



PROPERTY ONE

FOR LEASE

MANHATTAN PLACE TARGET CENTER

1731 Manhattan Blvd., Harvey, LA 70058

Presented by:

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OFFERING SUMMARY

Lease Rate:	\$22.00 - 25.00 SF/yr (NNN)
Building Size:	137,237 SF
Available SF:	1,000 - 6,077 SF
Lot Size:	25 Acres
Year Built:	2000
Zoning:	Mixed Use Corridor District (MUCD)
Market:	New Orleans MSA
Submarket:	Westbank

PROPERTY OVERVIEW

Position your brand for success at this regional open air shopping center anchored by Target, Home Goods, Ross Dress for Less, K&G Men's Superstore and other notable retailers attracting over a million shopping visits a year (Placer AI). We have spaces ranging from 1,190 SF to 10,500 SF (combined adjacent spaces).

PROPERTY HIGHLIGHTS

- The only Target anchored center on the Westbank of the New Orleans Metro Area is under new ownership and management!
- Seeking best in class consumer oriented businesses that will make this the go-to retail center of the Manhattan Blvd. corridor.
- Come be a part of an attractive tenant mix that will benefit from traffic generating co-tenants including Home Goods, Ross, K & G Men's store, etc.
- We have a variety of spaces available including spaces containing basic restaurant infrastructure to accommodate Food & Beverage operators that complement nationally branded existing pad site restaurants (IHOP, Chili's, and Raising Cane's).

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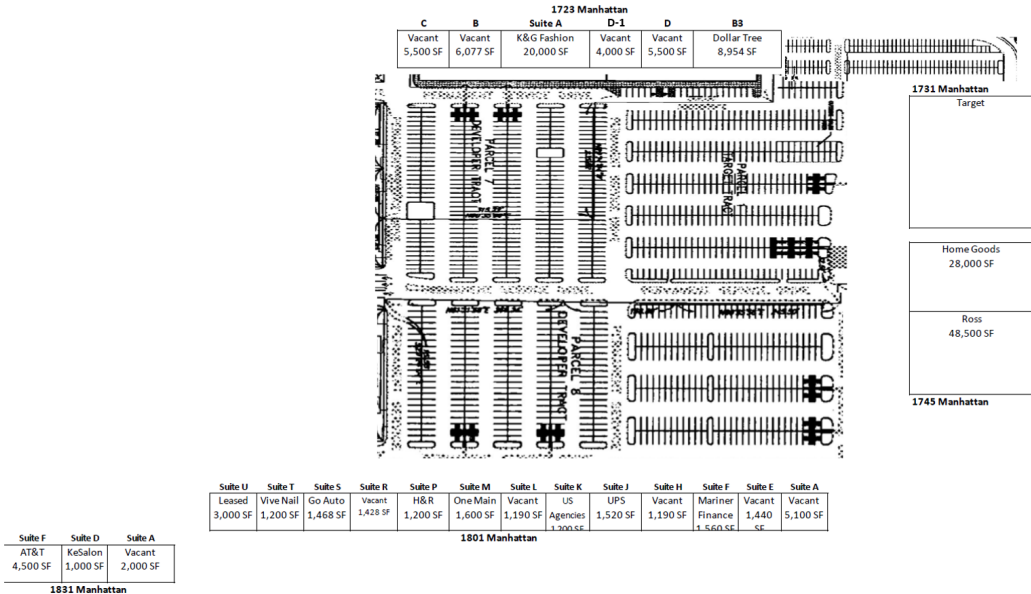
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04/18/2024

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LEASE INFORMATION

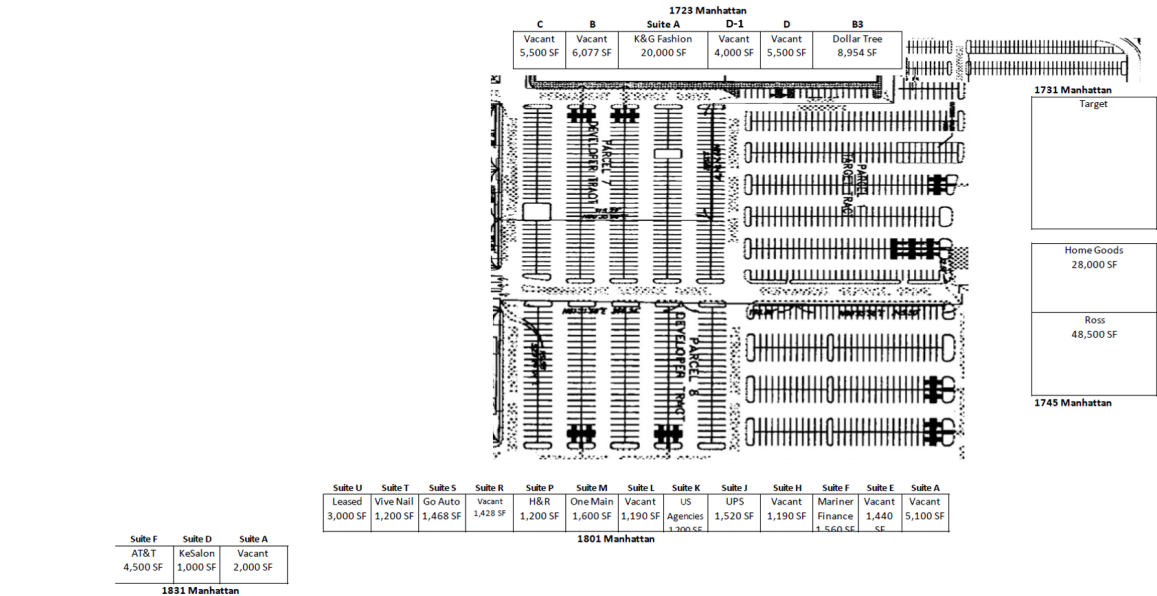
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 6,077 SF	Lease Rate:	\$22.00 - \$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1723 B	Available	6,077 SF	NNN	\$22.00 SF/yr
1723 C	Available	5,500 SF	NNN	Negotiable
1723 D	Available	5,500 SF	NNN	\$22.00 SF/yr
1723 D-1	Available	4,000 SF	NNN	\$22.00 SF/yr
1801 A	Available	5,100 SF	NNN	\$25.00 SF/yr
1801 E	Available	1,440 SF	NNN	\$22.00 SF/yr
1801 H	Available	1,190 SF	NNN	\$22.00 SF/yr
1801 L	Available	1,190 SF	NNN	\$22.00 SF/yr
1801 R	Available	1,427 SF	NNN	\$22.00 SF/yr

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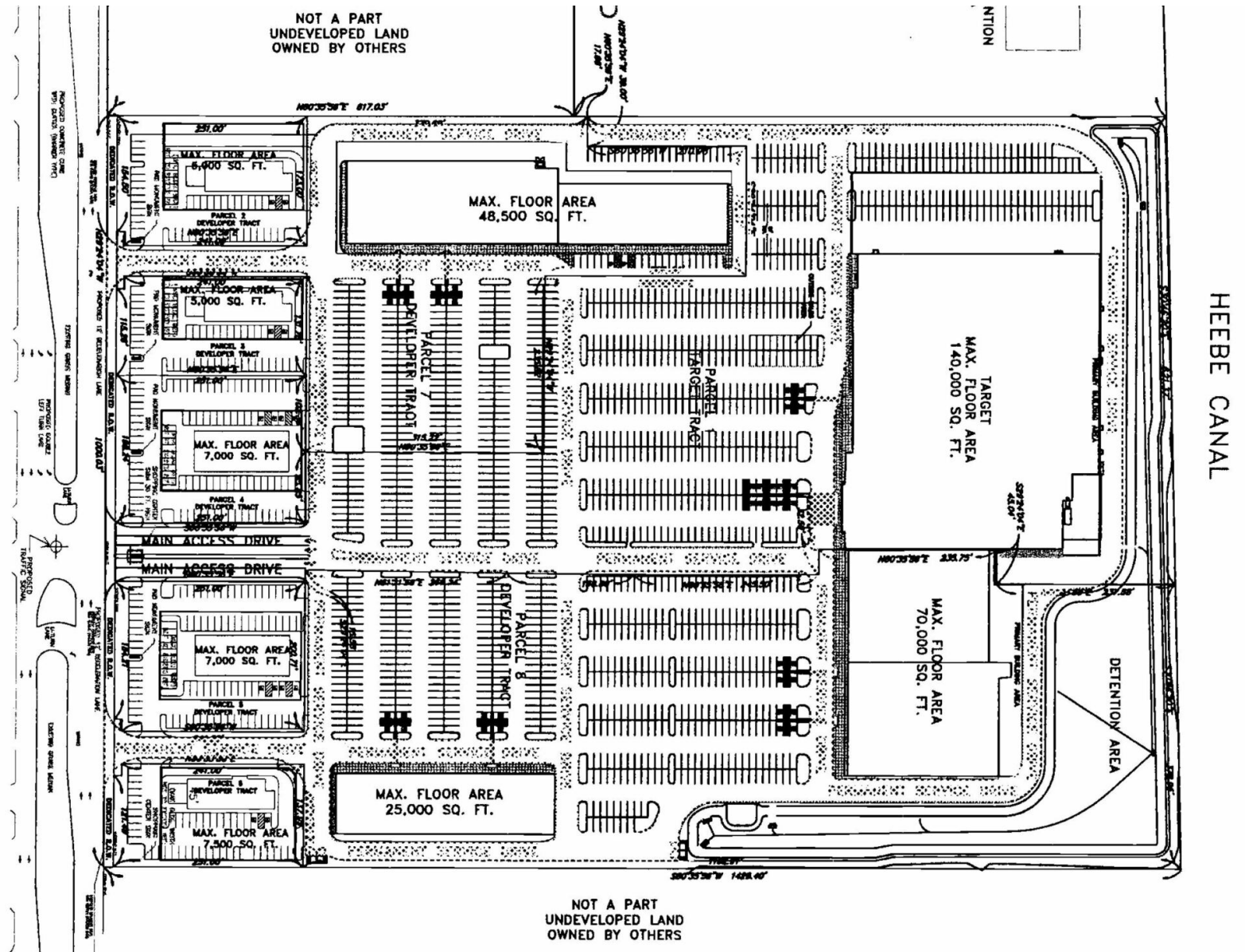
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1831 A	Available	2,000 SF	NNN	\$25.00 SF/yr
1831 B	Available	1,000 SF	NNN	\$22.00 SF/yr

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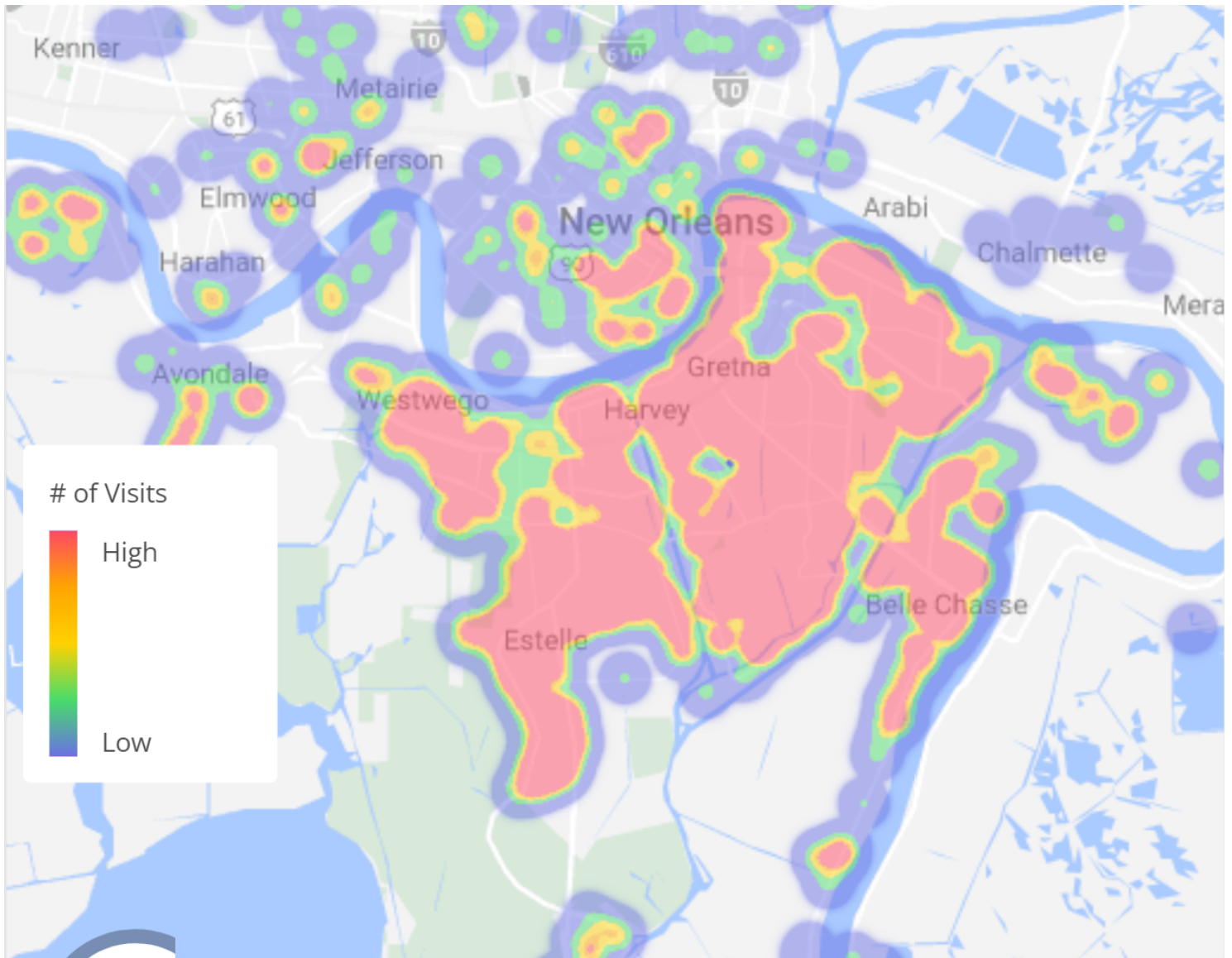
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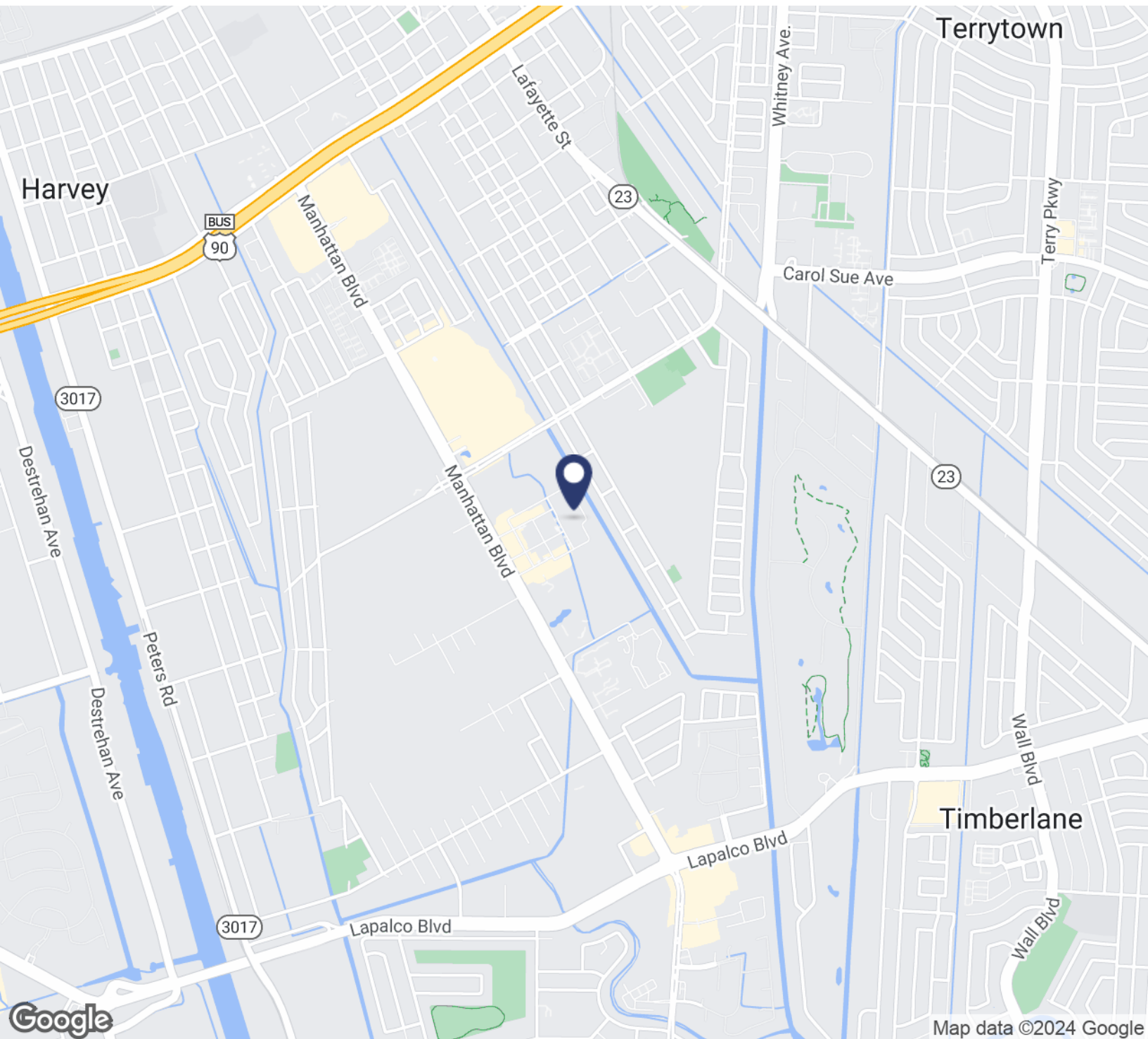
Target / 1731 Manhattan Blvd, Harvey, LA, United States | Based on Home Location, by Visits | Min. Visits: 4 | Jun 1st 2022 to May 31st 2023 | Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses. Data provided by Placer Labs Inc. (www.placer.ai)



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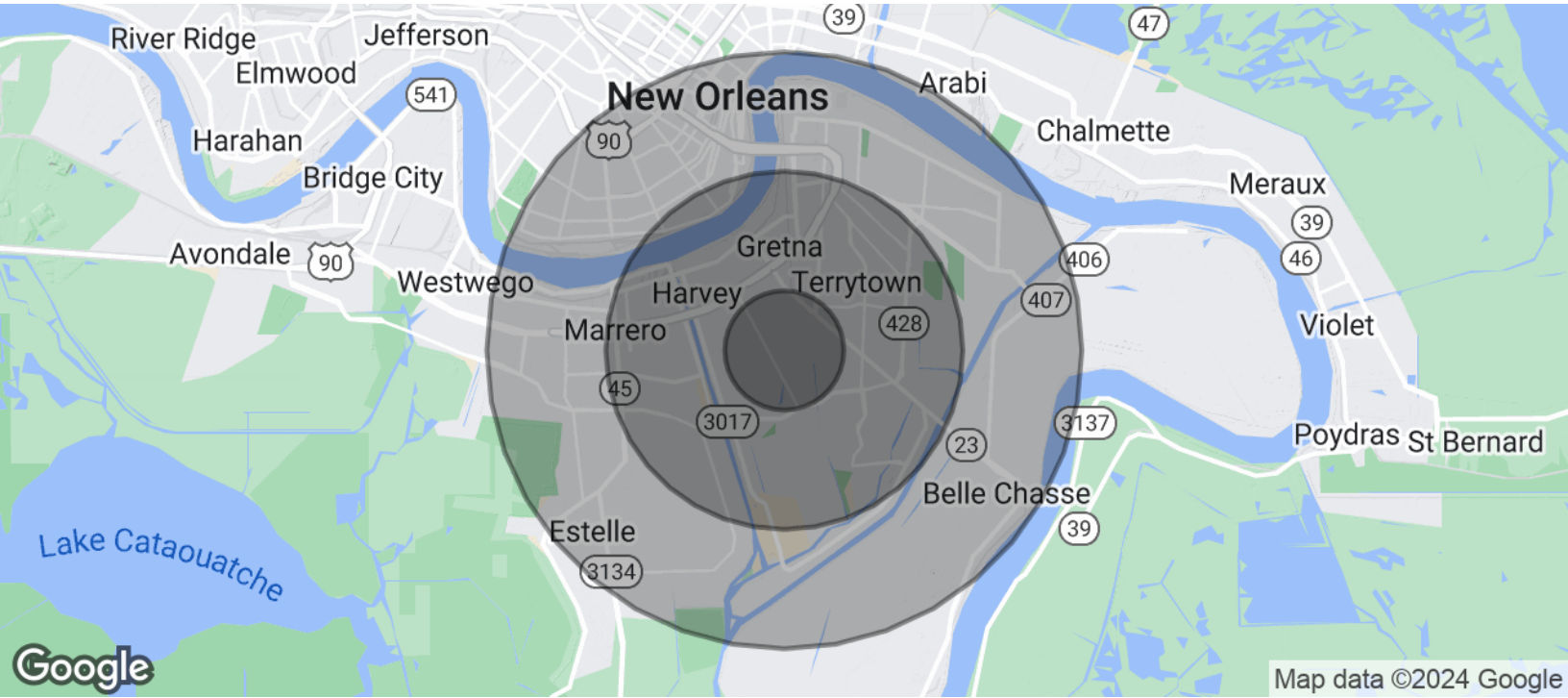
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,405	114,756	278,433
Average Age	36.2	38.9	39.3
Average Age (Male)	32.8	37.4	38.6
Average Age (Female)	40.5	39.5	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,908	46,556	128,896
# of Persons per HH	2.3	2.5	2.2
Average HH Income	\$48,093	\$64,804	\$67,492
Average House Value	\$111,449	\$169,986	\$234,720

2020 American Community Survey (ACS)



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Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.

- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____