



QSR SITE FOR LEASE

7950 W Judge Perez Drive, Chalmette, LA 70043

MATT EATON, CCIM • PARTNER

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PROPERTY DESCRIPTION

Presenting an unparalleled opportunity to secure premium QSR ground lease within the latest development on W Judge Perez Drive in Chalmette, LA. Strategically situated in a high-traffic corridor, directly adjacent to Ochsner Hospital and opposite Walmart, this property offers exceptional visibility and access to a robust customer base. Surrounded by established businesses and located in one of Louisiana's most rapidly growing parishes, this development can accommodate a diverse array of commercial ventures. Owner/Agent.

Property Highlights:

Flexibility: 1.38 acres available for a ground lease or build-to-suit, on a prime corner with strategic visibility.

Retail Strip: 8,000 SF of retail space is adjacent to the site with national tenants (PAC Dental, Jersey Mike's, Hawaiian Brothers).

Visibility: Approx. 33,000 vehicles per day ensure maximum exposure, enhancing brand recognition and customer engagement. A major port expansion is underway and expected to increase this metric on W Judge Perez Dr over the next 5 years.

Location: Located directly in front of Ochsner Hospital and across from Walmart, ensuring a steady influx of potential customers.

Growth: Located in St. Bernard Parish, recognized as one of Louisiana's fastest growing regions over the past decade, offering a strong economic foundation for long term prosperity.

OFFERING SUMMARY

QSR: 1.38 Acres

Ground Lease Rate: TBD (based on delivery)

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	24,186	75,168	230,082
Total Population	61,767	177,122	551,633
Average HH Income	\$72,030	\$72,355	\$84,617

LAND FOR LEASE

PROPERTY SUMMARY

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com



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AERIAL



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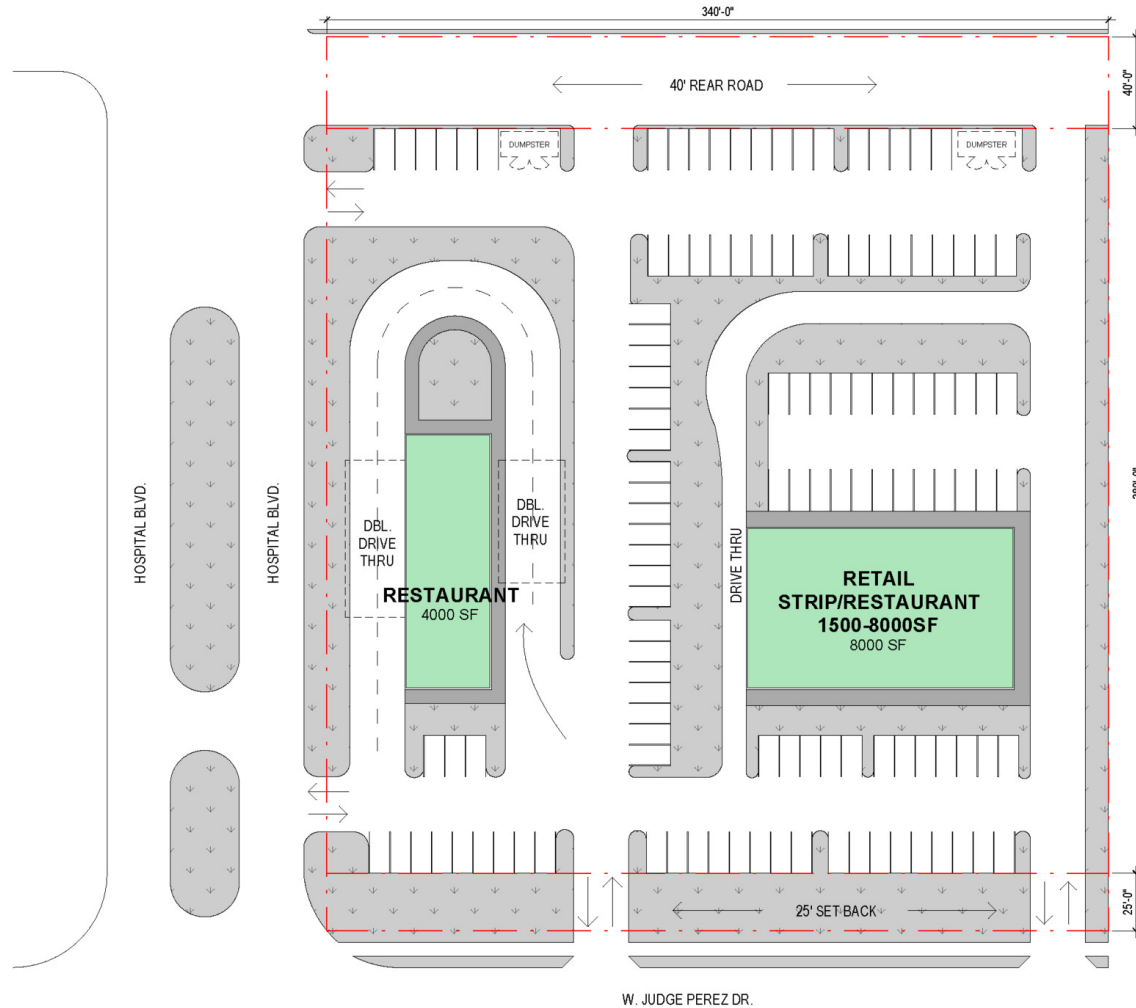
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SITE PLANS

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ADDITIONAL PHOTOS



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RETAILER MAP

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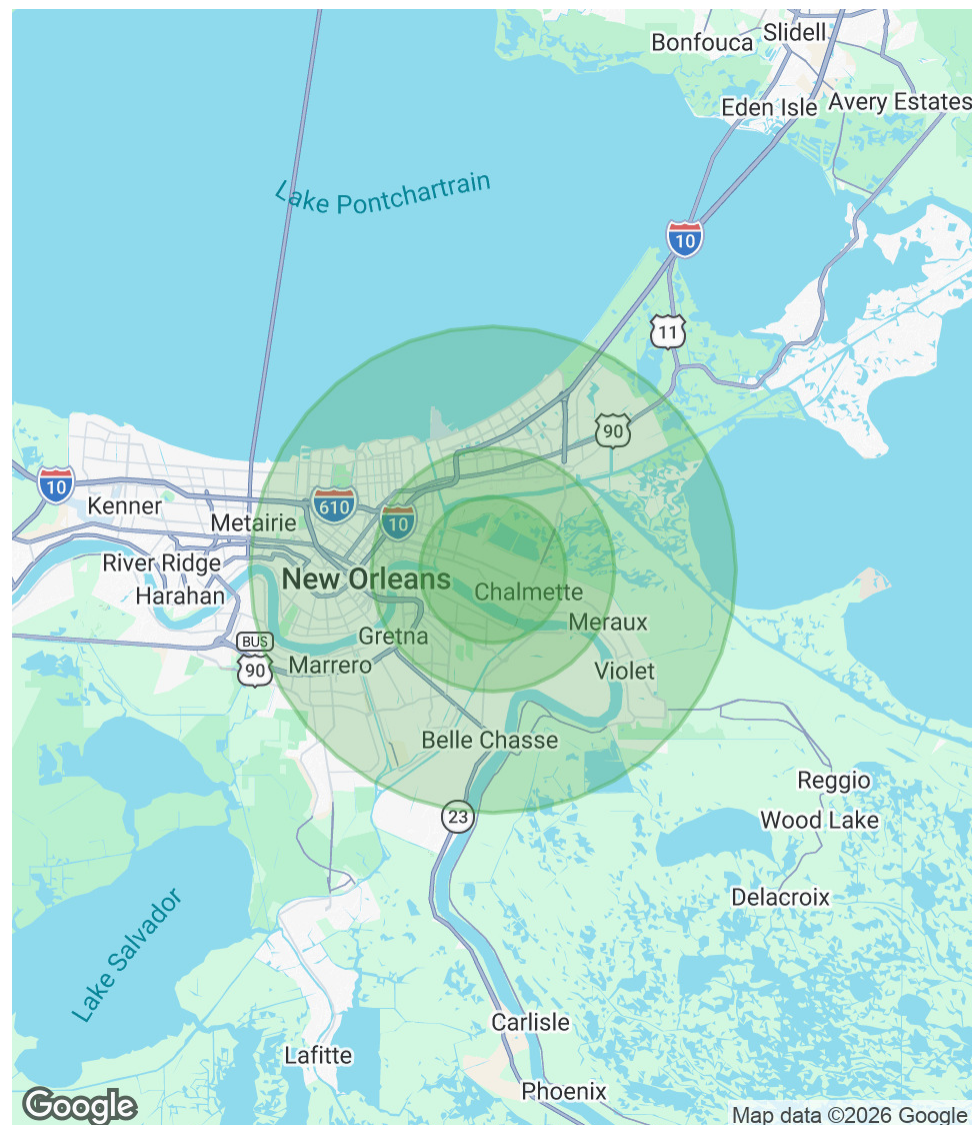
POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	61,767	177,122	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	24,186	75,168	230,082
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$72,030	\$72,355	\$84,617
Average House Value	\$228,019	\$289,901	\$367,212

Demographics data derived from AlphaMap



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DEMOGRAPHICS MAP & REPORT

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