

Former Dollar Store For Sublease

230 N Broad St New Orleans, LA 70119

PROPERTY SUMMARY



Property Description

9,940 SF freestanding retail building situated on approximately 1.17 acres in the heart of New Orleans. The property offers excellent visibility, ample on-site parking, and convenient access to I-10, downtown New Orleans, and surrounding residential and commercial neighborhoods, making it well suited for a variety of retail, medical, fitness, and service-oriented users.

Property Highlights

- 9,940 SF freestanding retail building on 1.17 acres
- Directly across from Whole Foods Market
- Prime location along North Broad Street
- Minutes from I-10 and downtown New Orleans
- Excellent visibility with ample on-site parking
- Ideal for retail, medical, fitness & service users

Cade Bogan

225.333.9807
cbogan@beaubox.com

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Offering Summary

Lease Rate:	Negotiable
Lot Size:	1.17 Acres
Building Size:	9,940 SF

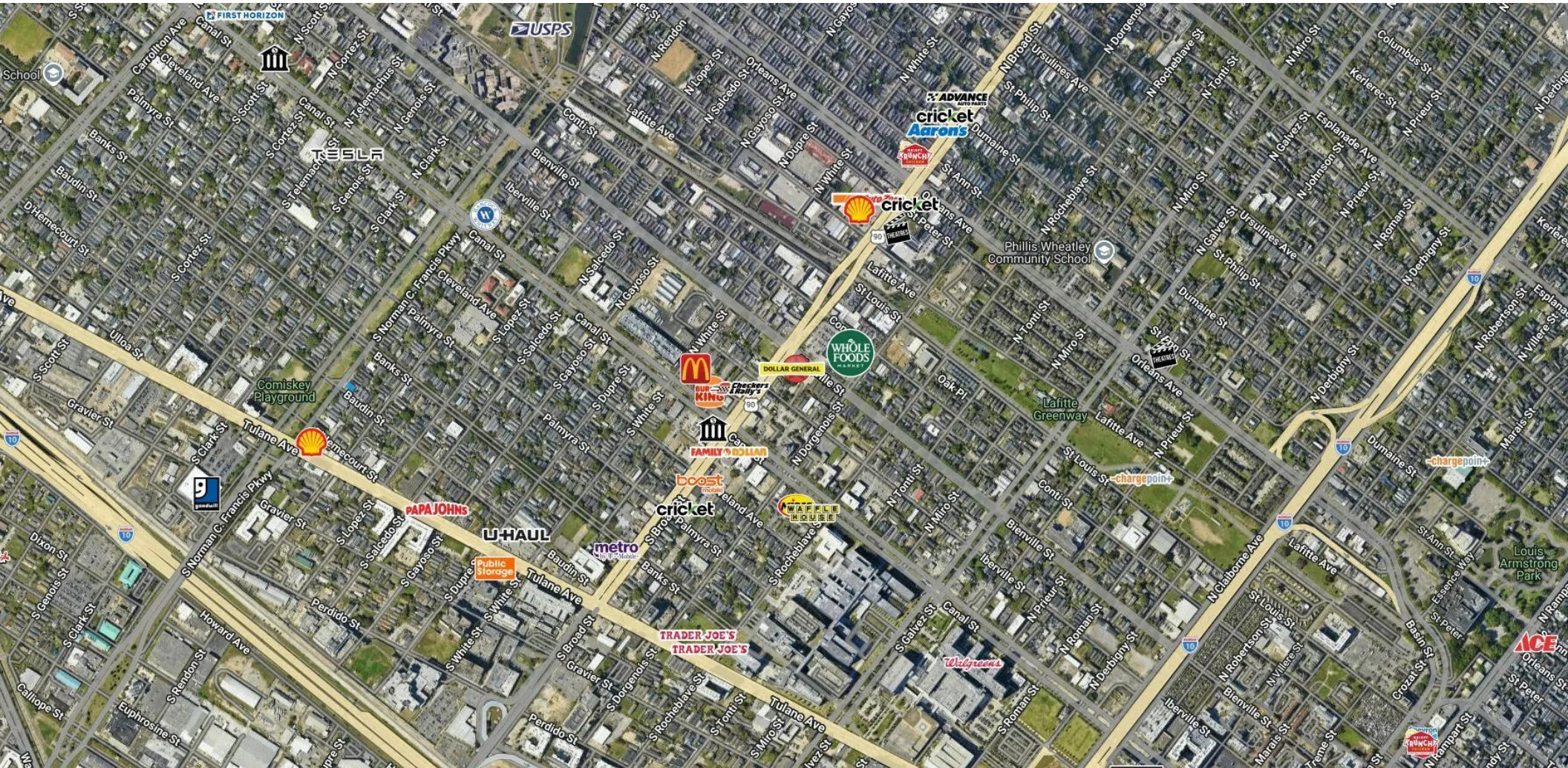
Demographics	1 Mile	3 Miles	5 Miles
Total Households	11,022	78,604	150,540
Total Population	24,090	177,557	345,945
Average HH Income	\$75,136	\$90,177	\$97,111



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RETAILER MAP



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ADDITIONAL PHOTOS



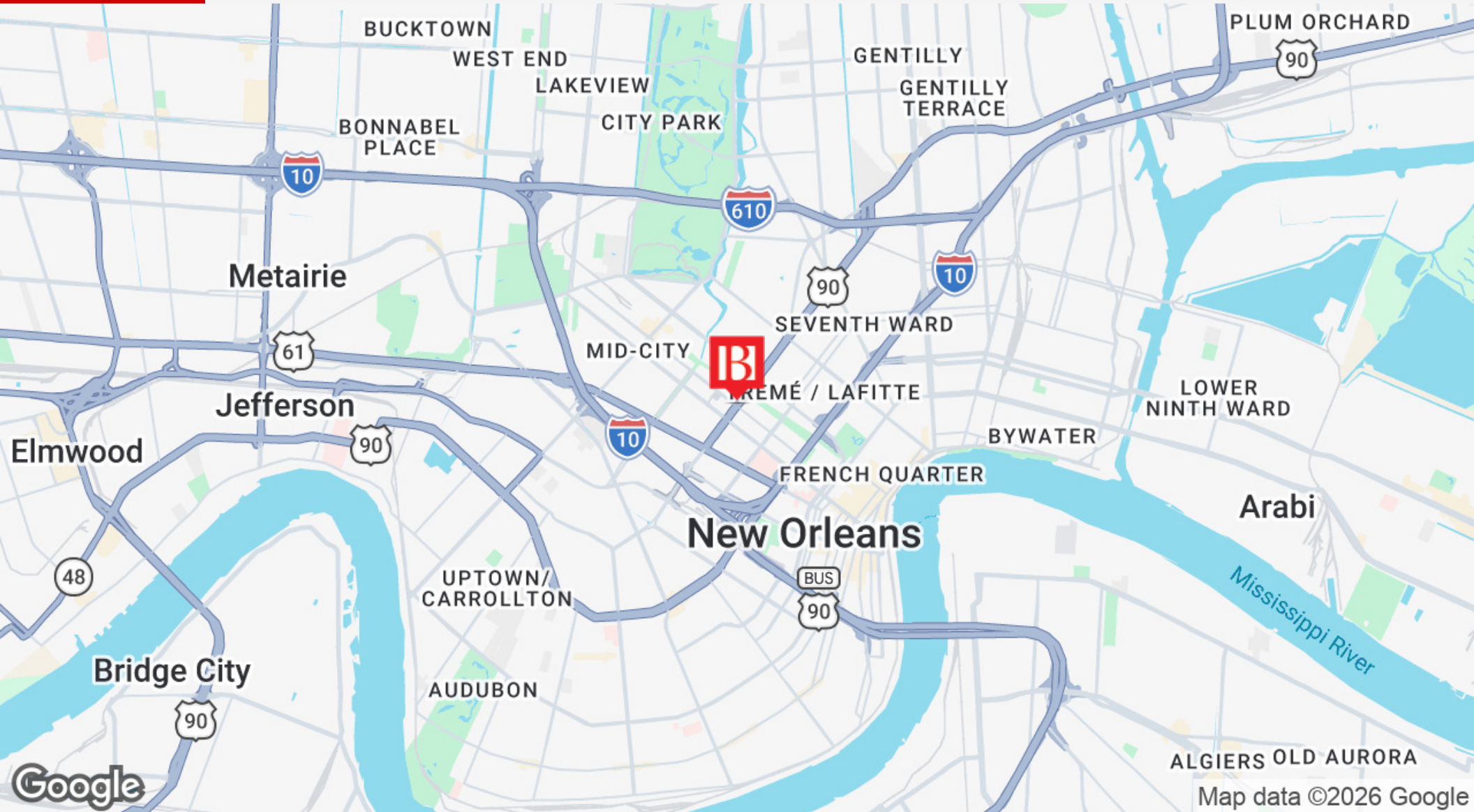
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LOCATION MAP



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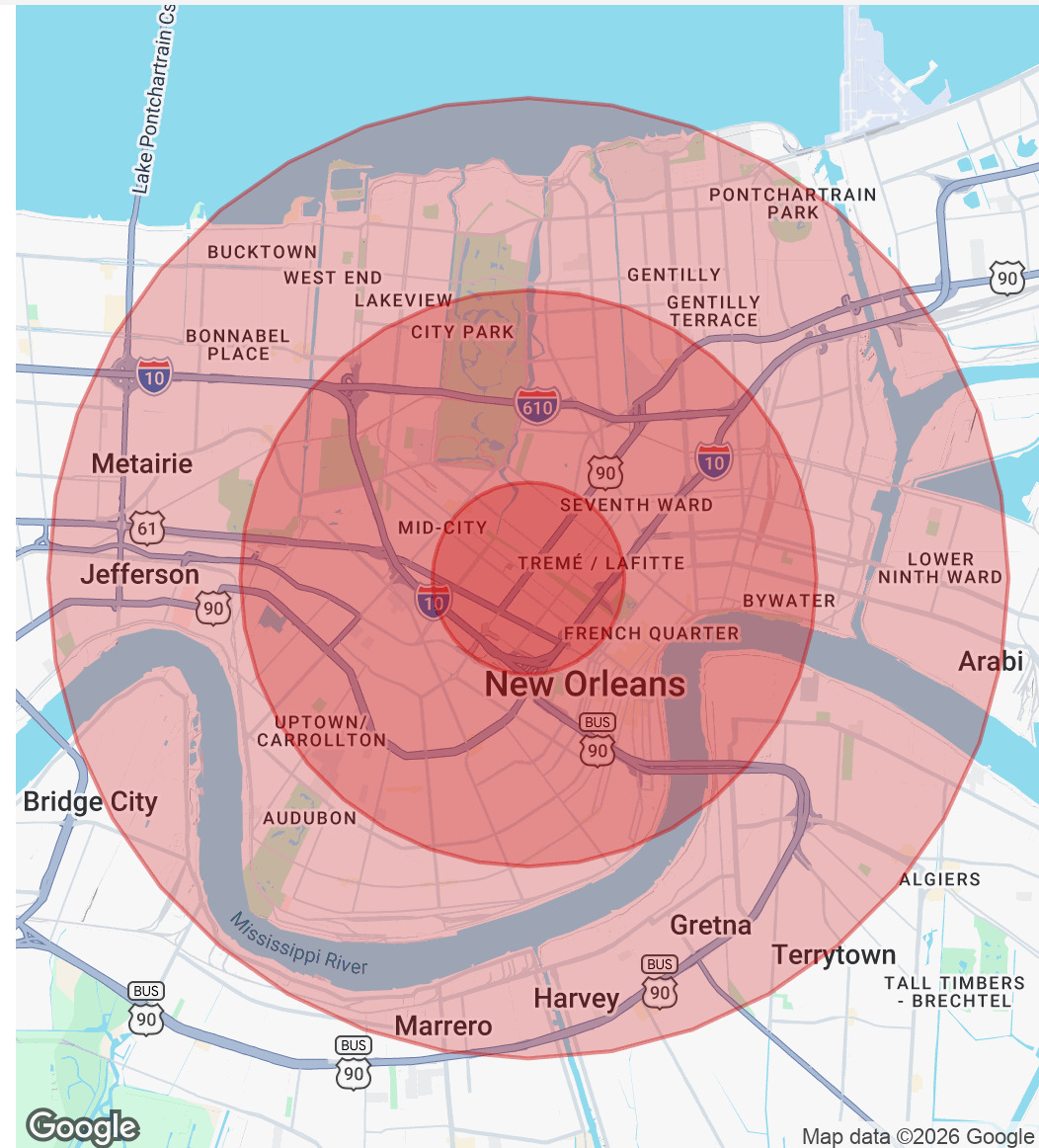
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	24,090	177,557	345,945
Average Age	37.1	39.5	40.0
Average Age (Male)	38.2	38.6	38.9
Average Age (Female)	36.7	40.9	41.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	11,022	78,604	150,540
# Of Persons Per HH	2.2	2.3	2.3
Average HH Income	\$75,136	\$90,177	\$97,111
Average House Value	\$443,679	\$449,168	\$434,638

2023 American Community Survey (ACS)



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