

DRAFT



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

RETAIL SPACE | FOR SUBLEASE

Sublease Adjacent to New ALDI Grocery Store

3030 Pontchartrain Drive

SLIDELL, LA 70458

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WELL POSITIONED NEAR OLD SPANISH TRAIL

3030 Pontchartrain Drive, Slidell, LA 70458

DESCRIPTION

Slidell, LA, is a bedroom community for New Orleans. Pontchartrain Drive (Highway 11) is a highly trafficked, four-lane artery with 16,300 vpd. There are national retailers and local businesses with a strong surrounding residential population.

The premises are a portion of a recently re-tenanted Winn-Dixie that has opened as an ALDI. It is well positioned, adjacent to the Walmart Neighborhood Market and across from AutoZone. It is accessed directly from Old Spanish Trail with 18,249 vpd and only 1.5 miles from the Amazon Slidell Distribution Center. The sublease space is 23,525 sf and delivered in raw condition.

OVERVIEW

SIZE	23,525 sf
DIMENSIONS	99' x 246'
LEASE RATE	\$11.00/sf, NNN
NET CHARGES	approx. \$2.86/sf
PARKING	Approx. 272 shared spaces



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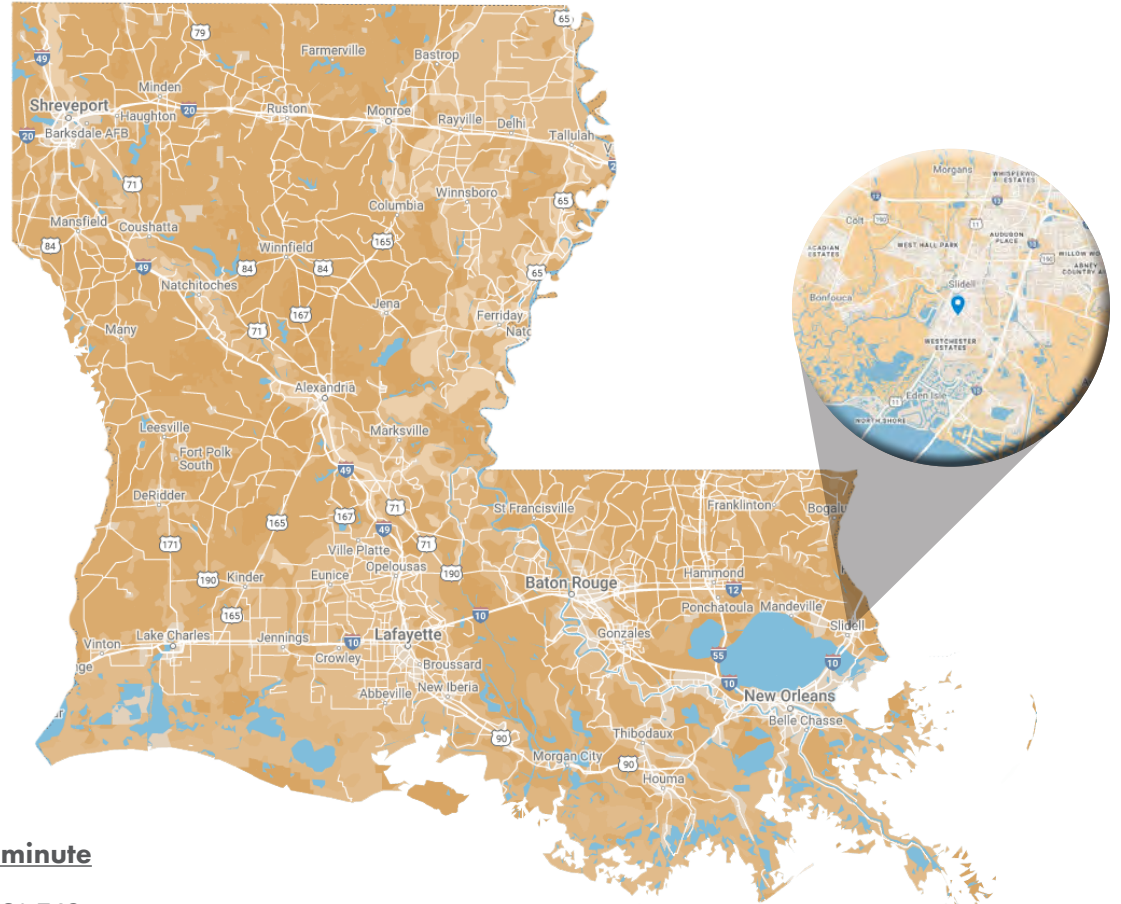
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3030 PONTCHARTRAIN DRIVE

SITE AND DEMOGRAPHICS



DEMOGRAPHICS (EST. 2025)

radius/drive time	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>	<u>10 minute</u>
Population:	7,152	48,437	88,585	61,742
Average HH Income:	\$74,063	\$95,728	\$100,672	\$97,695
Median HH Income:	\$50,474	\$71,799	\$75,162	\$73,115
Daytime Population:	5,051	21,522	31,397	27,081

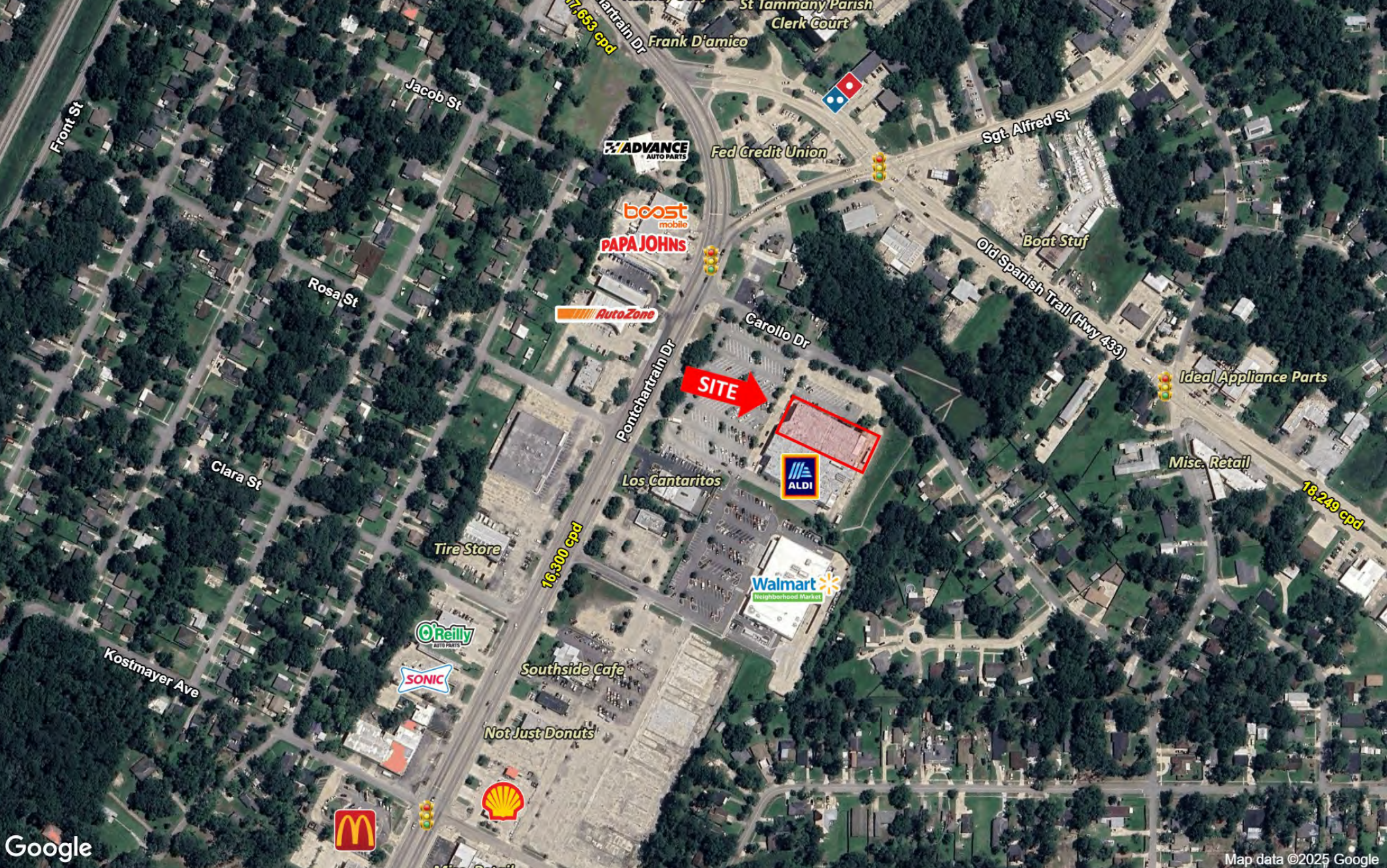


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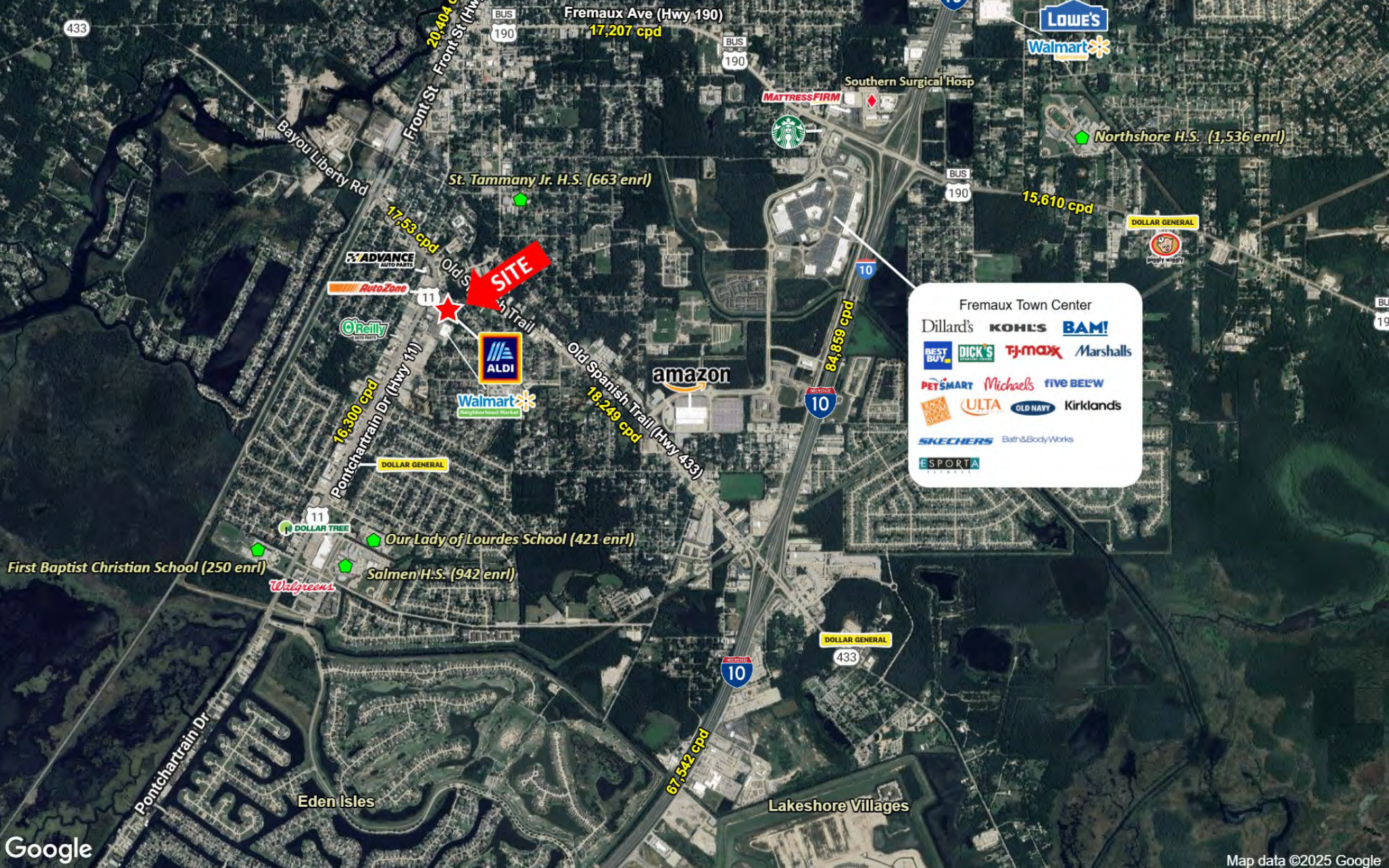


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