



ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



FAMILY DOLLAR CENTER NNN INVESTMENT

2116 N. Claiborne Avenue, New Orleans, LA 70116



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DESCRIPTION

Located on the high traffic and signalized corner of Elysan Fields and North Claiborne Avenue, 2116 N. Claiborne is being offered for sale as a 100% occupied NNN investment opportunity. The property consists of 3 units: Family Dollar, Milano Urban Wear, and Metro PCS, which have all been tenants at the center for nearly 5 years. The property includes 45 off street parking spaces and a dedicated trash area that fronts on N. Robertson.

The property features two buildings totaling ~12,000 sf, located on ~39,446 sf of land, and was constructed in 2005.

Family Dollar:

- \$14,116/month
- 9,900 sf
- Expires Dec. 2024
- 3x5 year renewals

Metro PCS:

- \$2,600/month
- ~820 sf
- Expires Feb. 2022
- 1x3 year renewal

Milano:

- \$5,000/month
- ~1,650 sf
- Expires Dec. 2025
- Recent extension

NOI: \$260,000

CAP: 7.45%

LAND SIZE: 39,446 sf

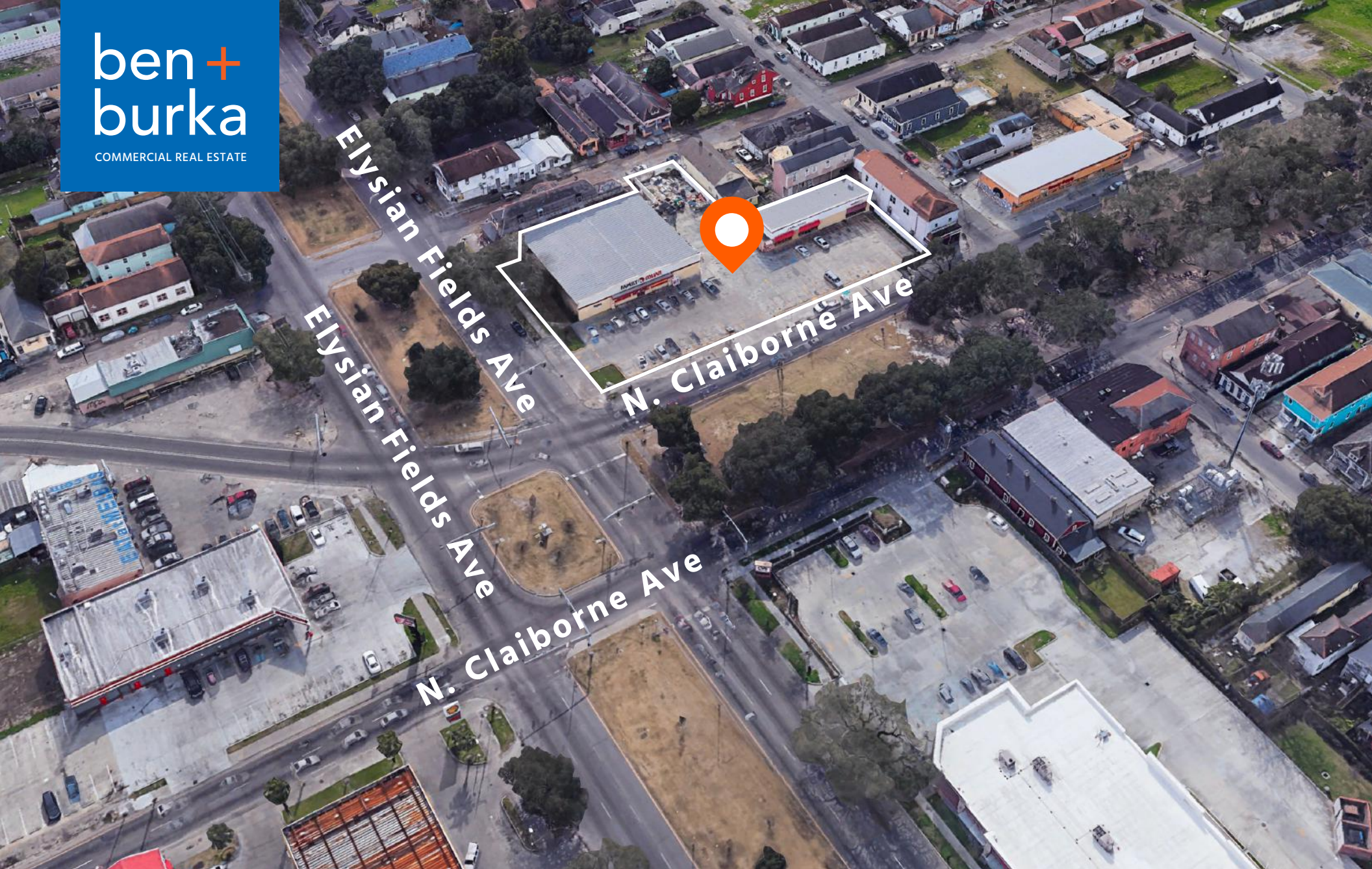
BLDG SIZE: 12,063 sf

PRICE: \$3,500,000

ZONING: HMC-2

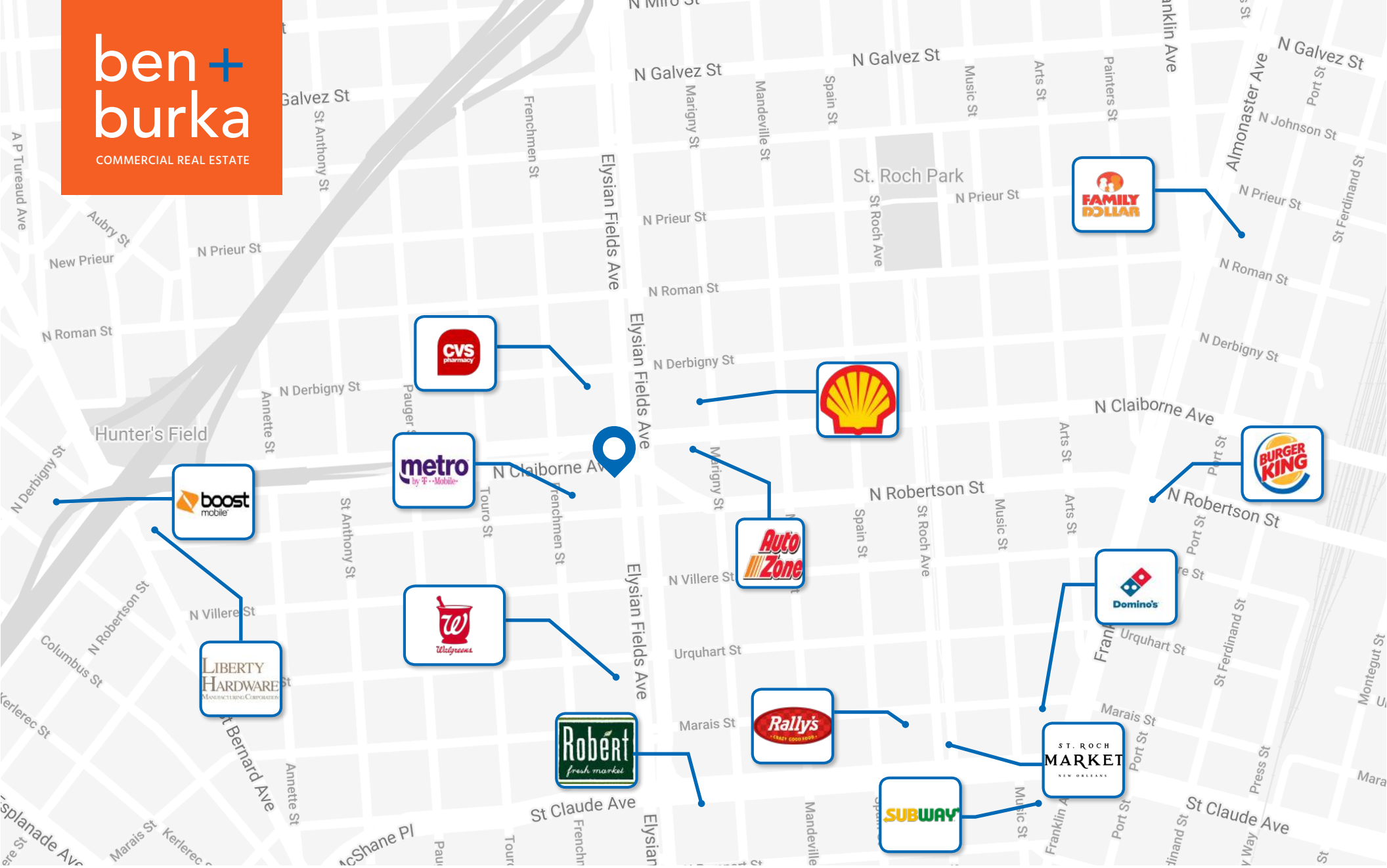
DEMOGRAPHICS

DEMOGRAPHICS	5 minutes	10 minutes	15 minutes
ESTIMATED POPULATION	35,803	143,167	337,310
AVERAGE HH INCOME	\$49,990	\$52,993	\$67,112



AERIAL VIEW

 2116 N. Claiborne Avenue, New Orleans, LA 70116



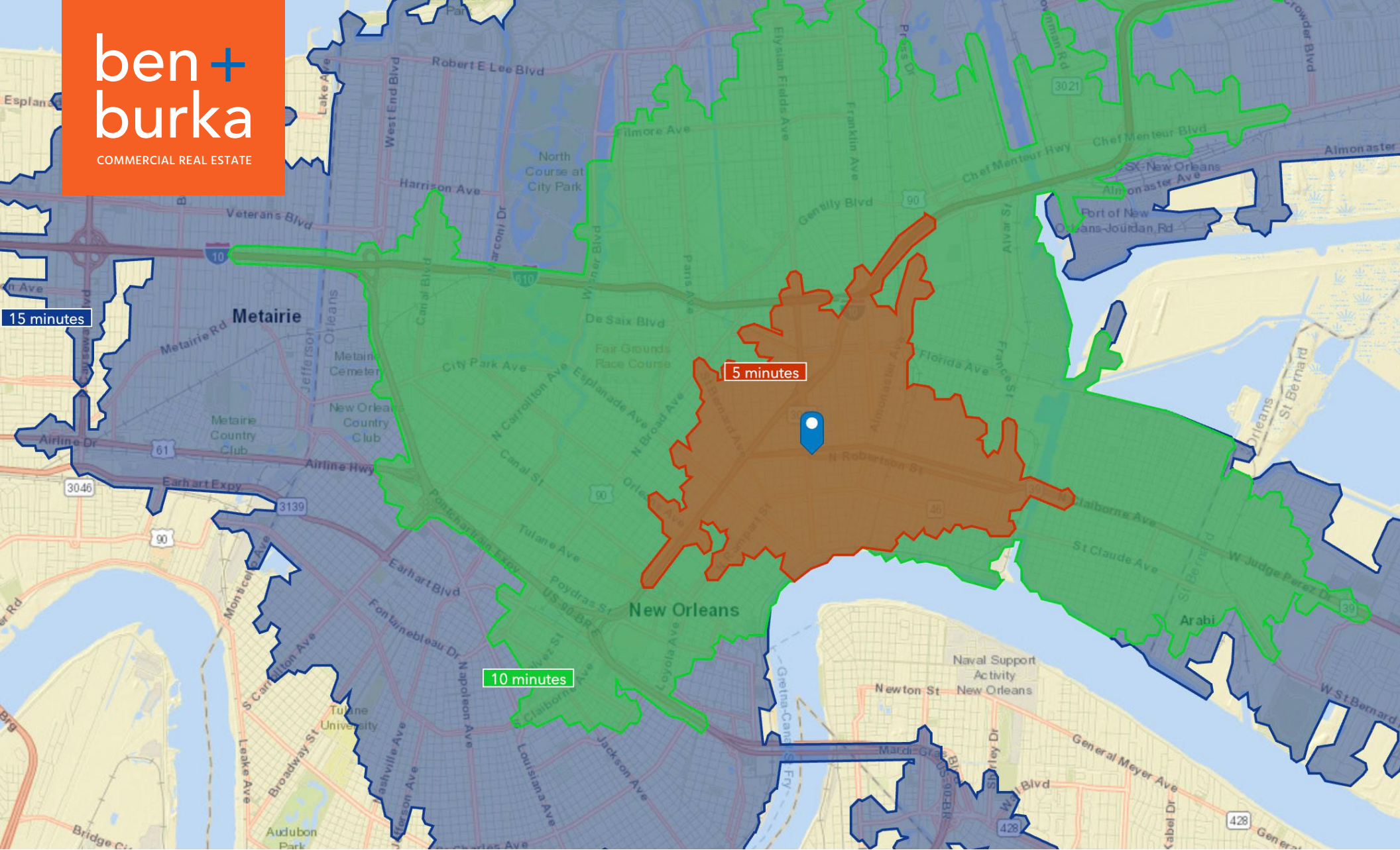
POINTS OF INTEREST MAP

📍 2116 N. Claiborne Avenue, New Orleans, LA 70116

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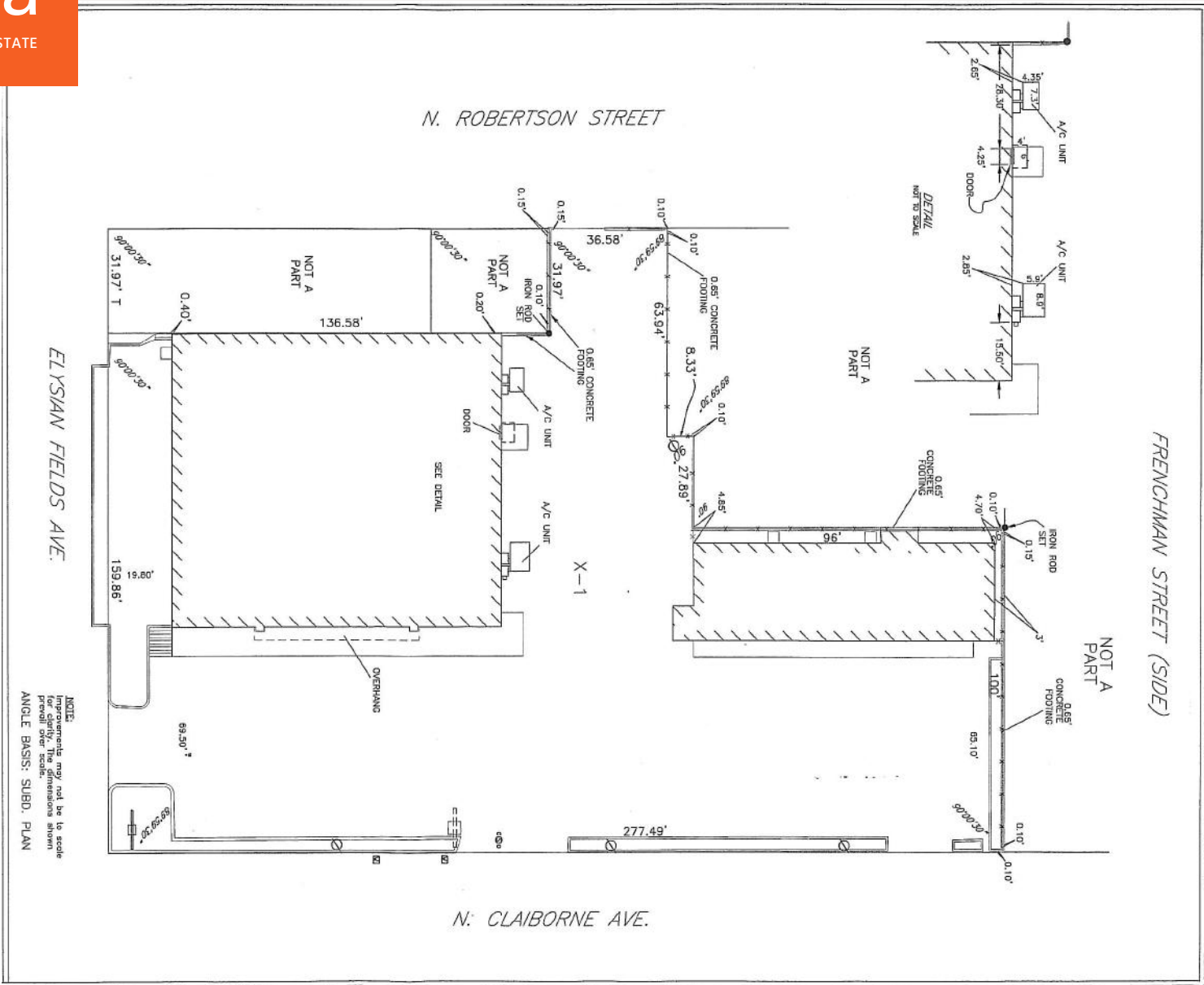




DRIVE TIME MAP

📍 216 N. Claiborne Avenue, New Orleans, LA 70116





SURVEY

For more information, please contact the Owner's representative:

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