

Former Dollar Store For Sublease

8201 Earhart Blvd New Orleans, LA 70118

PROPERTY SUMMARY



Property Description

12,040 SF freestanding commercial building on approximately 1.01 acres available for sublease. Located at the northwest corner of Earhart Boulevard and Dublin Street, the property benefits from excellent visibility, multiple points of access, and a central New Orleans location with convenient connectivity to I-10 and the surrounding metropolitan area.

Property Highlights

- Zoned HU-MU (Historic Urban Neighborhood Mixed-Use)
- Convenient access to I-10, South Carrollton Avenue, downtown New Orleans, and Jefferson Parish
- Central New Orleans location with a dense surrounding residential and employment base
- Suitable for a variety of retail, medical, fitness, and service-oriented users

Cade Bogan

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Offering Summary

Lease Rate:	Negotiable
Lot Size:	1.02 Acres
Building Size:	12,040 SF

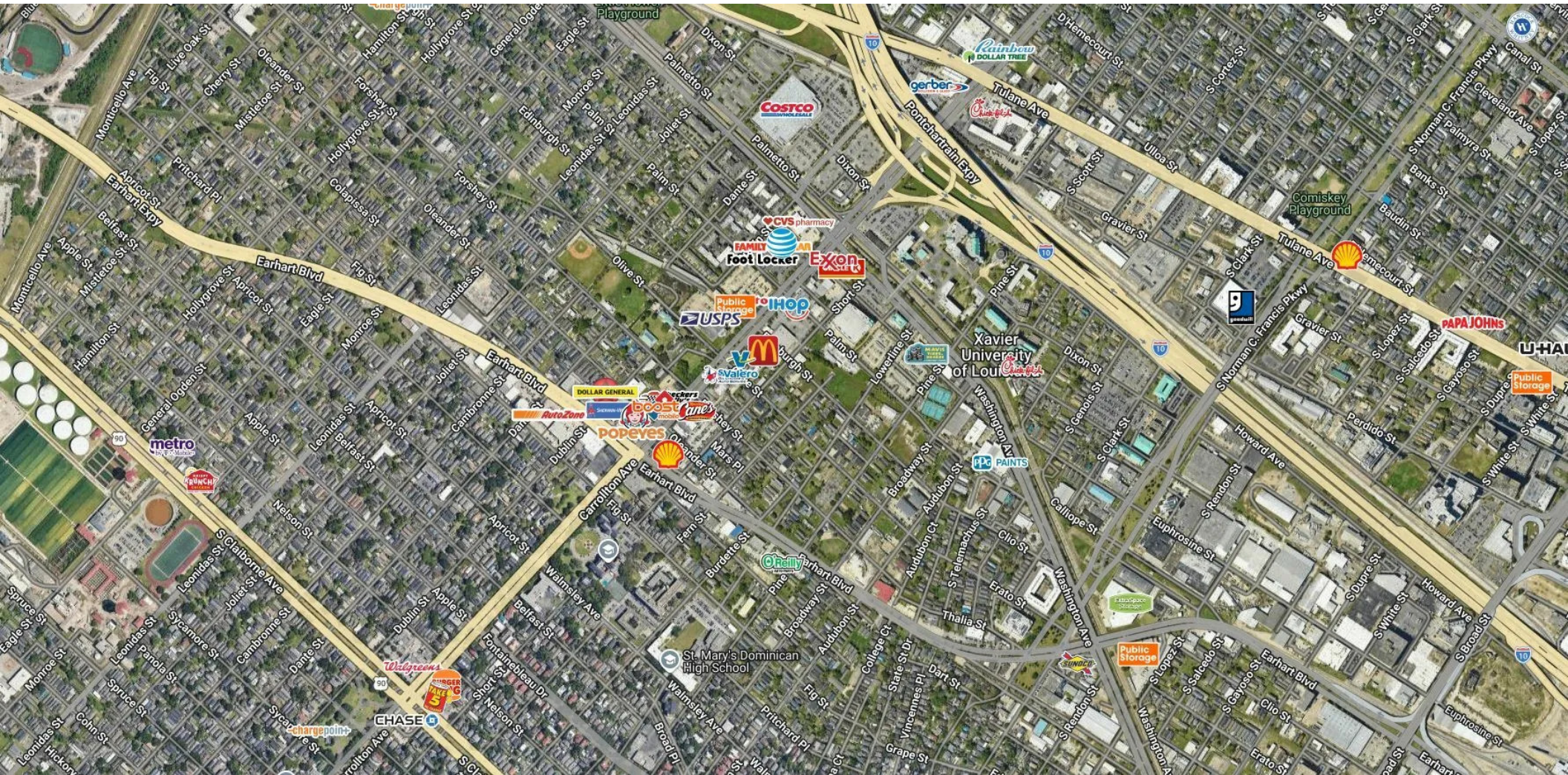
Demographics	1 Mile	3 Miles	5 Miles
Total Households	10,187	71,026	158,233
Total Population	25,337	166,329	355,344
Average HH Income	\$77,287	\$108,662	\$99,164



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RETAILER MAP



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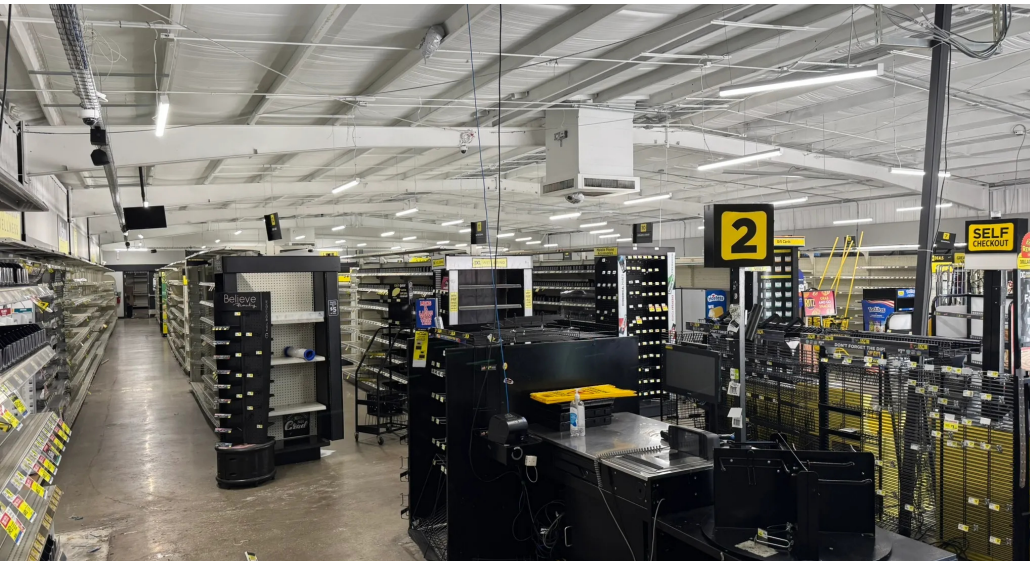
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ADDITIONAL PHOTOS



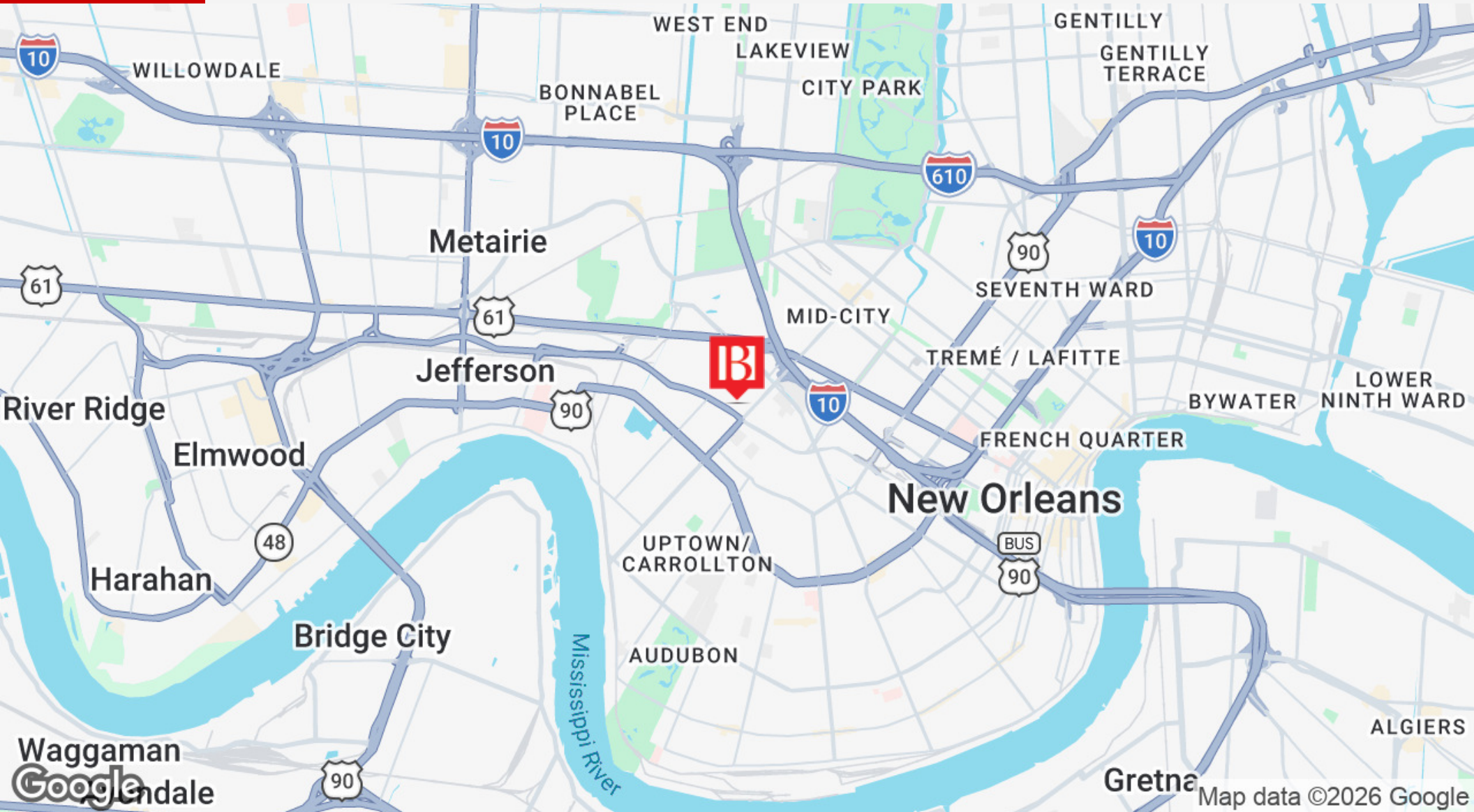
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	25,337	166,329	355,344
Average Age	38.3	39.3	40.3
Average Age (Male)	35.7	38.6	39.2
Average Age (Female)	40.4	40.2	41.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	10,187	71,026	158,233
# Of Persons Per HH	2.5	2.3	2.2
Average HH Income	\$77,287	\$108,662	\$99,164
Average House Value	\$400,303	\$524,756	\$432,753

2023 American Community Survey (ACS)



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