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## ARABI FORMER WAFFLE HOUSE AVAILABLE

6720 St. Claude Avenue, Arabi, LA 70032



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### DESCRIPTION

Formerly operated as a Waffle House, 6720 St. Claude Avenue offers a high traffic quick service restaurant available. The property is immediately adjacent to Rally's and Auto Zone and benefits from excellent visibility and exposure on St. Claude Avenue in the heart of Arabi. The property is vacant and is in need of buildout. The site features 32 off-street parking spaces and is ideal for a QSR, neighborhood restaurant, or for redevelopment.

**BLDG SIZE:** ~1,600 sf

**PRICE:** Inquire Within

**LAND SIZE:** ~19,800

**ZONING:** C-2

### DEMOGRAPHICS

2021 DEMOGRAPHICS	5 minutes	10 minutes	15 minutes
<b>POPULATION</b>	17,332	60,590	148,978
<b>AVERAGE HH INCOME</b>	\$53,739	\$57,098	\$58,441

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## POINTS OF INTEREST MAP

📍 6720 St. Claude Avenue, Arabi, LA 70032

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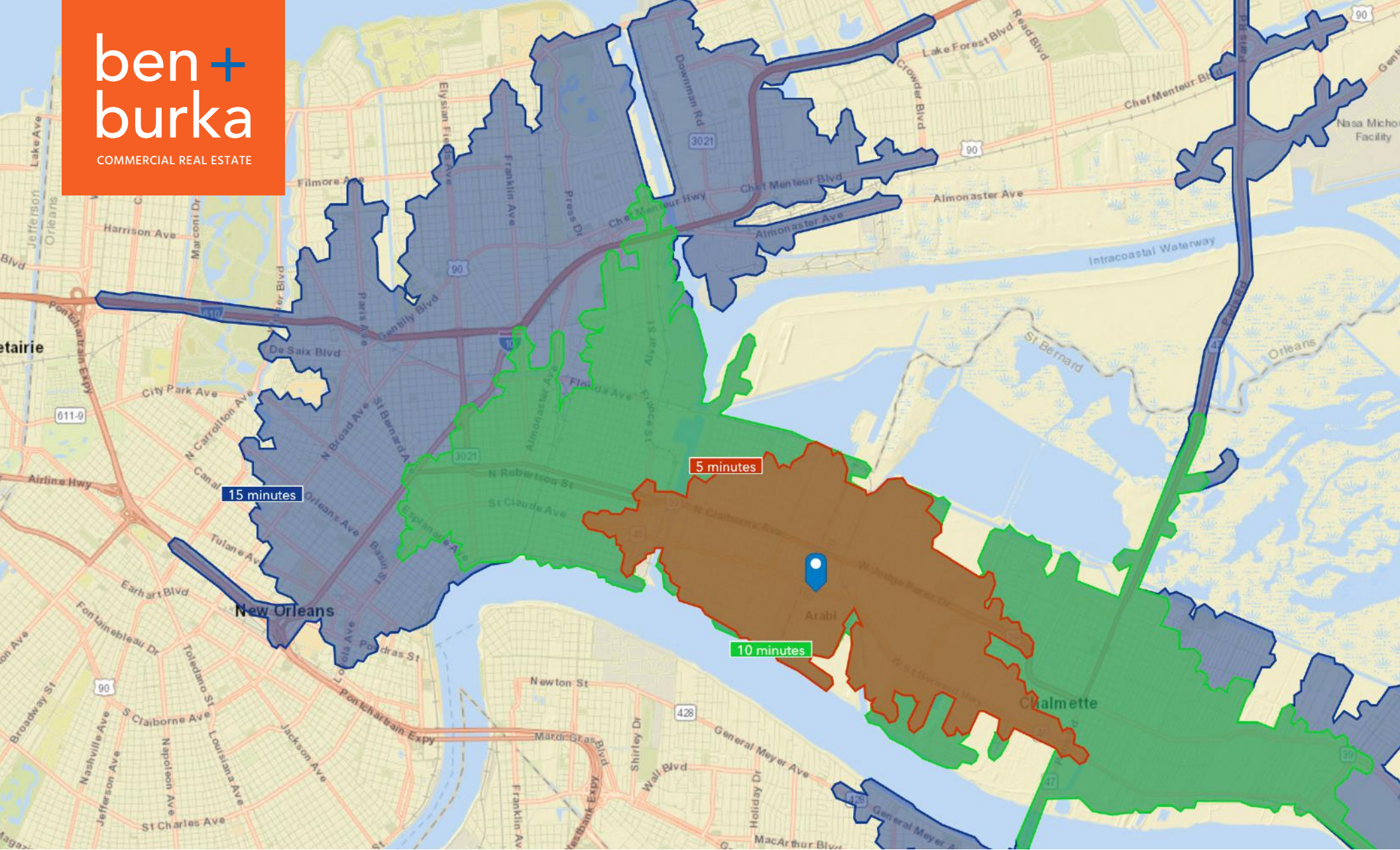




St. Claude Avenue

## AERIAL VIEW

 6720 St. Claude Avenue, Arabi, LA 70032



## DRIVE TIME MAP

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For more information, please contact the exclusive representative:

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