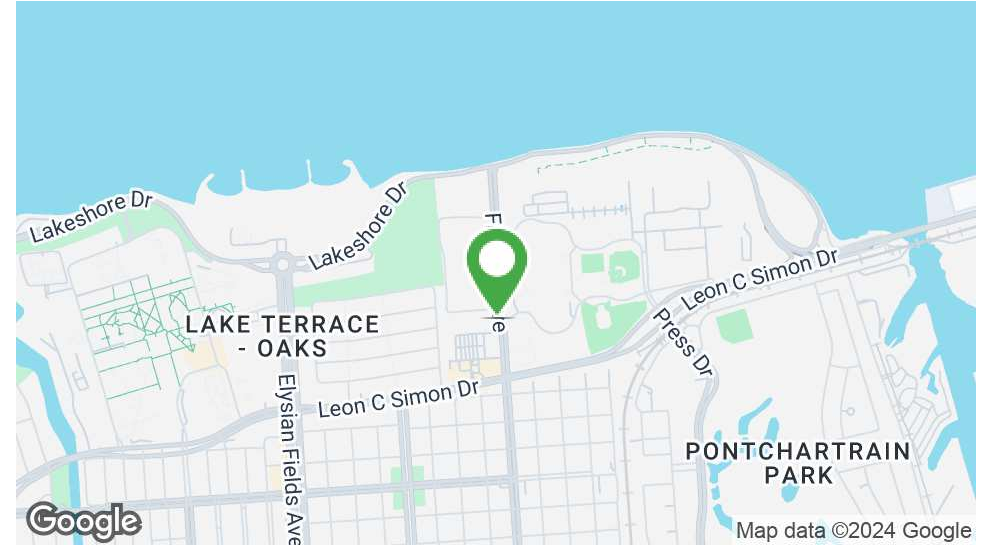
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MARTIN O. MILLER III, CCIM, SIOR • PARTNER

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## PROPERTY DESCRIPTION

Discover a golden opportunity to position your business at the heart of bustling activity. This brand-new, thoughtfully designed retail end cap space boasts 1,975 square feet, 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.

Nestled within the only grocery store anchored shopping center for miles, this space is an oasis for retail synergy. Anchored by Rouses Market, your business will thrive in the bustling atmosphere created by this anchor tenant.

## OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	1,975 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,924	24,682	78,737
Total Population	7,256	62,599	181,756
Average HH Income	\$74,479	\$74,141	\$75,679

## RETAIL PROPERTY FOR LEASE

### PROPERTY SUMMARY



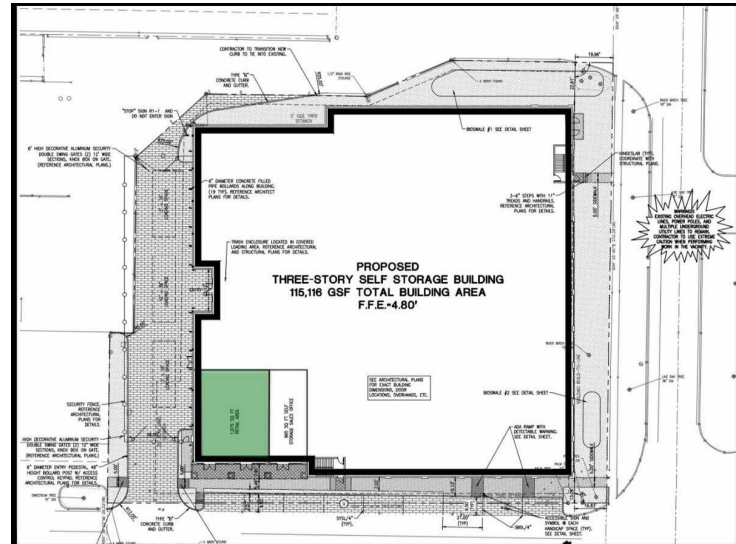


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RETAIL PROPERTY FOR LEASE

ADDITIONAL PHOTOS

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



SOUTHEAST  
COMMERCIAL  
REAL ESTATE



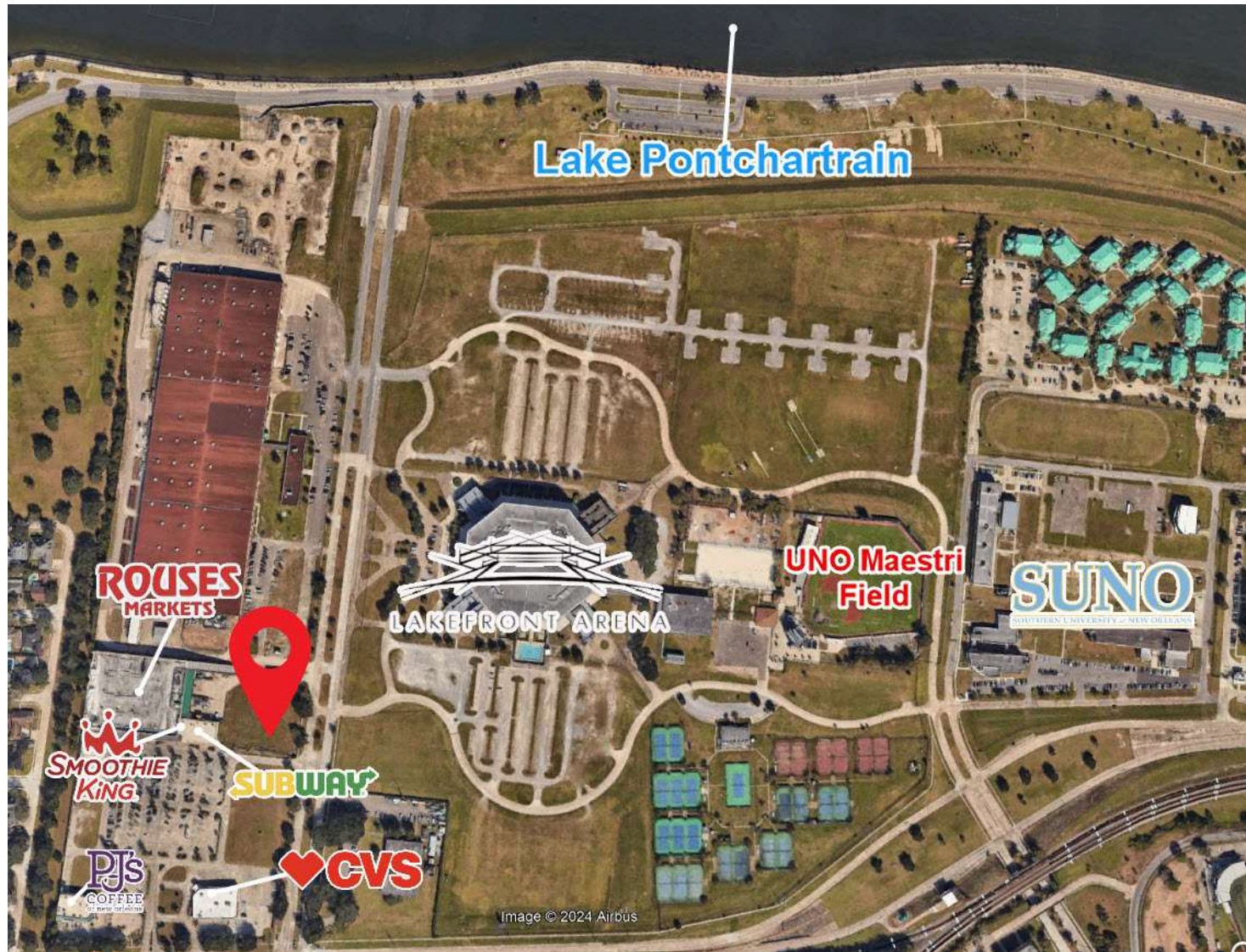


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RETAIL PROPERTY FOR LEASE

AERIAL



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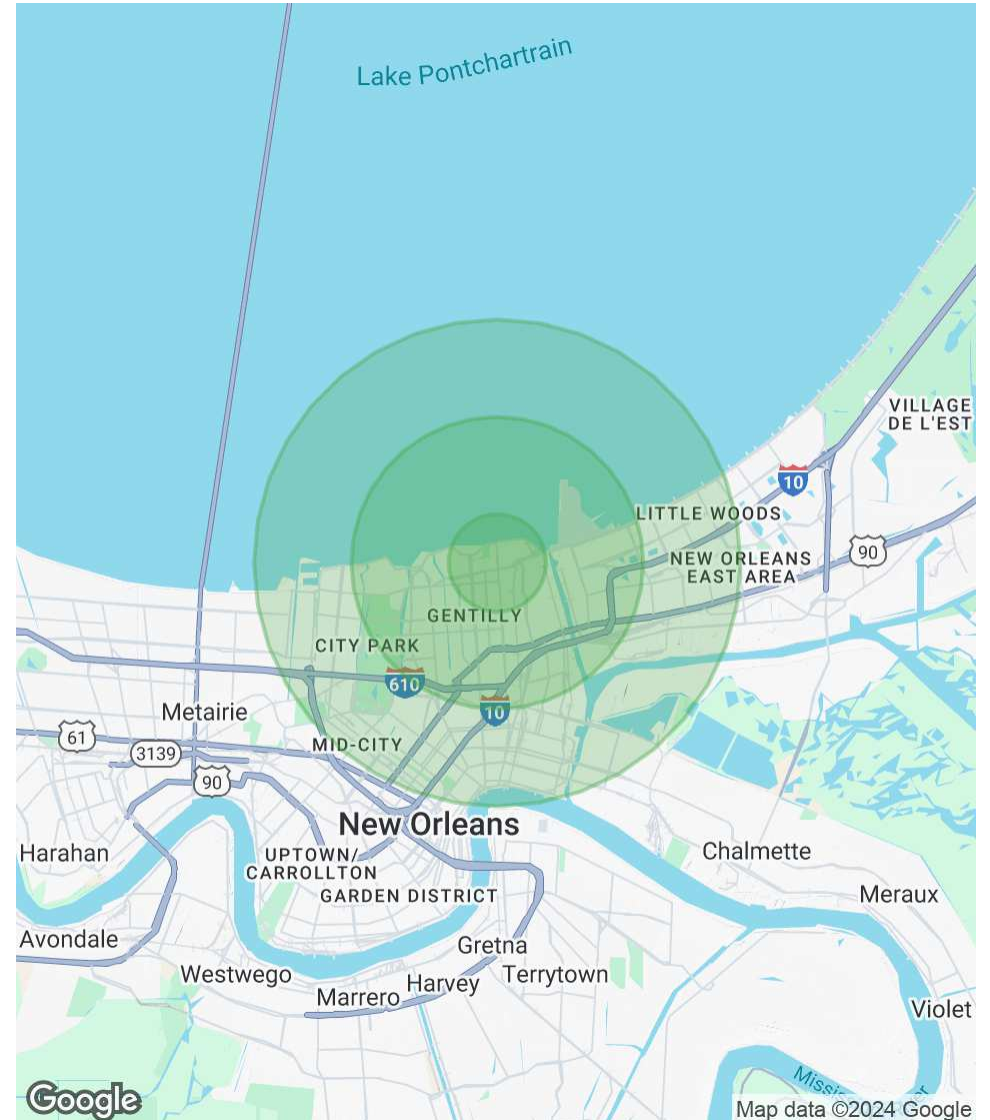
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,256	62,599	181,756
Average Age	39	39	40
Average Age (Male)	37	37	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,924	24,682	78,737
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$74,479	\$74,141	\$75,679
Average House Value	\$318,990	\$310,815	\$359,786

Demographics data derived from AlphaMap



RETAIL PROPERTY FOR LEASE

DEMOGRAPHICS MAP & REPORT



SOUTHEAST  
COMMERCIAL  
REAL ESTATE