

SUMMARY

AERIAL

INTERIOR PHOTOS

SURVEY & FLOOR PLAN

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

This ±1,047 SF medical office suite is ideally positioned along Lapalco Boulevard in Harvey, Louisiana, a high-traffic commercial corridor serving the West Bank and greater New Orleans market. Formerly home to an ENT clinic, the space is thoughtfully configured for specialty medical and dental-adjacent practices.

The suite offers a highly functional layout featuring a reception and waiting area, multiple exam rooms, a nurses' station, private restroom, and an executive office. Two separate entry doorways provide efficient patient circulation and operational flexibility.

The building is anchored by Complete Family Dental, creating a strong healthcare presence and steady daily activity. The space is particularly well-suited for oral surgery, orthodontics, ENT, medical imaging, sleep medicine, pediatric therapy, or other complementary specialty practices.

With shared on-site parking, excellent visibility, and easy access to surrounding neighborhoods including Gretna, Marrero, and Westwego, this location benefits from strong daily traffic counts, dense residential demographics, and a proven medical services corridor.

PROPERTY DETAILS

- Available SF – 1,047 SF
- Site Size – 0.26 acres
- Zoning – MUCD
- Flood Zone – AE
- Parking – +/- 25 spaces

LEASE RATE

- 18.00 PSF + NNN
- Estimated NNN - \$3 PSF



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BRADLEY COOK, CCIM
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CARLY PLOTKIN
Office: 504-523-4481
Direct: 504-620-8120
cplotkin@stirlingprop.com

LAPALCO MEDICAL OFFICE
1705 LAPALCO BLVD, HARVEY, LA 70058

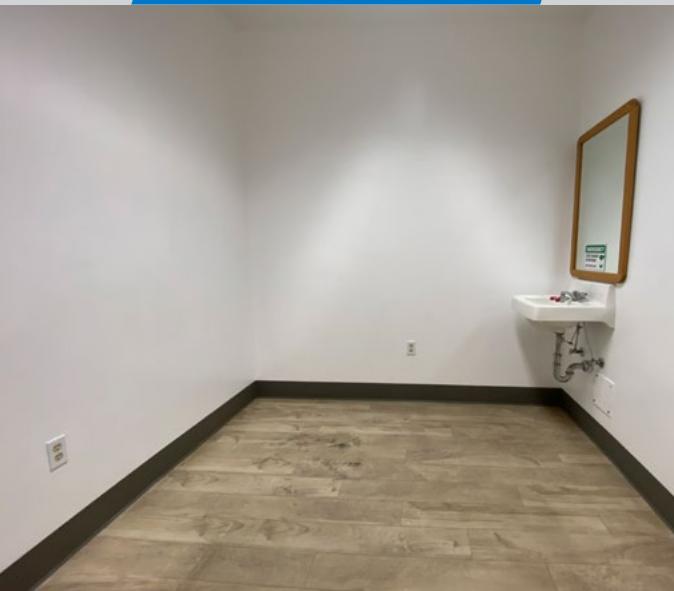
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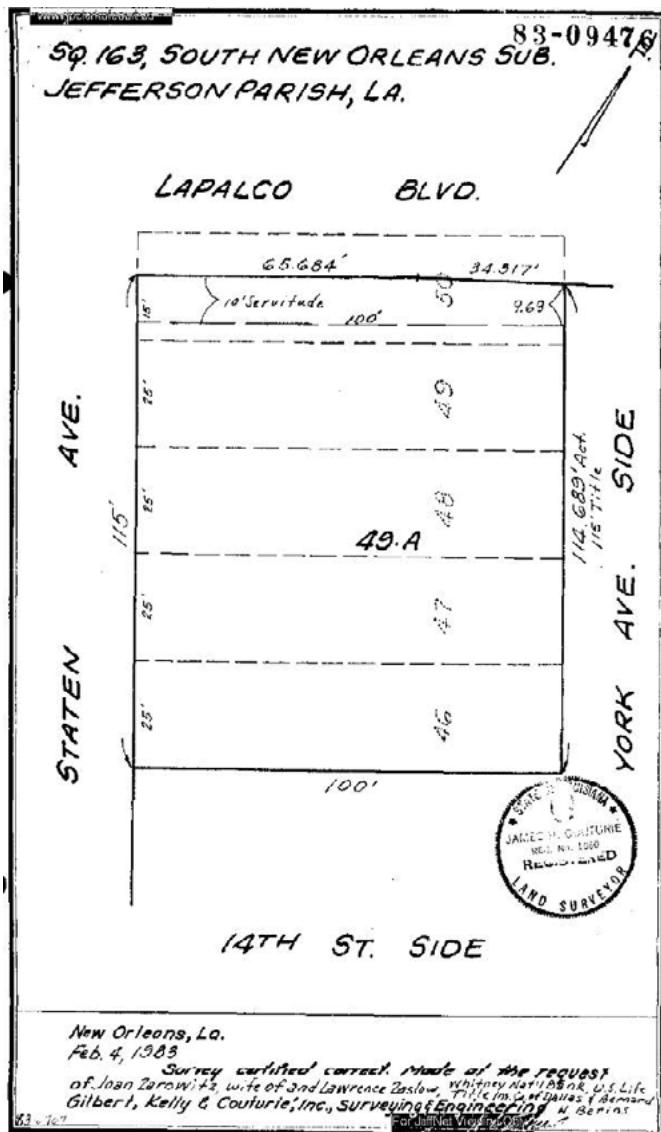
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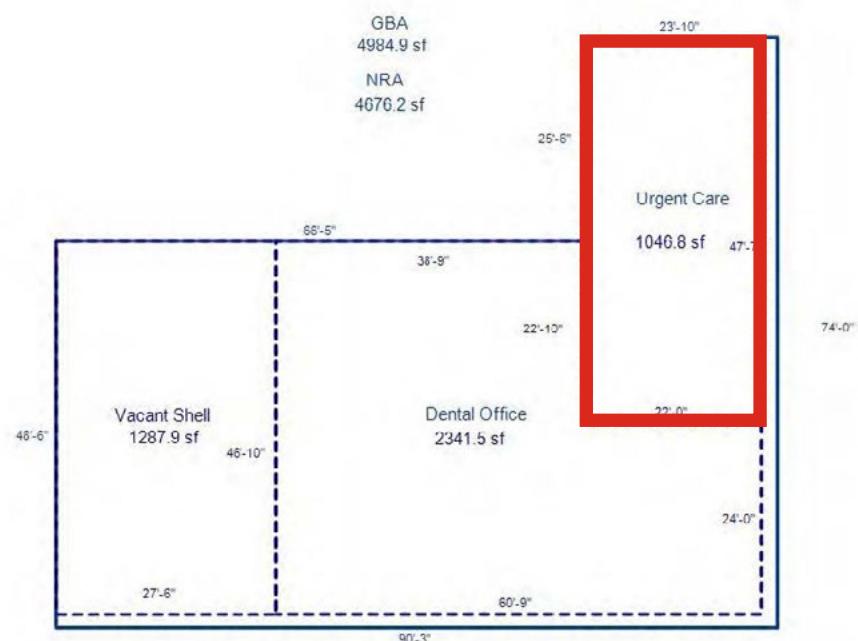
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DEMOGRAPHICS

SURVEY



FLOOR PLAN



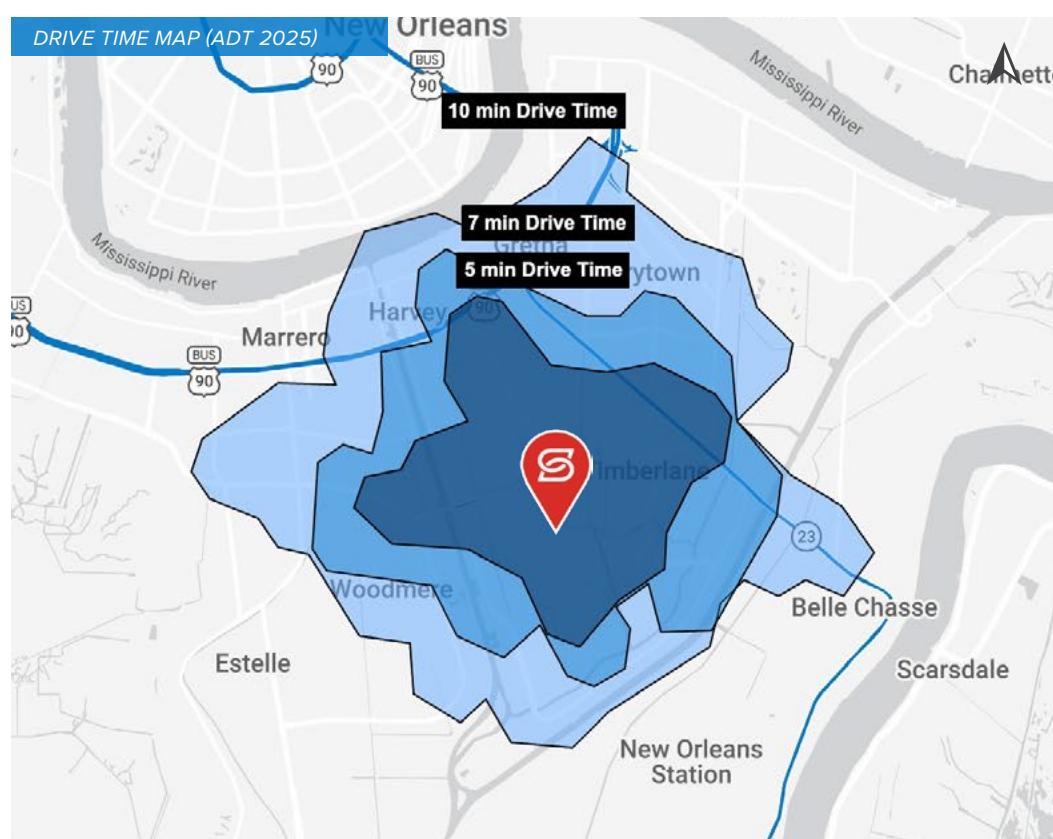
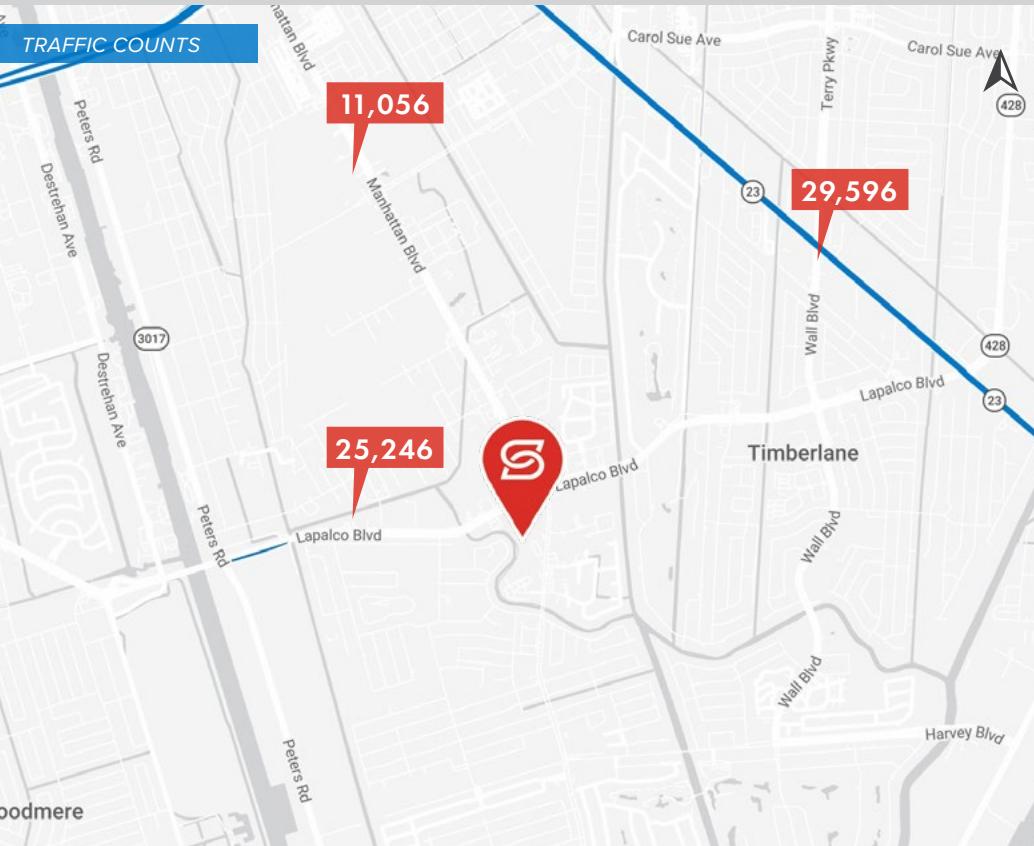
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2026 DEMOGRAPHICS



5 MIN 7 MIN 10 MIN
 39,959 68,985 110,976



5 MIN 7 MIN 10 MIN
 \$96,766 \$25,705 \$42,171



5 MIN 7 MIN 10 MIN
 14,924 25,705 42,171

Information from: Downtown Development District of New Orleans (2024)