RETAIL SPACE | **FOR LEASE**

Gentilly Shopping Center

3161 Gentilly Blvd

NEW ORLEANS, LA 70122

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HIGH-TRAFFIC SHOPPING CENTER ANCHORED BY AUTOZONE & FAMILY DOLLAR

3161 Gentilly Blvd., New Orleans, LA 70122

DEVELOPMENT DESCRIPTION

Gentilly Shopping Center is a well-established neighborhood retail center located at the signalized intersection of Gentilly Boulevard and Elysian Fields Avenue in New Orleans. The center features a strong mix of national and regional tenants including AutoZone, Family Dollar, Sherwin Williams, Anytime Fitness, and the U.S. Post Office, generating reliable daily traffic and repeat customer visits.

Gentilly is one of New Orleans' most stable and densely populated residential communities. The neighborhood is characterized by long-term homeownership, limited competing retail nodes, and consistent daily-needs demand. This retail center serves as a primary retail hub for residents between the Lakefront, I-610, and St. Roch.

The property benefits from excellent visibility at a hard corner intersection, multiple access points, strong co-tenancy, and convenient connectivity to I-610 and surrounding neighborhoods. Immediate proximity to the University of New Orleans and Dillard University (1,082 student enrollment in 2025) further strengthens the area's consumer base and daytime activity.

There are a variety of suite sizes, from inline to anchor, offering flexible opportunities for retail, service, medical, educational, or office users.

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GENTILLY SHOPPING CENTER

OVERVIEW & DEMOGRAPHICS

SIZE OF CENTER: 160,000 sf

RENTAL RATE: $15-$28 / sf

DEMOGRAPHICS (EST. 2025)

	1 mile	3 mile	5 mile
POPULATION:	17,798	11,766	265,474
AVERAGE HH INCOME:	$64,402	$84,859	$90,545
MEDIAN HH INCOME:	$49,527	$58,154	$61,829
DAYTIME POPULATION:	4,100	41,537	149,416

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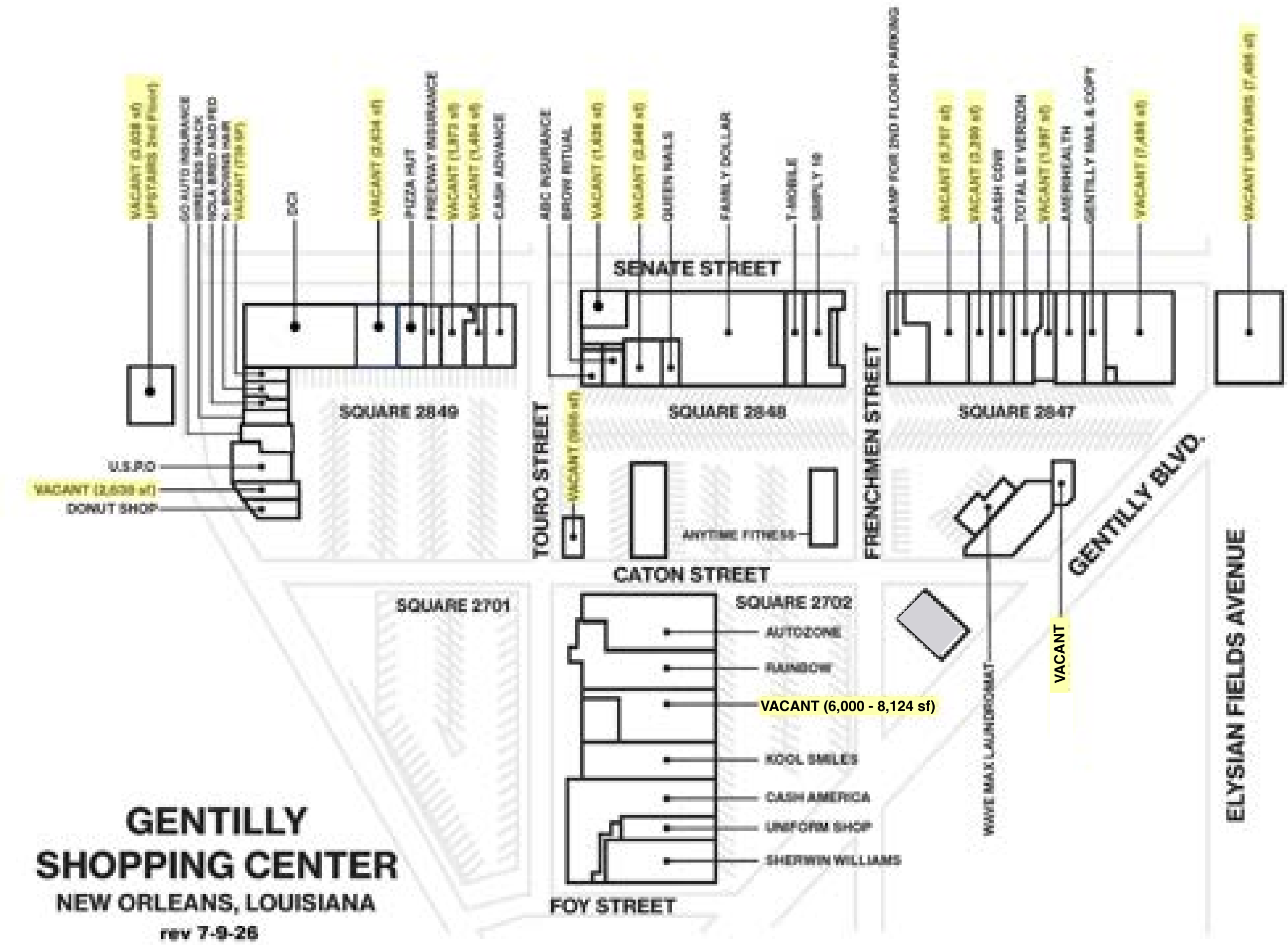
GENTILLY SHOPPING CENTER

SITE PLAN



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201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:		Seller/Lessor:	
______________________		______________________	
By:	______________	By:	______________
Title:	______________	Title:	______________
Date:	______________	Date:	______________
Licensee:	______________	Licensee:	______________
Date:	______________	Date:	______________

AgencyForm Rev. 10/10