



➔ LEASE HOLD FOR SALE

- Ground lease
- 44 years remaining
- \$300,000 NNN per year rent expense
- NO RENT INCREASES OVER FULL TERM!
- Land appraised at \$5,070,000
- Lease hold rents projected to exceed ground lease rent

➔ AVAILABLE

- **LAND:** ± 80,000 Square Feet Total
- **BUILDING:** ± 22,350 Square Feet Total
± 13,950 Square Feet Maximum Contiguous

➔ TENANTS INCLUDE

- Christian Street Furniture - ± 5,400 SF
- Spine Care Center - ± 3,750 SF
- Party City - ± 10,200 SF
- Burger King - ± 3,000 SF

➔ MARKET AREA

The site sits on Veterans Memorial Boulevard, Jefferson Parish's longest and most prominent retail corridor. Located a few steps away is the Veterans Memorial Boulevard and North Causeway Boulevard intersection, consistently rated among the busiest intersection in the state and is considered the commercial epicenter of Metairie. Over 112,000 vehicles pass through the intersection daily.

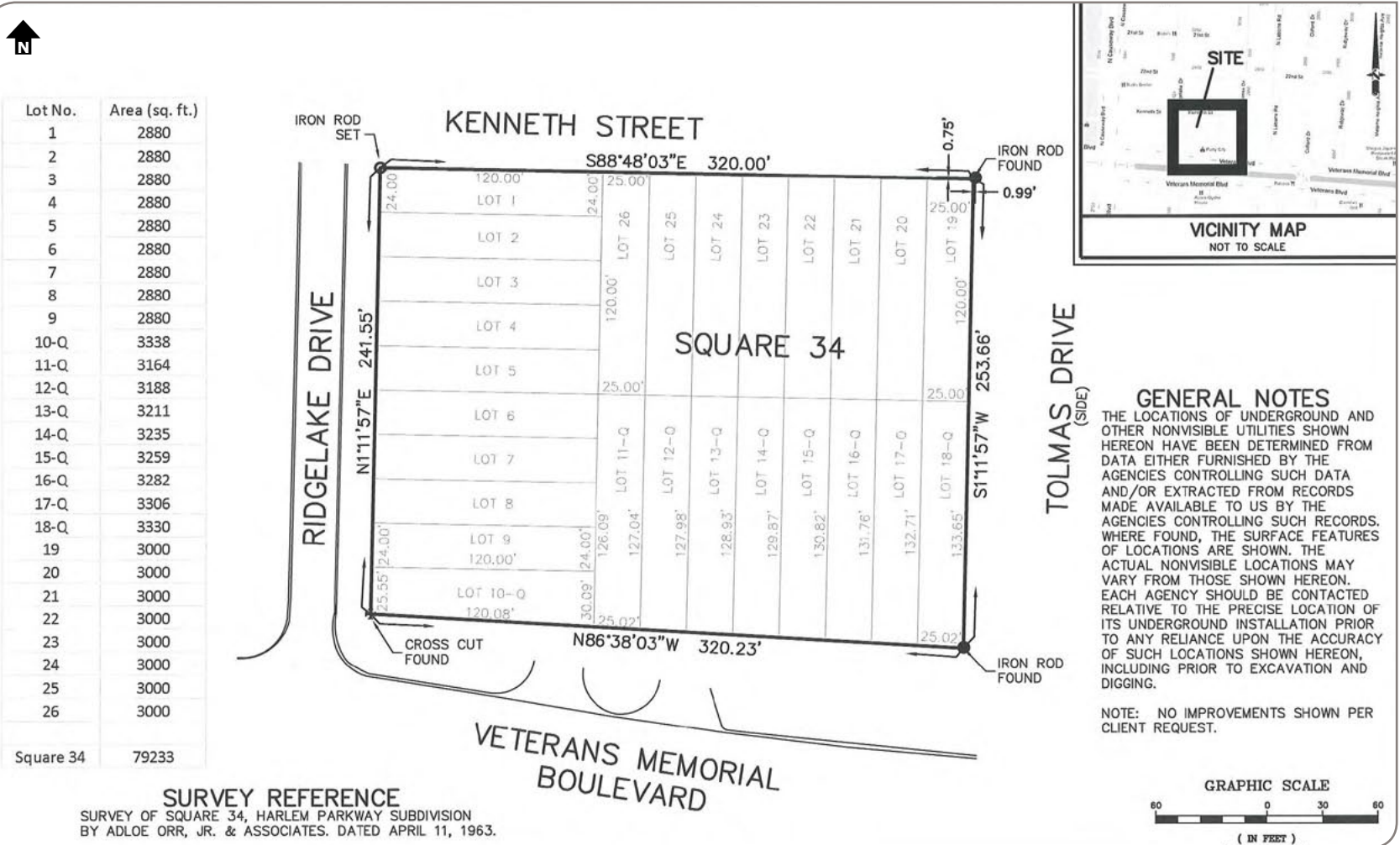
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The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice. 10/12



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OVERVIEW

LAND SURVEY

PHOTOS

AERIAL

RETAIL MAP

DEMOGRAPHICS



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OVERVIEW

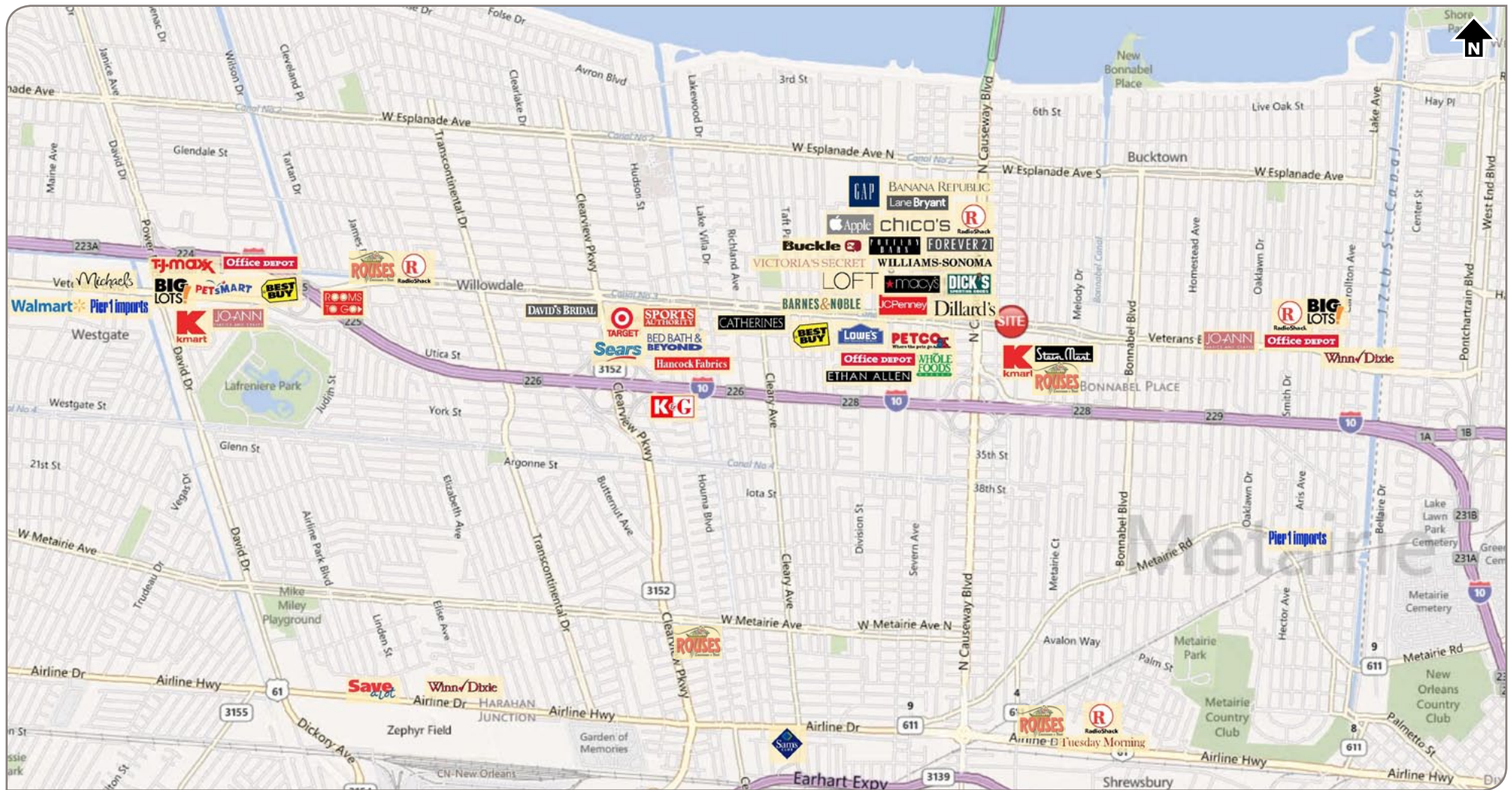
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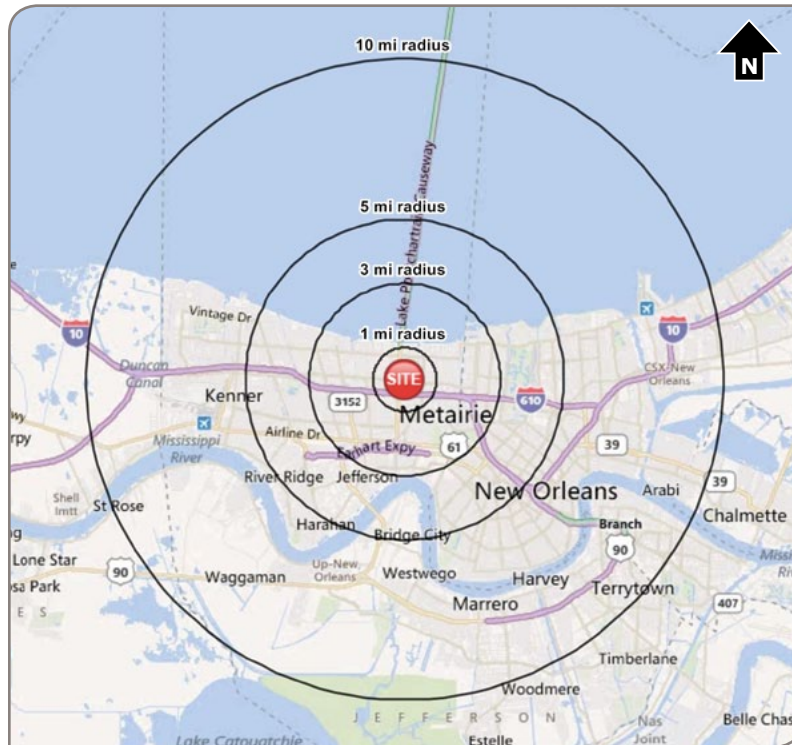
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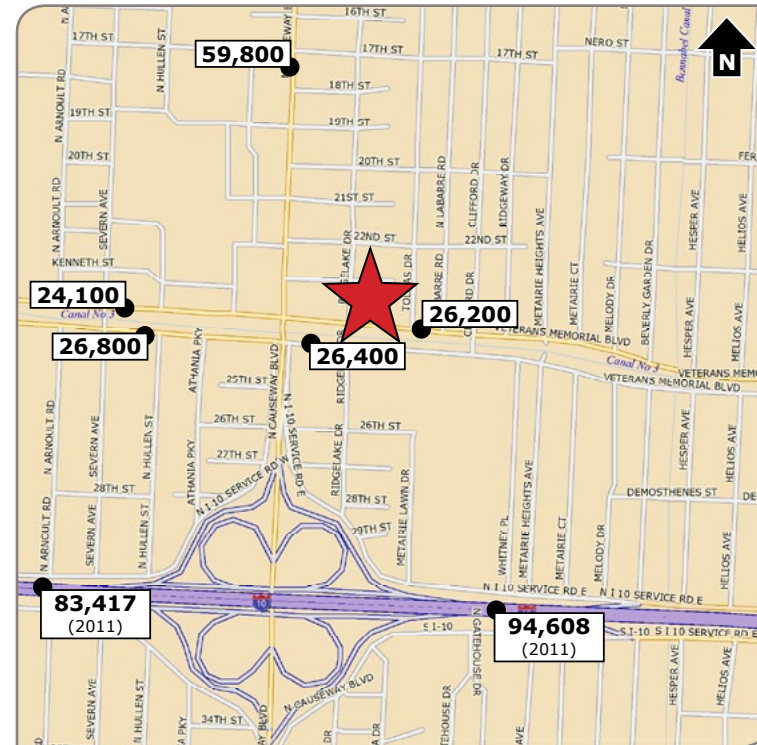
RETAIL MAP

DEMOGRAPHICS

↓ DEMOGRAPHIC MAP



↓ TRAFFIC COUNT MAP (ADT 2010)



➔ DEMOGRAPHICS - 2012 ESTIMATES

	1 MILE	3 MILE	5 MILE	10 MILE
POPULATION	19,522	121,828	279,594	674,087
AVG. HOUSEHOLD INCOME	\$68,291	\$79,215	\$76,082	\$64,920

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