



Single Tenant NNN* Investment Opportunity

8601 W. JUDGE PEREZ DRIVE | CHALMETTE, LA 70043

* NNN WITH VERY MINIMAL LANDLORD RESPONSIBILITY



EXCLUSIVE OFFERING MEMORANDUM

km Kidder
Mathews

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Chamlette
New Orleans

EXCLUSIVELY LISTED BY

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KIDDER.COM



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01

INVESTMENT SUMMARY

The Offering

Property Overview

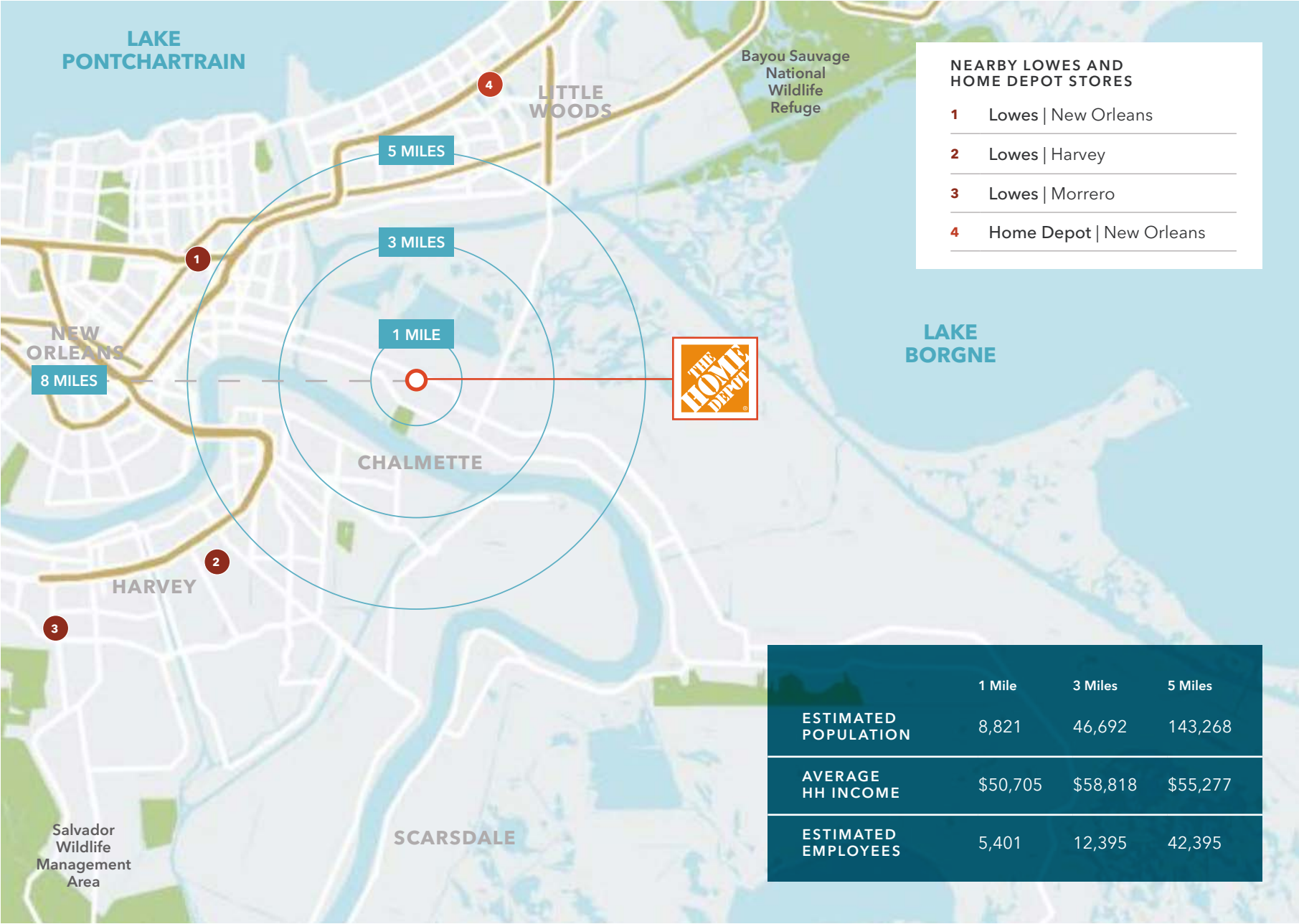
Investment Highlights

Aerials & Maps

Property Photos

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LOCATION MAP AND DEMOGRAPHICS





HOLIDAY INN EXPRESS

WAL-MART



FREDERICK J SIGUR CIVIC CENTER

THE RANCH

SUBJECT
PROPERTY



NUNEZ COMMUNITY COLLEGE



ST BERNARD PARISH HOSPITAL



rue21



JUDGE PEREZ DR



42,400
Cars Per Day



ANDRE JACKSON MIDDLE SCHOOL



10,000
Cars Per Day

CHASE



CHALMETTE ELEMENTARY



37,900
Cars Per Day

STATE HWY 46

STATE HWY 47

THE RANCH

PACKENHAM AVE

THE RANCH

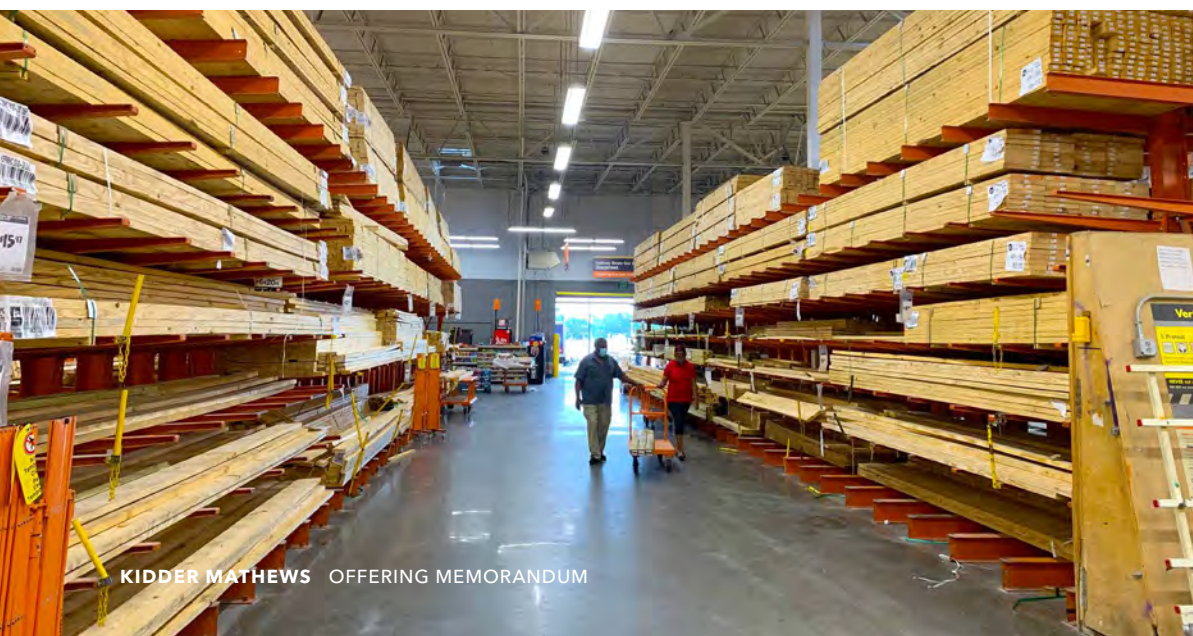
SUBJECT PROPERTY



Firestone

DE LA RONDE DR

W JUDGE PEREZ DR





TENANT PROFILE



The Home Depot, Inc. is the largest home improvement retailer in the United States, supplying tools, construction products, and services.

The Home Depot has 2,291 retail stores in all 50 states, the District of Columbia, Puerto Rico, U.S. Virgin Islands, Guam, 10 Canadian provinces and Mexico. In fiscal 2018, The Home Depot had sales of \$108.2 billion and earnings of \$11.1 billion. The company employs more than 400,000 associates. The Home Depot's stock is traded on the New York Stock Exchange (NYSE: HD) and is included in the DOW Jones industrial average and Standard & Poor's 500 index.



PUBLIC
(NYSE:HD)

COMPANY TYPE

\$11.24B

2020 NET INCOME

415,700

NUMBER OF EMPLOYEES

\$51.24B

2020 ASSETS

\$110.225B

2020 REVENUE

S&P:A

CREDIT RATING

→ [HOMEDEPOT.COM](https://www.homedepot.com)



FINANCIALS



03 AREA OVERVIEW

Chalmette
New Orleans



REPRESENTATIVE PHOTO OF CONSTRUCTION LOCATION - NOT INCLUDED IN THE SALE



AREA OVERVIEW

Chalmette is located in the Greater New Orleans region of Louisiana, approximately 8 miles from downtown New Orleans.

CHALMETTE, LA

POPULATION

Chalmette is a census-designated place in southeast Louisiana, United States. The 2010 census reported that Chalmette had 16,751 people. The 2011 population is listed as 17,119; however, the pre-Katrina population was 32,069 at the 2000 census.

LOCATION

Chalmette lies on the east bank of the Mississippi River, just downriver from Arabi, approximately two miles (3 km) from the border of New Orleans. It is approximately 8 miles from downtown New Orleans.

THE ECONOMY

Louisiana is one of the world's leading markets for energy production, processing, and transportation. It is a top producer of both crude oil and natural gas in the United States. Located at the mouth of the

Mississippi, the Greater New Orleans region is the operational hub for the state's offshore oil and gas industry and is home to many growing refineries and plants with billions of dollars in planned expansions. The energy, petrochemicals, and plastics industries employ thousands of skilled workers across the

88% of the US offshore oil rigs are located off Louisiana's coast

region and enjoy the support of political leaders who appreciate the importance of these industries for the region and state.

NEW ORLEANS, LA



Located just 8 miles away from New Orleans, Chalmette is part of the Greater New Orleans region.

New Orleans is a consolidated city-parish located along the Mississippi River in the southeastern region of the U.S. state of Louisiana. With an estimated population of 390,144, it is the most populous city in Louisiana.

Serving as a major port, New Orleans is considered an economic and commercial hub for the broader Gulf Coast region of the United States.

In 2018, New Orleans welcomed 18.51 million visitors, a 4.29 percent increase in visitors compared to the previous year. Tourism brings visitors not only to New Orleans, but also the surrounding towns and areas.



8 MILES
DISTANCE
TO CHALMETTE

20 MINUTES
DRIVING TIME
TO CHALMETTE





REPRESENTATIVE PHOTO - NOT INCLUDED IN THE SALE

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