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## WASHINGTON AVENUE GROUND LEASE / BUILD TO SUIT

4710 Washington Avenue, New Orleans, LA 70125



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## DESCRIPTION

Available for a long term lease or build to suit, 4710 Washington Avenue offers over 18,000 SF of land on an extremely high traffic stretch of Washington Avenue. The centrally located site is on the corner of S. Clark and Washington Ave, in between Norman Francis and Carrollton. The property has frontage on three streets and over 100' of frontage on Washington Avenue. There is a ~2,000 SF structure on the property that was formerly used as office space.

The site is ideal for retail, restaurant, cafe, storage, or redevelopment and rezoning into a QSR, fast food, daiquiri shop, etc.

The property is under contract for purchase and any lease agreement is contingent upon a successful acquisition.

**PROP TYPE:** Vacant Land

**ZONING:** HU-MU

**LAND SIZE:** 18,070 SF

**PRICE:** \$4,500/mo + NNN

## DEMOGRAPHICS

| 2023 DEMOGRAPHICS           | 3 minutes | 5 minutes | 10 minutes |
|-----------------------------|-----------|-----------|------------|
| <b>ESTIMATED POPULATION</b> | 13,553    | 45,875    | 224,906    |
| <b>AVERAGE HH INCOME</b>    | \$62,985  | \$70,652  | \$98,701   |





## AERIAL VIEW

 4710 Washington Avenue, New Orleans, LA 70125

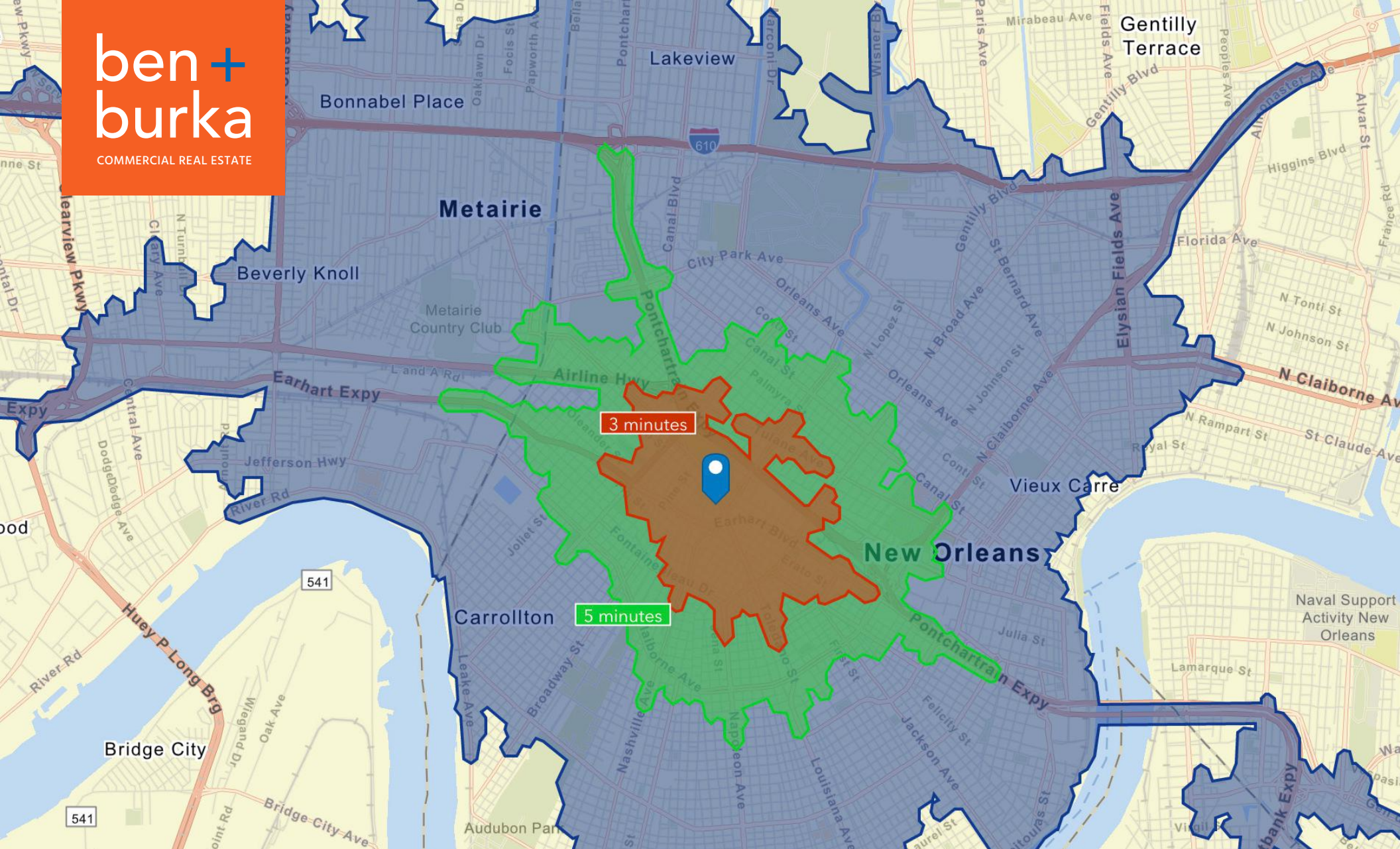




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## DRIVE TIME MAP

📍 4710 Washington Avenue, New Orleans, LA 70125



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

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**AARON KAZANOFF**  
**AGENT**

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