



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

12125 Highway 90

LULING, LA 70070

Jonathan Fawer

jfawer@corp-realty.com
504.581.5005

Richard Weber

rweber@corp-realty.com
504.581.5005



SUBLEASE NEXT TO ALDI

12125 Highway 90, Luling, LA 70070

DESCRIPTION

Luling is a bedroom community southwest of New Orleans with excellent incomes. The 25,435-sf sublease space is located next to a new ALDI grocery store that will service the Luling, Boutte, and Hahnville markets. Located at the intersection of Highway 90 (18,147 vpd) and Lakewood Drive (3,907 vpd), the freestanding building has three curb cuts and ample parking. St. Charles Parish Library is adjacent to the property, while Highway 90 features parish offices, quick-serve restaurants, and an elementary school. ALDI opened at the end of June 2025 and the space will be delivered in raw condition.

OVERVIEW

SIZE	24,435 sf
DIMENSIONS	131' x 200'
LEASE RATE	\$11.00/sf, NNN
NET CHARGES	approx. \$2.58/sf
PARKING	Approx. 336 shared spaces



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CHAINLINKS
RETAIL ADVISORS

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12125 HIGHWAY 90



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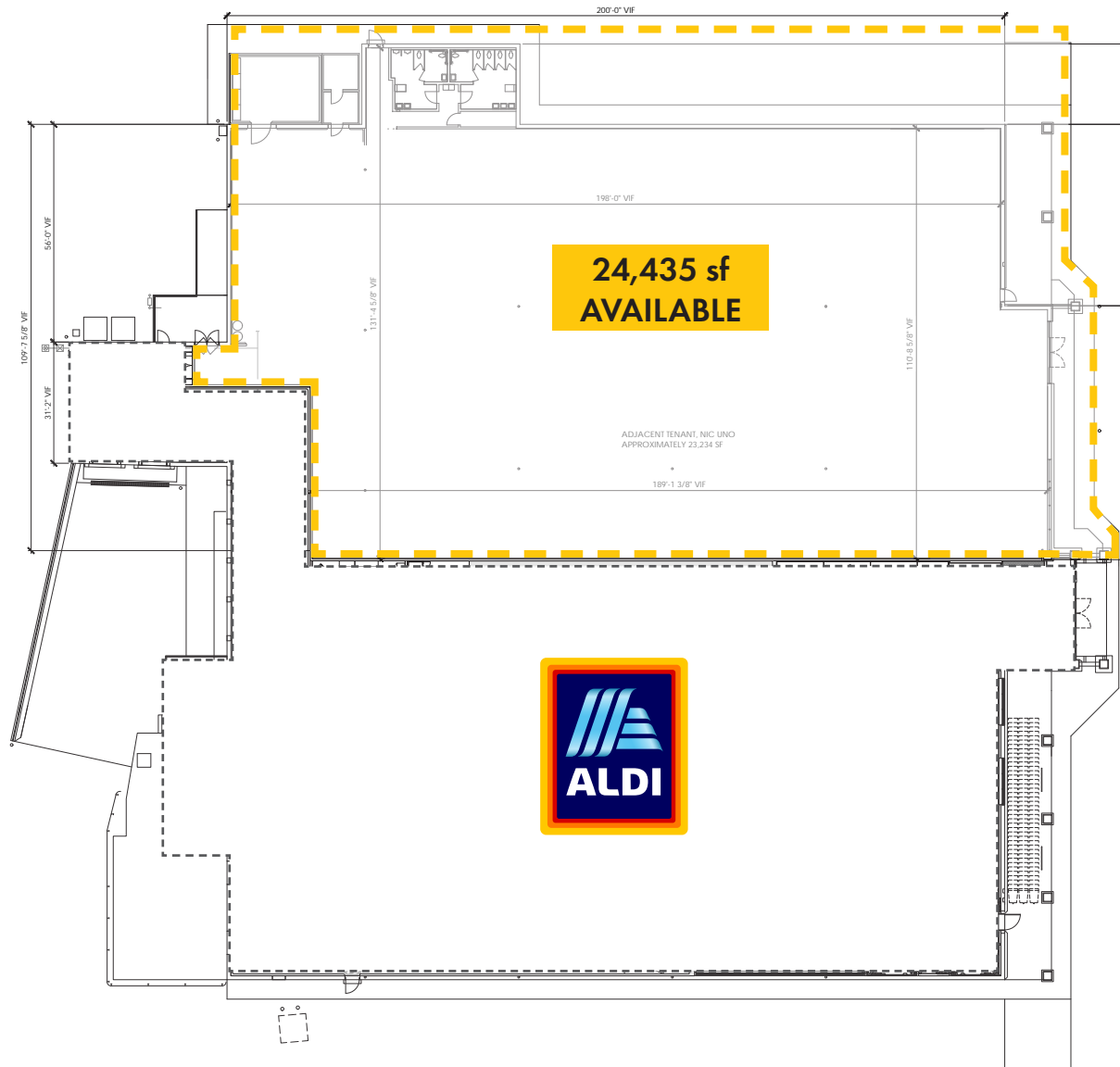
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12125 HIGHWAY 90

SITE PLAN



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