

For Sale



7571 W Judge Perez, Arabi, LA 70032 | ±2,654 SF C-Store | 0.52 Acre Lot

NEWMARK

Tim Thompson

Managing Director

m 504.913.0462

tim.thompson@nrmk.com

nrmk.com

For Sale

7571 W Judge Perez Dr., Arabi, LA 70032

Property Summary



±2,654 SF C-Store | 0.52 Acre Lot



Price: \$2,200,000 (Includes Real Estate And Ff&E; Inventory Sold Separately)



Busy area near Chalmette, surrounded by a residential neighborhood



Deli, former mechanic space for expansion, & potential for a Daiqsiri Bar with gaming (Requires Approvals)



Average Monthly Sales
\$85K (Inside)
\$23K (Fuel)
Fuel Supply Agreement until June 30, 2026



Canopies: 23' x 78' and 25' x 40'
Road Frontage: 151.16' along W Judge Perez
Zoning: C-1



High-traffic commercial corridor situated along a key east-west route in St. Bernard Parish

Demographics

	1Mi	3 Mi	5Mi
2025 Population	7,599	62,404	200,912
2025 Households	3,292	25,792	87,817
Average Income	\$70,466	\$72,860	\$78,572
Avg Home Value	\$257,780	\$278,297	\$341,019



For Sale

Interior Photos



For Sale

Aerial View



NEWMARK

FOR SALE | CITGO | 7571 W Judge Perez Dr., Arabi, LA 70032