

FOR LEASE

Former Rite Aid - New Orleans, LA

3401 St Charles Ave | New Orleans, LA



Overview

| | |
|----------------|----------------|
| AVAILABLE SF | 28,729 SF |
| LEASE END DATE | 12/31/2021 |
| RATE | \$18.50/PSF MG |



Contact

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Description

- Freestanding former Rite Aid located on the northwest corner of historic St Charles Ave & Louisiana Ave
- Nearby retailers include: The Fresh Market, Louisiana Discount Market, Neighborhood Discount Market, Orleans Coffee Espresso Bar, Prytania Hall Coffee, Firehouse Cafe, McDonald's, The Delachaise and Rally's
- All offers are subject to approval by Walgreens Real Estate Committee.

Nearby Retailers



IBERIABANK

Demographics

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|----------|----------|----------|
| Population | 31,656 | 163,703 | 367,934 |
| Total Households | 15,792 | 72,014 | 155,307 |
| Avg Household Income | \$98,139 | \$87,305 | \$76,260 |
| Daytime Population | 31,822 | 231,930 | 423,235 |

Year: 2021 | Source: ESRI

Traffic Counts

| | |
|----------------|------------|
| St Charles Ave | 23,183 VPD |
| Louisiana Ave | 2,948 VPD |

Year: 2016 | Source: LADOT

SRS REAL ESTATE PARTNERS | 8144 Walnut Hill Lane, Suite 1200 | Dallas, TX 75231 | 214.560.3200

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