



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

3300 Paris Road

CHALMETTE, LA 70043

Jonathan Fawer

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WELL POSITIONED ALONG PARIS ROAD

3300 Paris Road, Chalmette, LA 70043

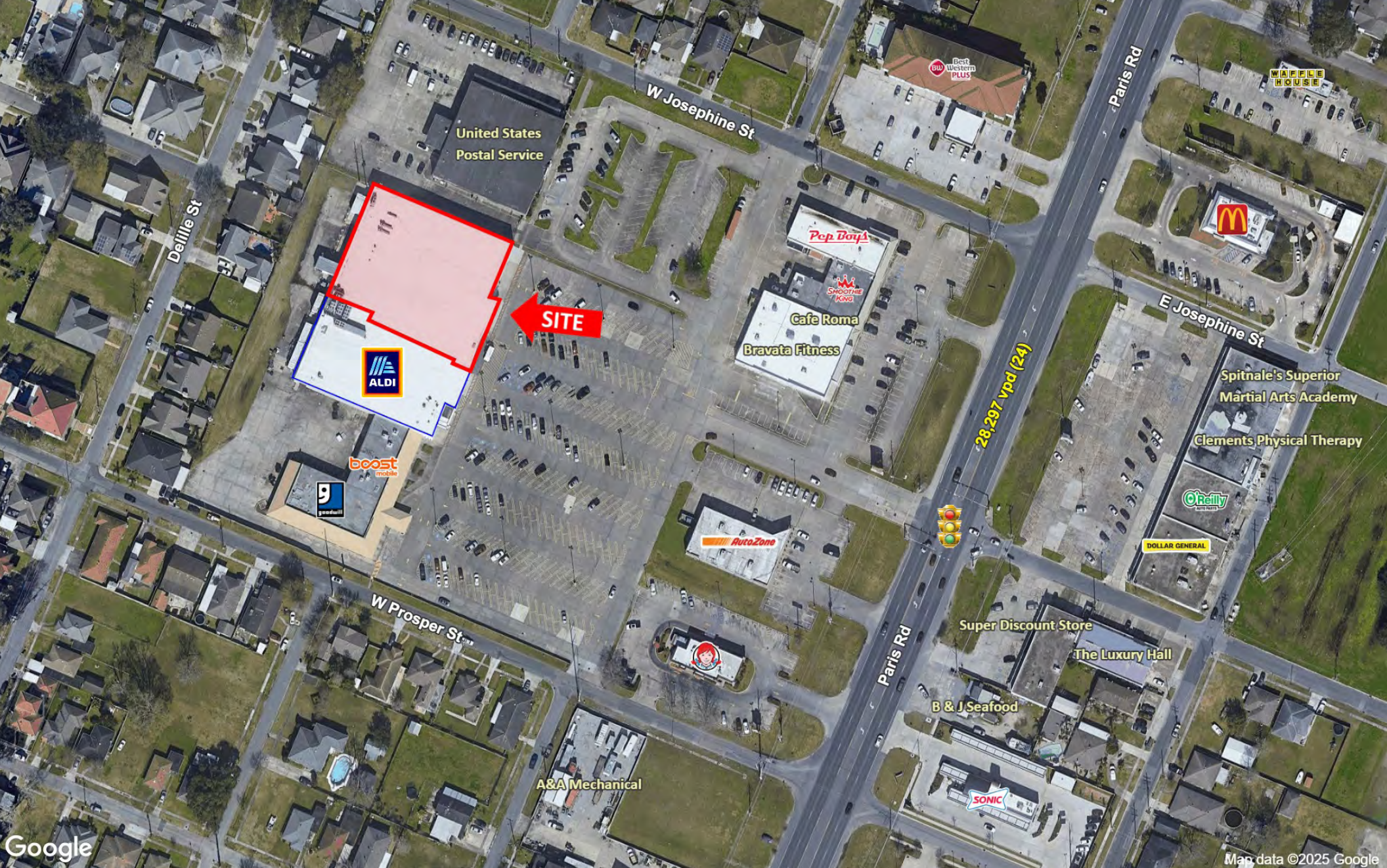
DESCRIPTION

Excellent opportunity fronting Paris Road, one of two main arteries serving the Chalmette market, a bedroom community to New Orleans and located in St. Bernard Parish. Paris Road becomes I-510 and connects with I-10 to the north. Park Plaza Shopping Center features a United States Post Office, Goodwill Industries, Smoothie King, AutoZone Auto Parts, and Wendy's. It abuts a highly residential area.

The space is located within the former Winn-Dixie that is being converted into an ALDI, scheduled for opening in October 2025. It is 34,638 sf and delivered in raw condition.

OVERVIEW

SIZE	34,638 sf
DIMENSIONS	171'8" x 200'
LEASE RATE	\$12.00/sf, NNN
NET CHARGES	approx. \$3.92/sf
PARKING	Approx. 330 shared spaces



3300 PARIS ROAD



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DEMOGRAPHICS (EST. 2025)

radius/drive time	1 mile	3 mile	5 mile	10 minute
Population:	13,570	32,603	60,242	53,049
Average HH Income:	\$76,517	\$81,851	\$74,659	\$77,324
Median HH Income:	\$57,971	\$60,121	\$57,357	\$59,721
Daytime Population:	3,726	7,921	13,948	9,644



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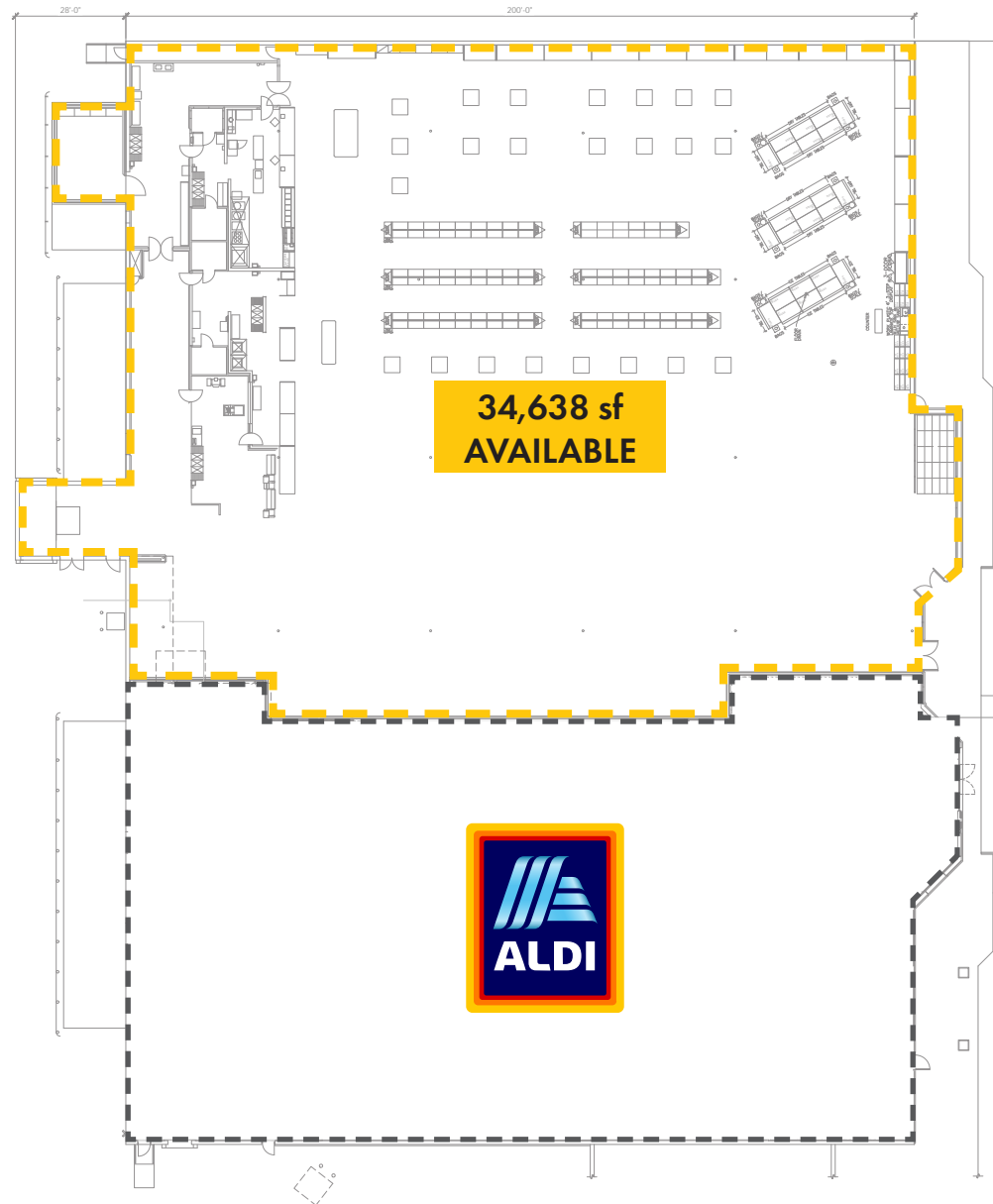
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SITE PLAN



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