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COMMERCIAL REAL ESTATE

+ 504.301.1002



UNIQUE HARAHAAN COMMERCIAL FOR LEASE

984 Hickory Avenue, Harahan, LA 70123



UNIQUE HARAHAN COMMERCIAL FOR

984 Hickory Avenue, Harahan, LA 70123

DESCRIPTION

Located on the corner of Hickory Avenue and 10th Street, in the heart of Harahan, Louisiana, sits 984 Hickory Avenue. Formerly operated as Gas World Express, this unique building is available for lease and is ideal for a restaurant, bar, or retail space with a ton of character. This property has a covered outdoor space great for outdoor seating, or add a drive through window and watch traffic flow into your fast-casual restaurant.

All underground storage tanks have been encapsulated with no further action required. The C-2 general commercial zoning allows for a variety of uses, including but not limited to bar/lounge, retail, bakery, barber shop, restaurant, etc. Could also be used as a service station.

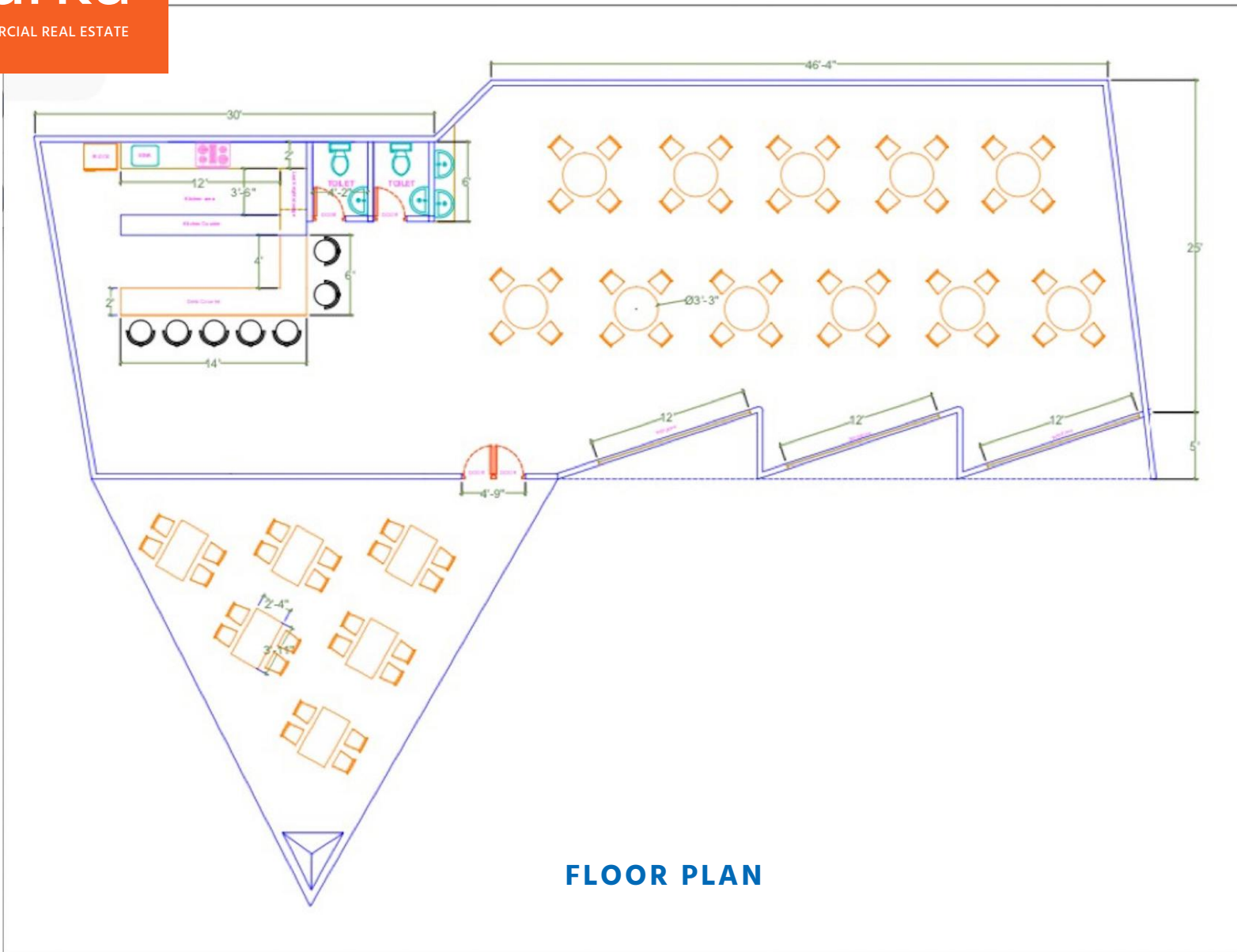
ZONING: C-2

RENT PRICE: \$5,000/month NNN

LAND SIZE: 19,500 SF **BLDG SIZE:** 2,160 SF

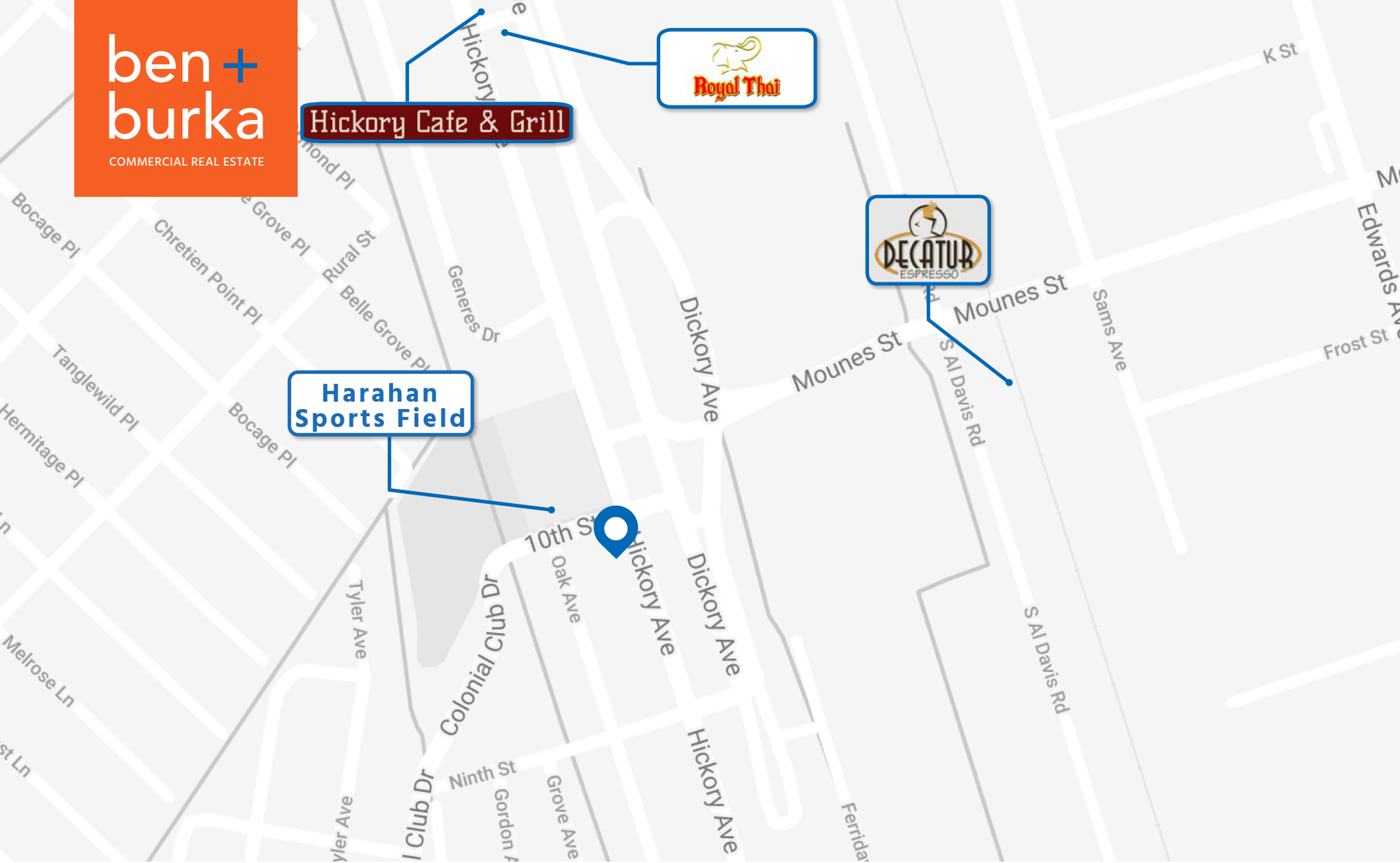
DEMOGRAPHICS

2019 DEMOGRAPHICS	5 minute	10 minutes	15 minutes
ESTIMATED POPULATION	13,737	64,165	189,360
AVERAGE HH INCOME	\$86,311	\$75,074	\$71,202



FLOOR PLAN





Hickory Cafe & Grill



Harahan Sports Field

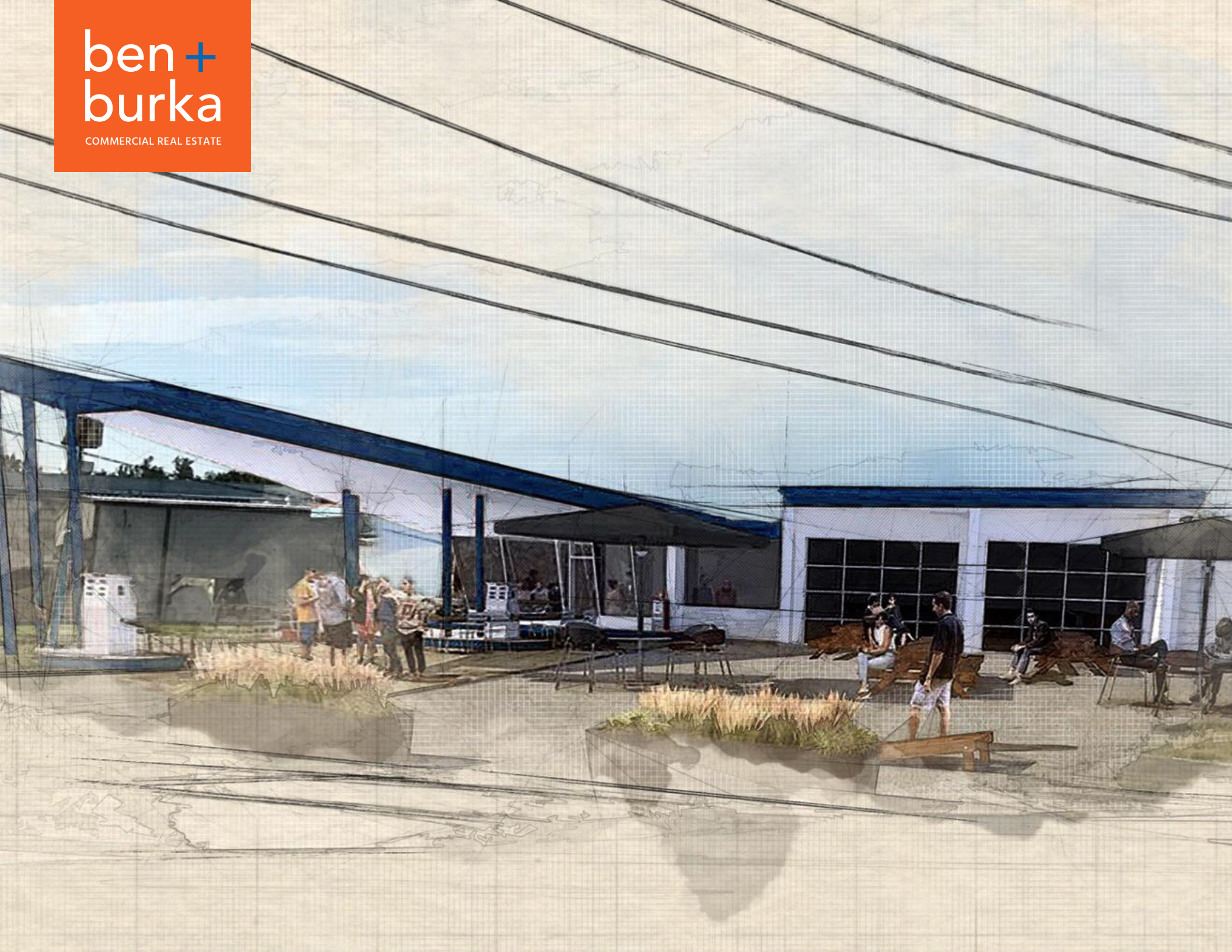


POINTS OF INTEREST MAP

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AERIAL VIEW

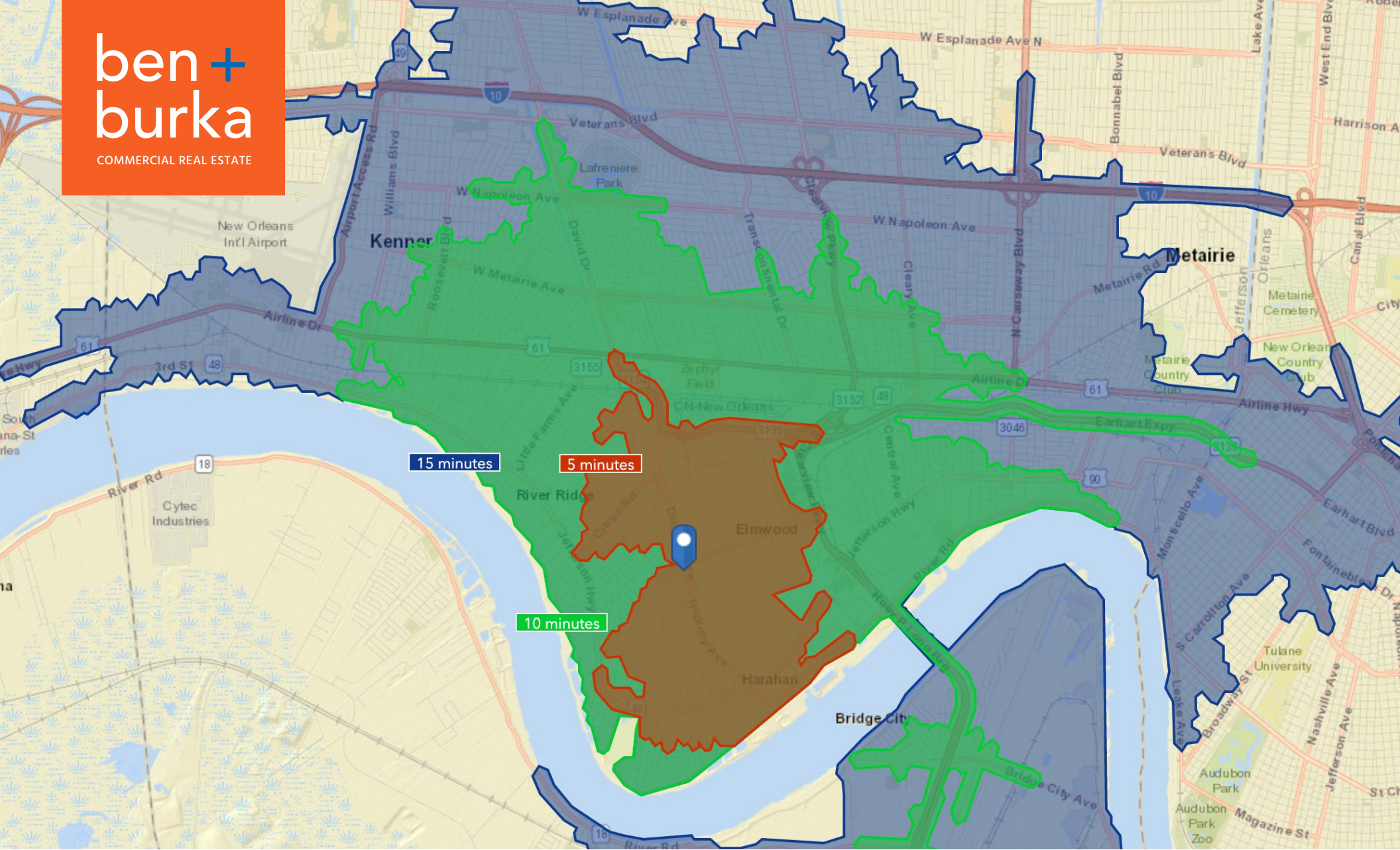


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DRIVE TIME MAP



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

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