

SUMMARY

SITE PLAN

AERIAL

PHOTOS

DEMOGRAPHICS

FOR LEASE

AVAILABLE

- Suite A-B-C: Up to 6,700 SF *Entire Free-Standing Building*
 - Suite D-2: 2,400 SF
 - Suite E: 1,923 SF
- Suites D-2 & E can be combined for Up to ~4,300 SF*

PROPERTY OVERVIEW

NOLA Center offers an excellent retail opportunity in one of New Orleans' most trafficked thoroughfares. Comprising of two buildings totaling over 16,000 SF, this property is perfectly situated just minutes from Downtown New Orleans, Caesars Superdome, Smoothie King Center, and the I-10/ Highway 90 exchange. The property also boasts an abundant 55 parking spaces on over an acre of land.

Noting its convenient location just minutes from downtown, the Garden District, and Uptown, this retail center is ideally positioned to attract a diverse customer base. With direct access to major roadways and nearby entertainment corridors, this center ensures easy accessibility for both customers and tenants.

TENANTS

- 7 O'Clock Dental
- Hollywood Nails & Spa
- Wingstop

TRAFFIC COUNT (ADT 2025)

- On South Clairborne Avenue: 55,237

NEARBY LANDMARKS

- The Home Depot
- Caesars Superdome
- Smoothie King Center
- Downtown New Orleans
- I-10 / Pontchartrain Expressway Interchange



SUMMARY

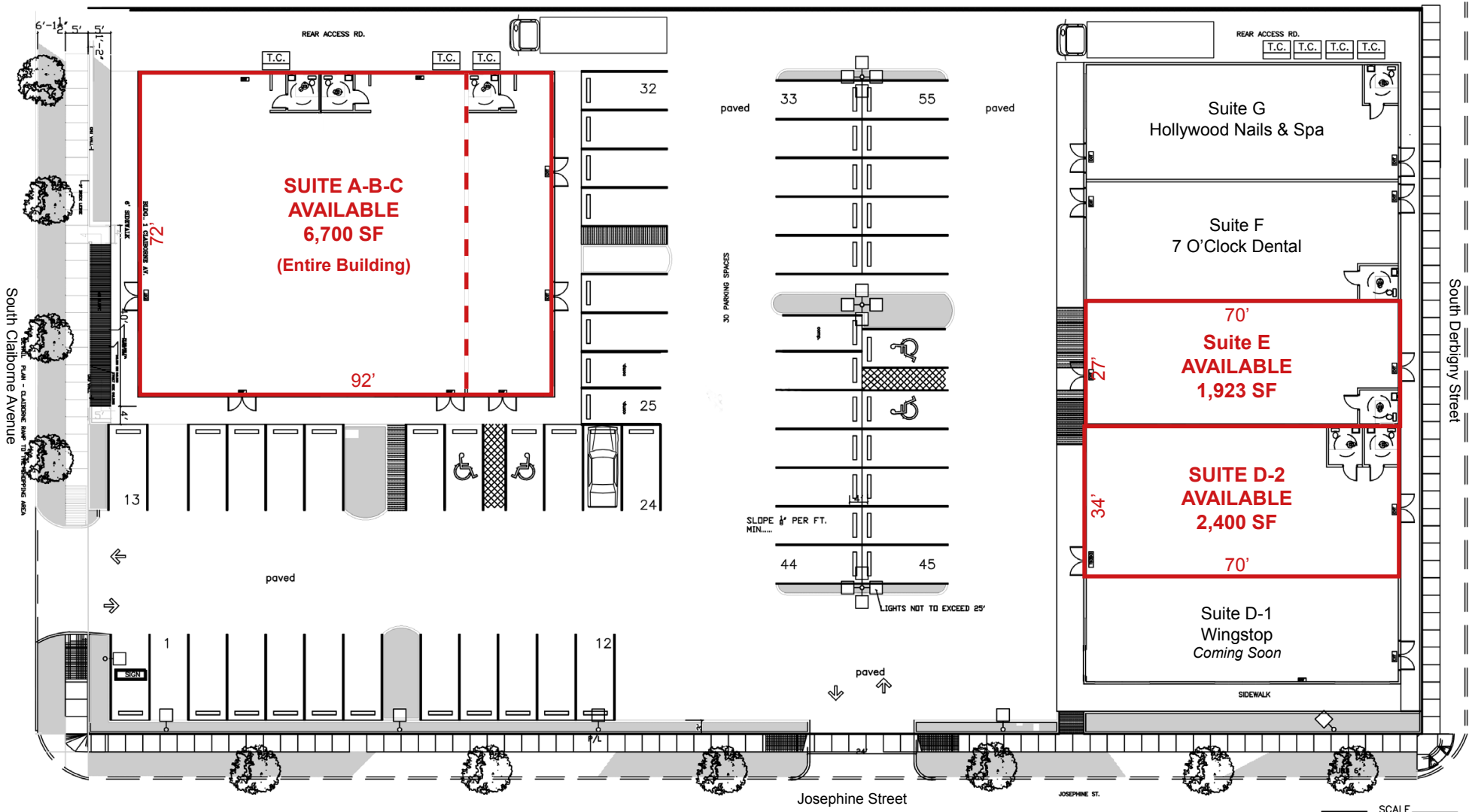
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CAESARS SUPERDOME

SMOOTHIE KING CENTER

Downtown New Orleans

THE HOME DEPOT

CHURCH'S

DISCOUNT ZONE

VALERO

WING STOP

mental HOLLYWOOD
Nails & Spa

SUITE D-2
2,400 SF

SUITE E
1,923 SF

92'
SUITE A-B-C
6,700 SF

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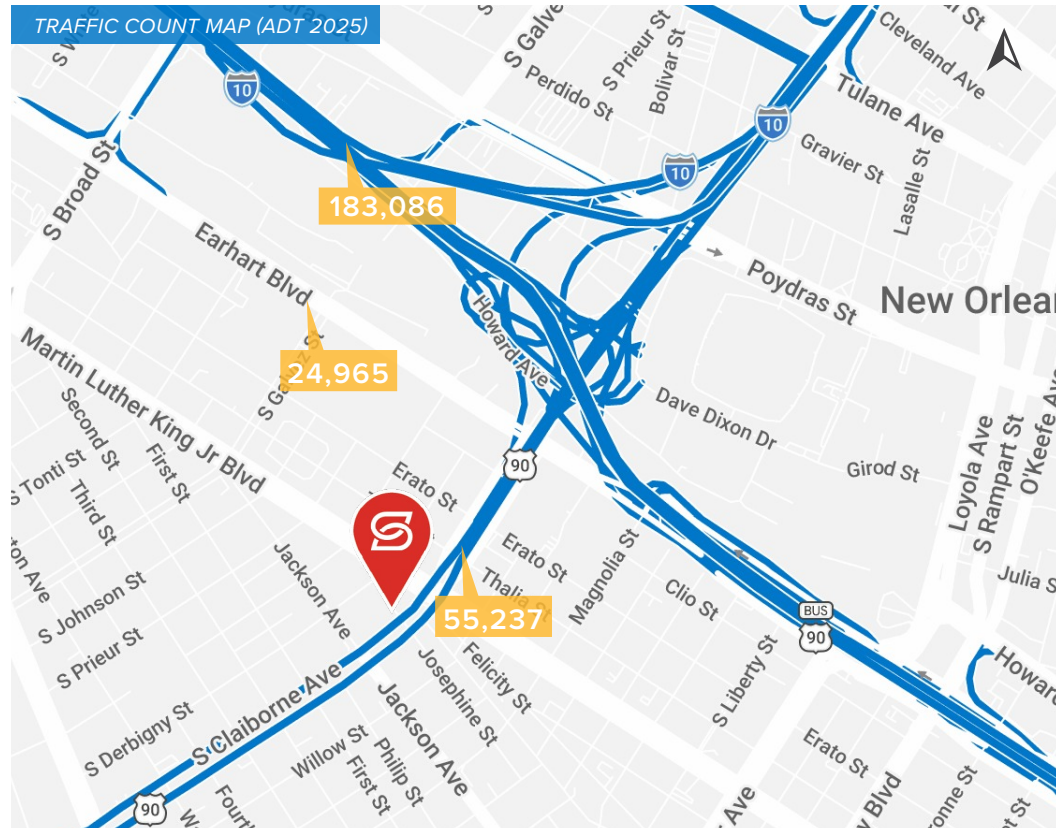
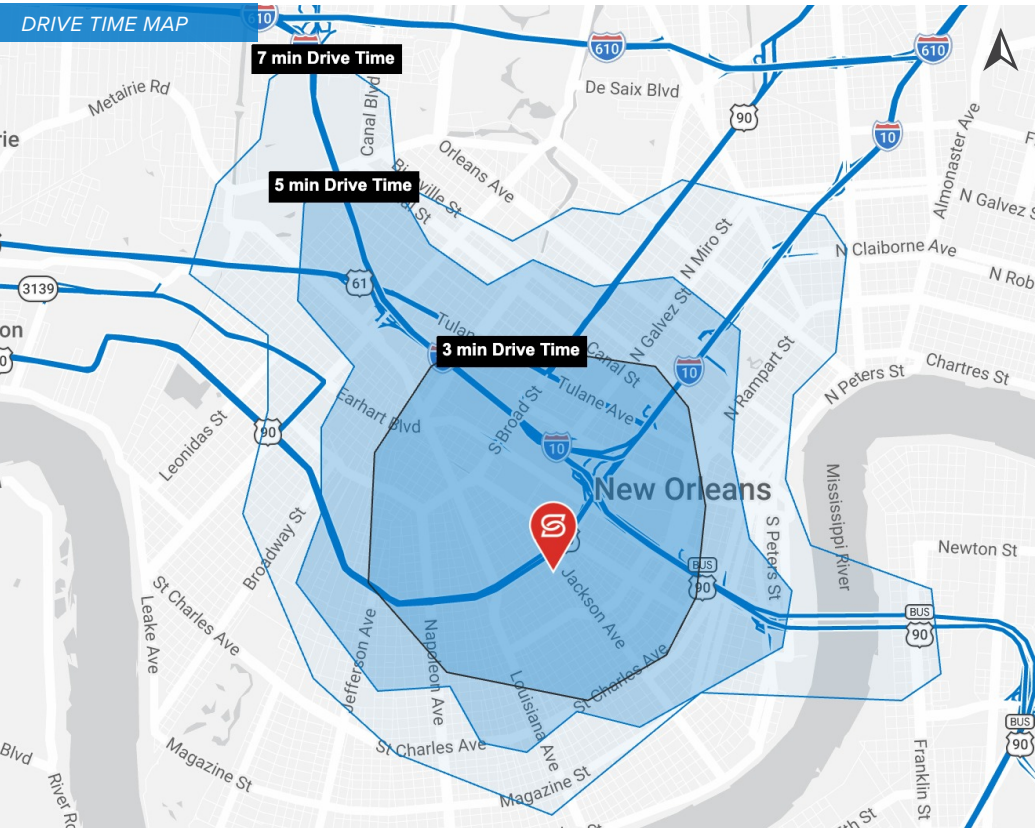
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2025 DRIVE TIME DEMOGRAPHICS

3 MIN	5 MIN	7 MIN
32,154	67,507	109,274

POPULATION

3 MIN	5 MIN	7 MIN
\$77,249	\$92,119	\$100,387

AVG. HH INCOME

3 MIN	5 MIN	7 MIN
14,636	32,598	53,116

HOUSEHOLDS