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Wright Ave

Terry Pkwy

## TERRYTOWN RETAIL / OFFICE SPACE

111 Wright Avenue, Terrytown, LA 70056





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### DESCRIPTION

Located just off Terry Pkwy, 111 Wright Ave A and B offer over 6,000 SF of retail or office space available for lease. Ownership will perform the buildout of the property including interior demolition and partitioning, making way for up to 3 tenants per building at ~1,200 SF per unit. The offering is ideal for office, retail, or professional services and will be delivered in white-box condition. Both buildings are available, with a shared parking lot dividing the two spaces. The property cannot be utilized for any alcoholic beverage sales.

Currently, the space is built out with a hood, grease trap, bar, and restrooms. The property features ample off-street parking, direct access to Terry Pkwy, and is located within a neighborhood shopping center with various offices, restaurants, and retailers.

**LEASE SIZE:** 1,200- 6,000

**ZONING:** C-1

**LAND SIZE:** 9,000 SF

**PRICE:** \$15/sf + NNN

### DEMOGRAPHICS

2022 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
<b>ESTIMATED POPULATION</b>	3,754	18,988	131,786
<b>AVERAGE HH INCOME</b>	\$65,231	\$61,795	\$82,049





## AERIAL VIEW

📍 111 Wright Avenue, Terrytown, LA 70056









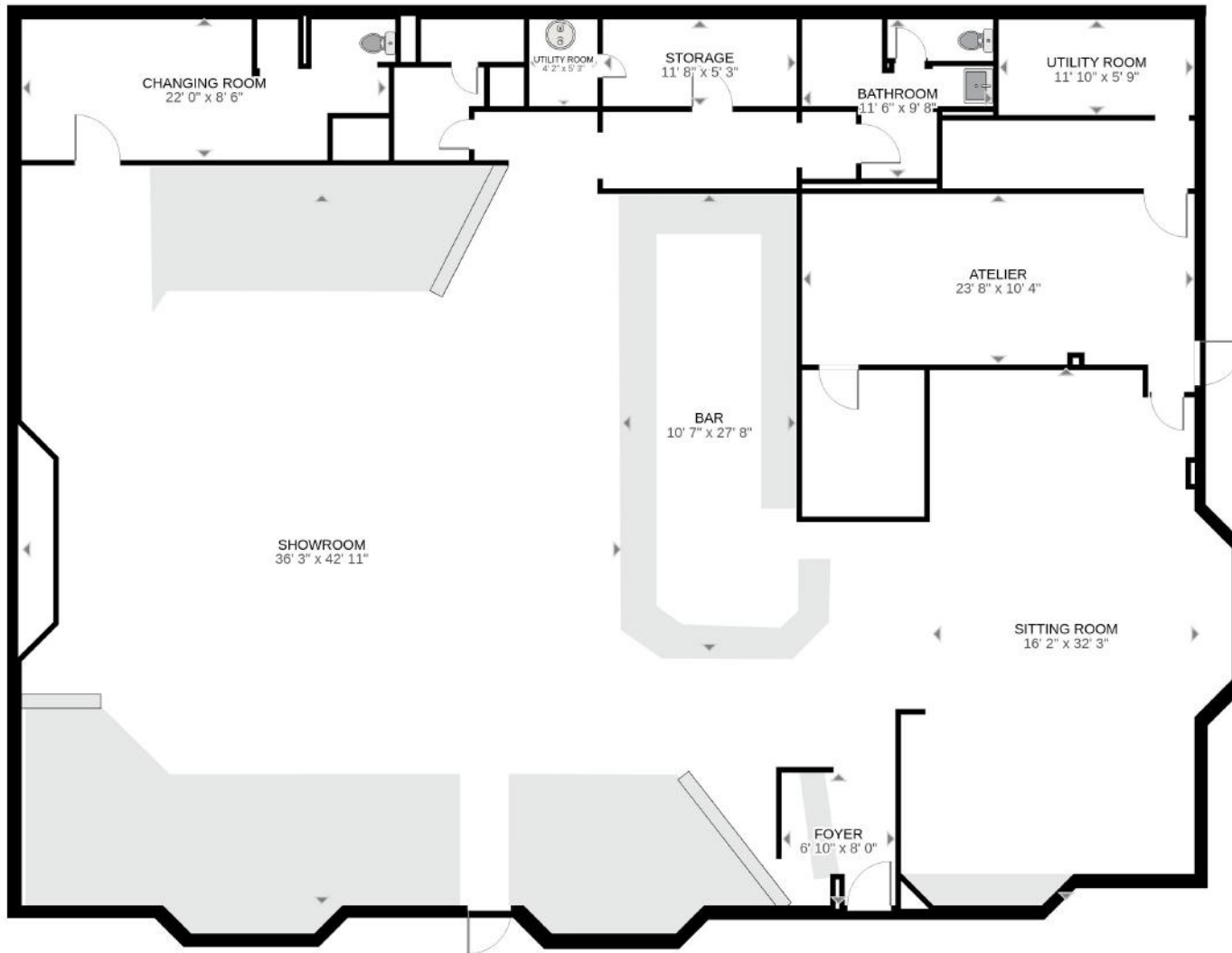
AS BUILT DRAWINGS (UNIT A)



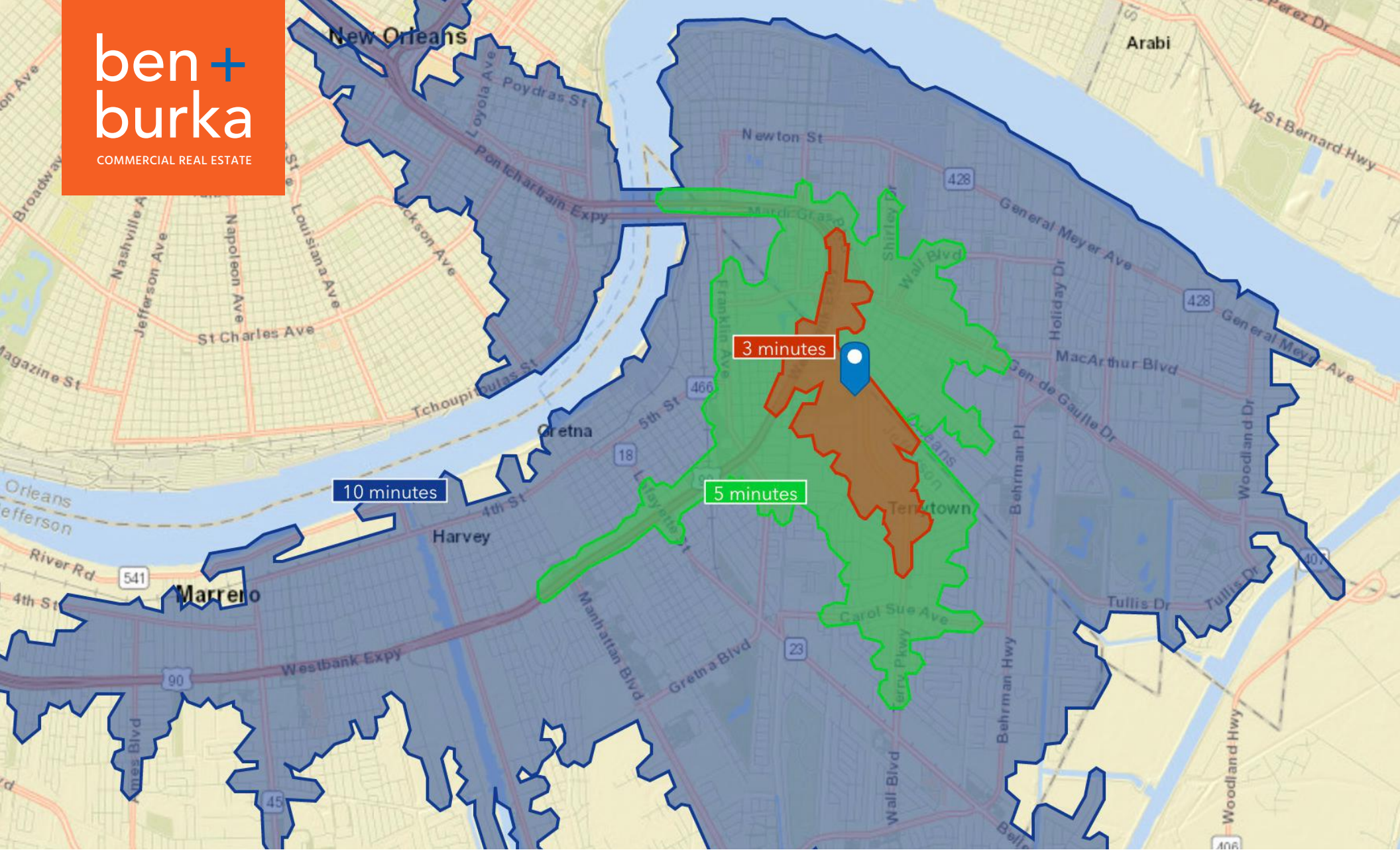
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## DRIVE TIME MAP

📍 111 Wright Avenue, Terrytown, LA 70056



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

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