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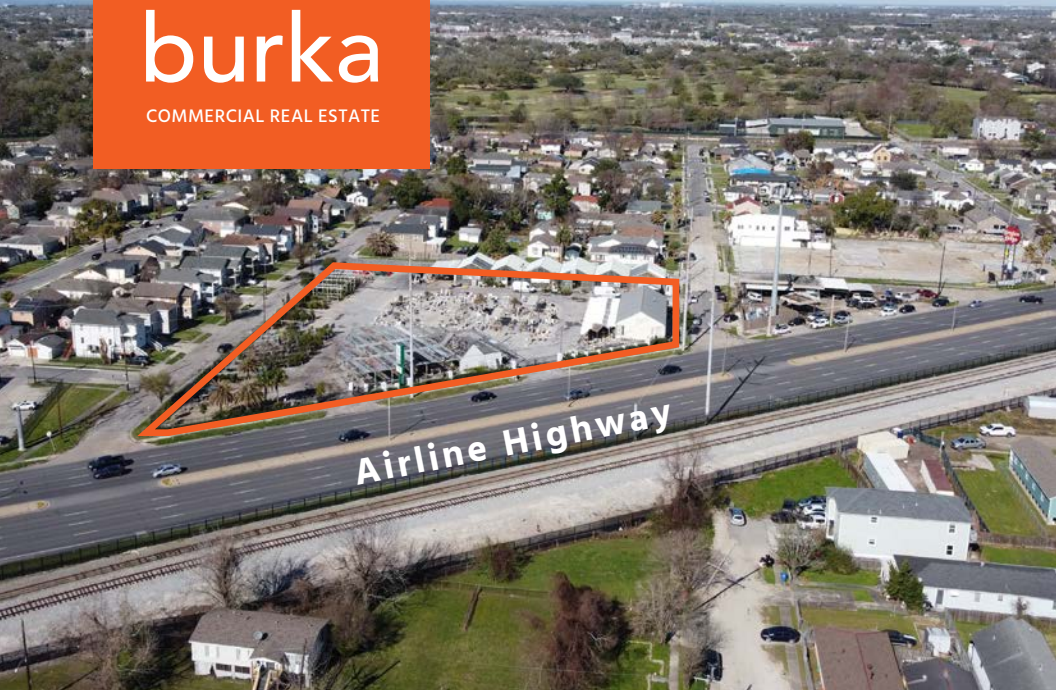
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## PRIME AIRLINE HIGHWAY LAND AVAILABLE

9415 Airline Highway, New Orleans, LA 70118





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## DESCRIPTION

Available for ground lease or build to suit, 9415 Airline Highway presents over 2 acres of prime, developable land in New Orleans, zoned C-1 and encompassing a full city block. Positioned on the high-traffic Airline Highway, the property boasts more than 360 feet of frontage with multiple existing curb cuts. Currently operating as an outdoor store encompassing the full city block, the flexible zoning allows for a variety of uses, including retail, office, fast food, drive-throughs, banks, and more.

Situated near the Jefferson-Orleans Parish line, this location is highly desirable for national retailers. The site is centrally located to major transportation arteries I-10, Airline Highway, Earhart Blvd, I-610, and is within a 15 minute drive from nearly the entire New Orleans metro area.

Nearby businesses and landmarks include Costco, Metairie Country Club, New Orleans Country Club, Xavier University of New Orleans, Lowe's Home Improvement, The Salvation Army, and numerous other national brands. Inquire within for additional leasing or build to suit options available.

**PROPERTY TYPE:** Vacant Land      **PRICE:** \$4/SF/Yr + NNN

**LAND SIZE:** 90,602 SF (±2.08 Acres)      **ZONING:** C-1

## DEMOGRAPHICS

2024 DEMOGRAPHICS	5 minutes	10 minutes	15 minutes
<b>POPULATION</b>	27,127	223,574	514,238
<b>AVERAGE HH INCOME</b>	\$95,226	\$95,968	\$96,263

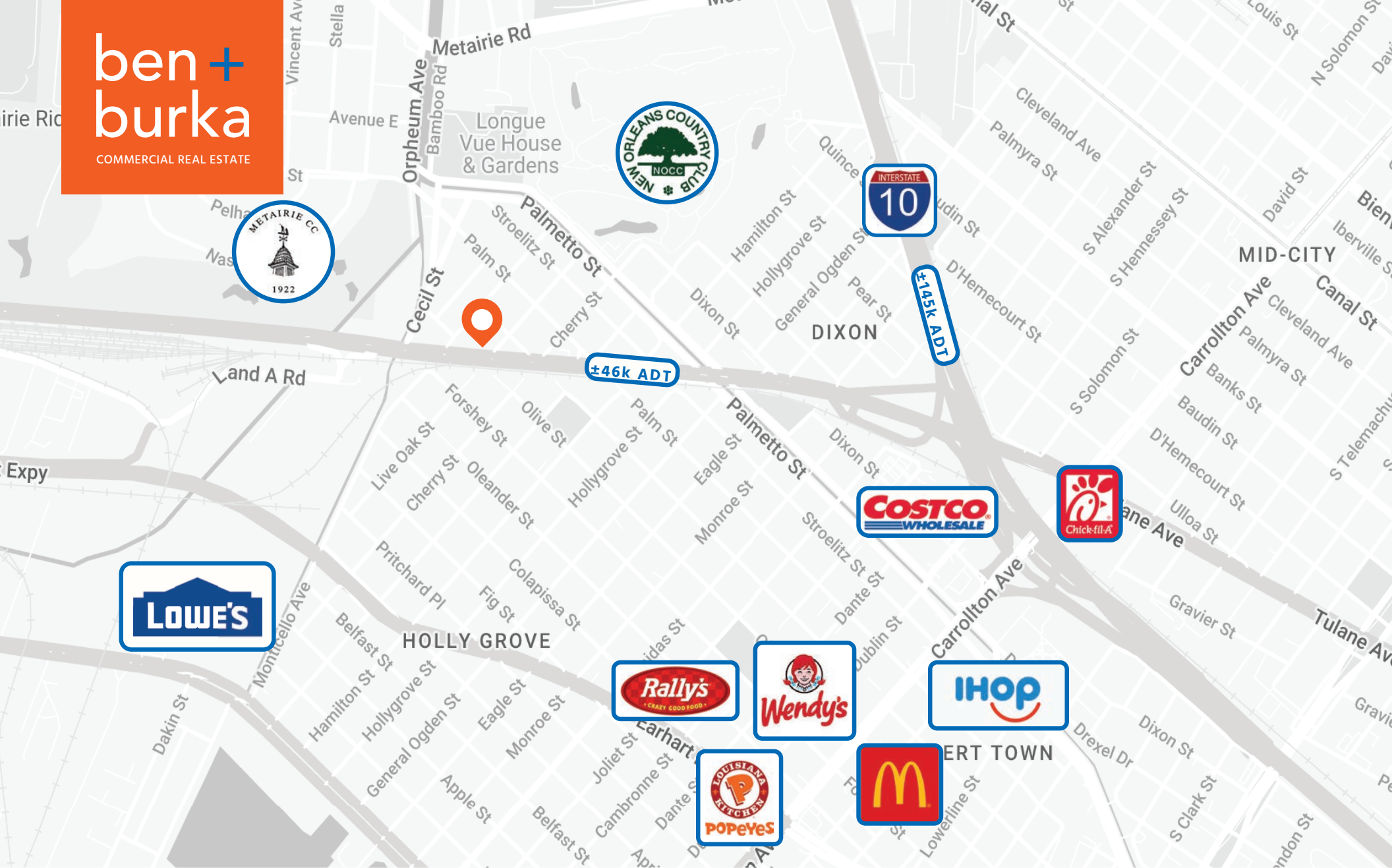




## AERIAL VIEW

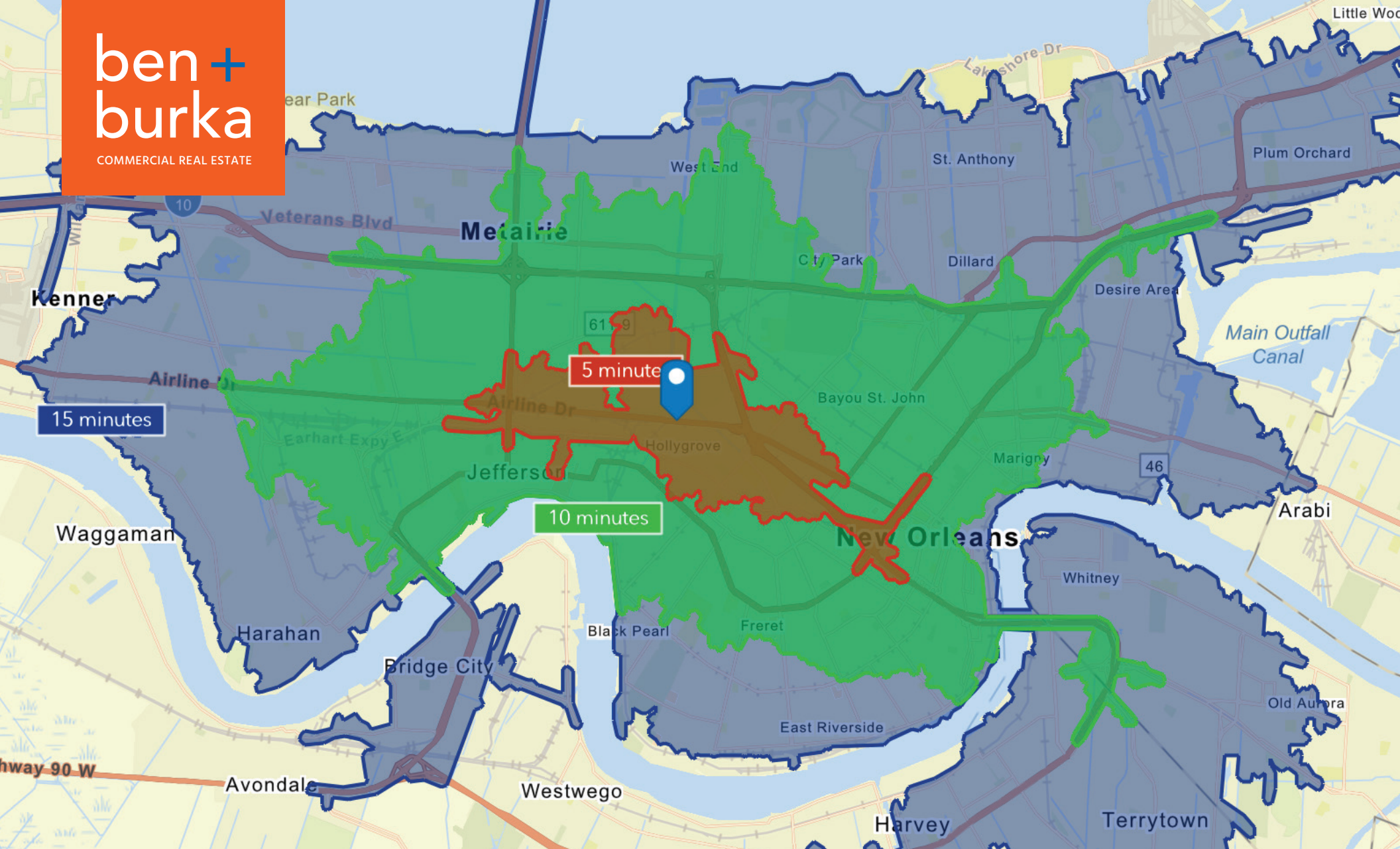
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## POINTS OF INTEREST MAP

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## DRIVE TIME MAP

📍 9415 Airline Highway, New Orleans, LA 70118



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

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— LICENSED IN THE STATE OF LOUISIANA —

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