

## FOR LEASE

### PROPERTY OVERVIEW

Prime hard-corner retail location in the heart of Terrytown on the highly trafficked signalized intersection of Terry Pkwy & Stumpf Blvd - one of the busiest retail intersections on the West Bank of Jefferson Parish. This freestanding building was previously a Rite Aid, which is currently in shell condition allowing a blank canvas of opportunity for a future operator. The property boasts convenient parking, glass storefronts, covered walkway, signage, service & delivery area and easy customer access. The 12,000 SF anchor space is currently available with the capability to add up to an additional 3,600 SF.

### BUILDING INFO

- Up to 15,600 SF Available
- Zoning: C-1

### LOCATION HIGHLIGHTS

- Hard corner, signalized intersection
- Free-standing building with access on 3 sides of the property
- Ample parking
- Former drive-thru pharmacy window in place

### NEARBY TRAFFIC GENERATORS

- Oakwood Center Mall: Dillard's, JCPenney, DICK's Sporting Goods, H&M, Carter's, and many more!
- Walmart Supercenter
- Ochsner Medical Center - Westbank

### TRAFFIC COUNT (ADT 2025)

- On Terry Parkway: 10,315



SUMMARY

RETAIL COMPETITION

SITE PLAN

PHOTOS

DEMOGRAPHICS



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RETAIL COMPETITION

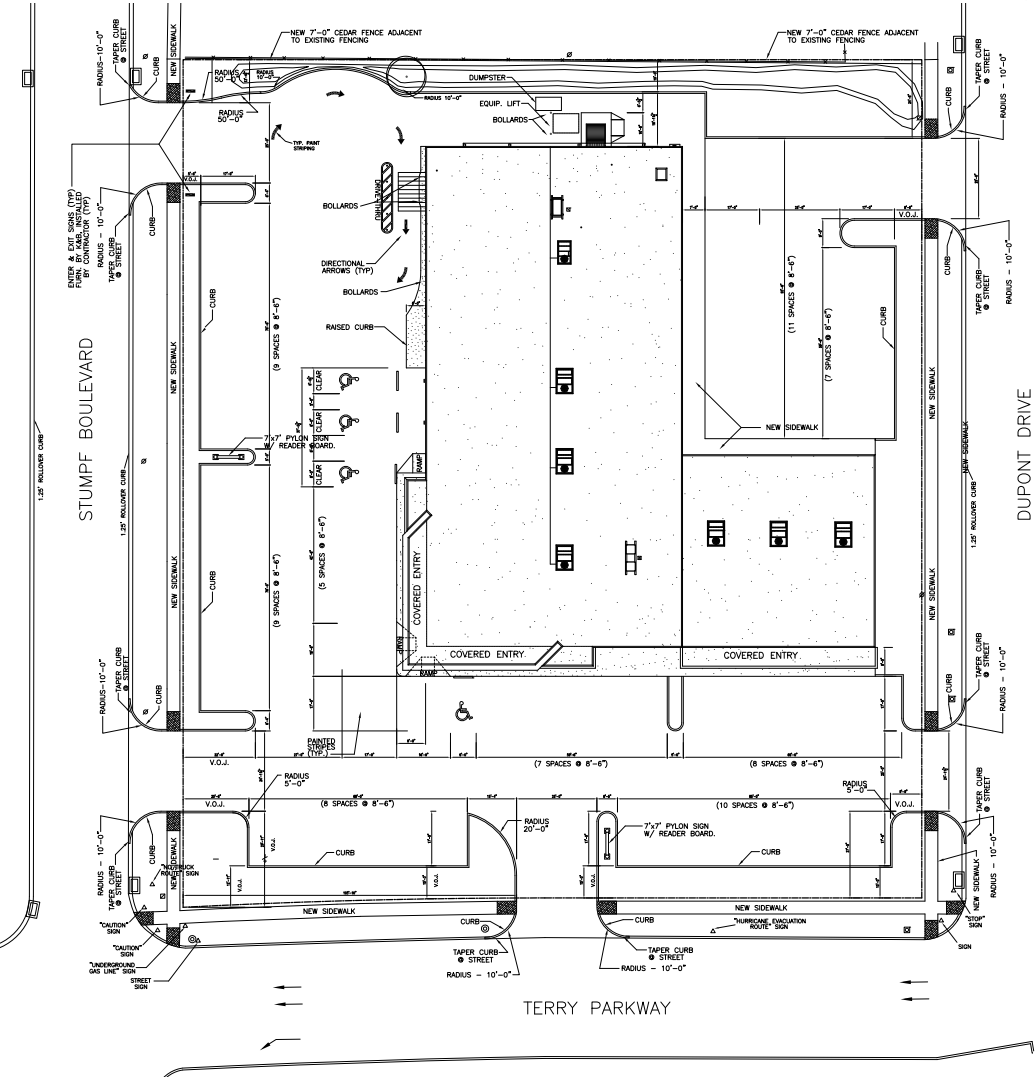
SITE PLAN

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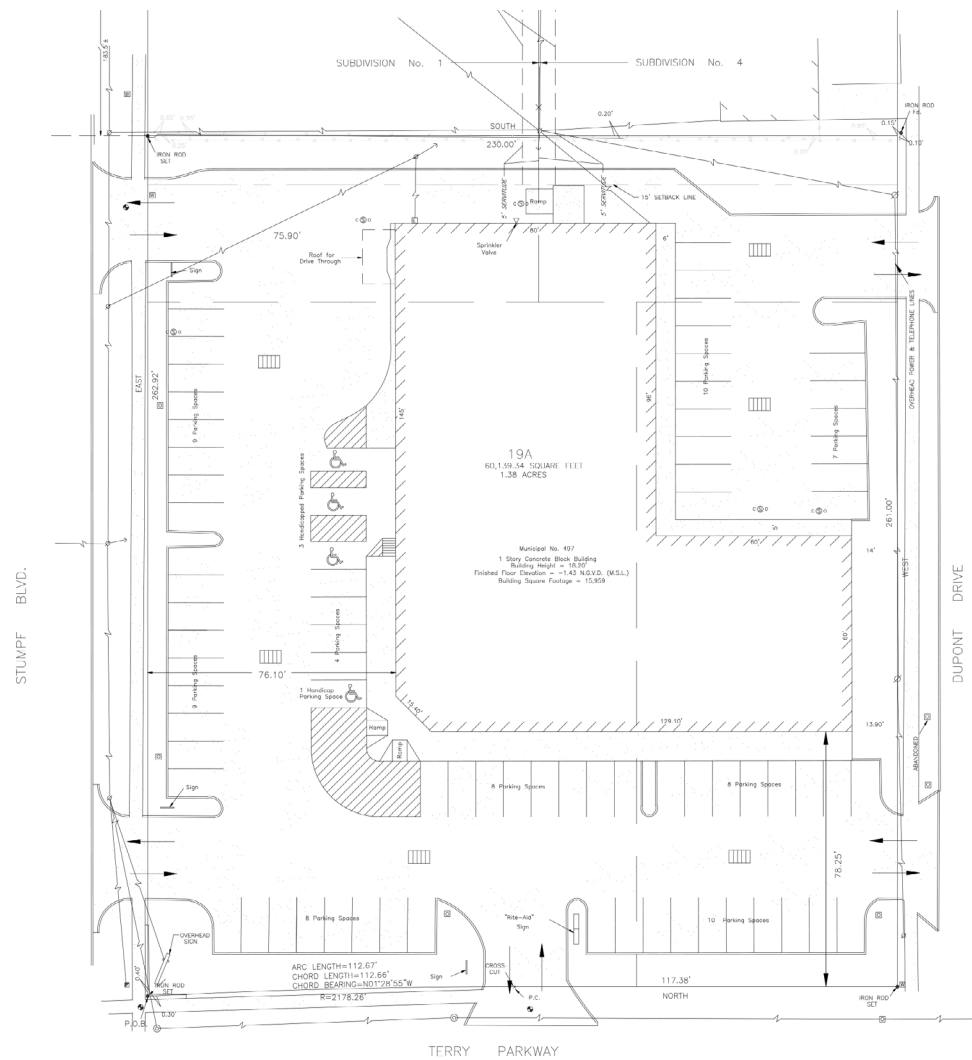
## SITE PLAN

Click image for larger view



## SURVEY

Click image for larger view



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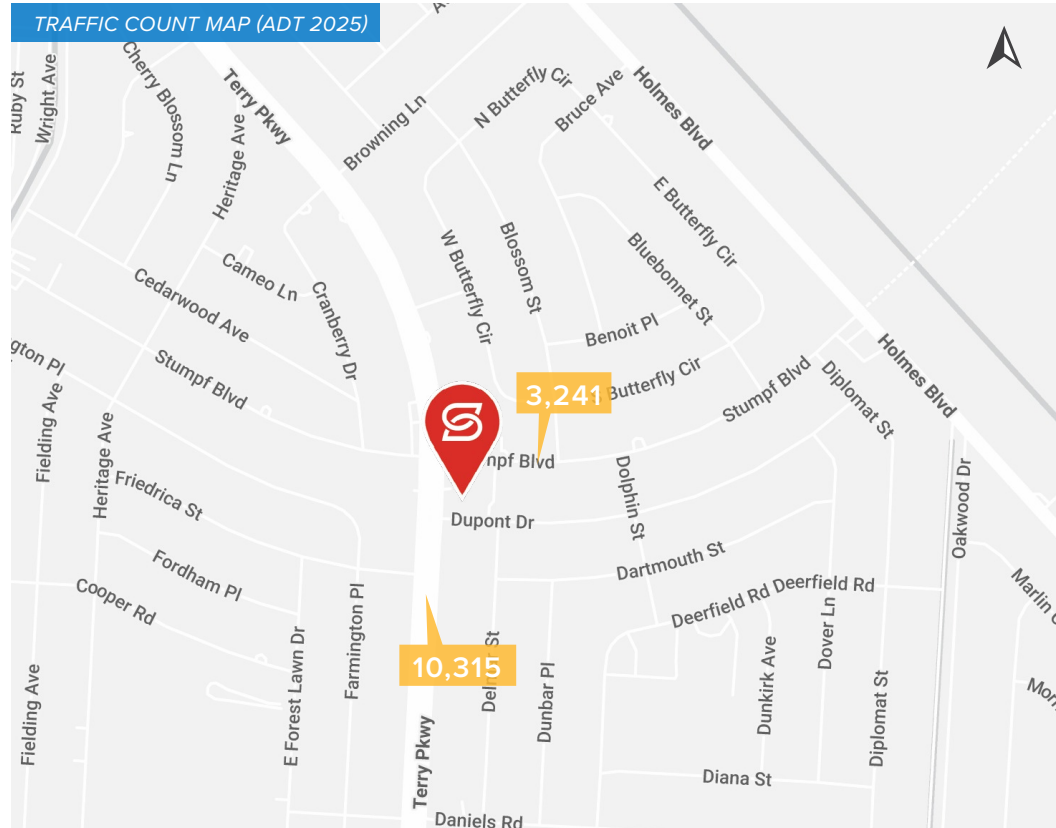
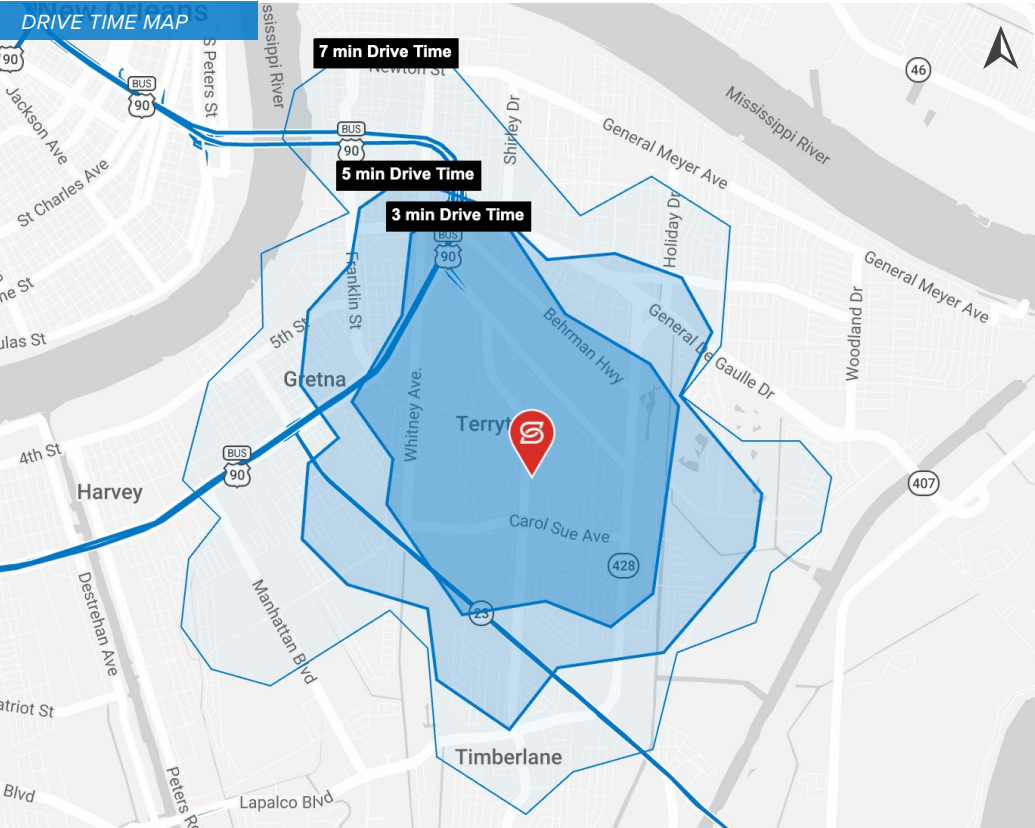
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## 2025 DRIVE TIME DEMOGRAPHICS

