

For Lease

New Retail Development



Location: River Garden Development
Tchoupitoulas Street at Felicity Street

Description: Located adjacent to the 200,000 SF Wal-Mart Supercenter, "River Garden is a master planned community located in the Lower Garden District of New Orleans. The development is comprised of approximately 60 acres bounded by the Mississippi River on one end and Magazine Street on the other. The redevelopment of the historic St. Thomas site includes a 64 units elderly facility, 596 new historically designed apartments, 35 apartments created through the restoration of historic buildings, 73 single family residences, 2.7 acre park, 100 unit Condominium Complex overlooking the Mississippi River and neighborhood retail. The Master Plan development is scheduled to be complete by 2008." -courtesy www.rivergardenneworleans.com This area serves Uptown New Orleans which has long had limited available retail. Tchoupitoulas is one of 3 major east/west arteries through Uptown.

Building Size: Building1 = 6,000 SF (60' bay depth)
Building 2 = 20,000 SF (60' bay depth)

Delivery Date: Fourth Quarter 2008

Rent: \$30 / SF / Year

Extra Charges: Triple Net Charges to be determined

Delivery Condition: Landlord's vanilla shell

Parking: Each building will have its own parking, but there is also on-street parking as well as large parking fields associated with the Wal-Mart Supercenter.

Demographics:	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population	13,436	57,382	100,354
Avg HHI	\$52,473	\$52,397	\$58,824
Median Age	32.4	34.6	34.7

For Further Information, please call:

**Emily Kramer or
Jonathan Fawer
504-581-5005
ekramer@corp-realty.com
jfawer@corp-realty.com**



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