



RETAIL PROPERTY FOR LEASE

# Metairie Centre

1700 Chemin Metairie Rd., Youngsville, LA 70592

Presented By:

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### LOCATION DESCRIPTION

Metairie Centre is a 33,500-square-foot lifestyle center strategically positioned along Chemin Metairie Parkway, one of Youngsville's primary commercial corridors. Located in the heart of the city's thriving retail hub, the center benefits from excellent visibility and strong co-tenancy. High-profile neighboring retailers include Rouses Market, McDonald's, Smoothie King, CC's Coffee, El Paso Mexican Restaurant, Taco Bell, Sonic, Walgreens, CVS, AutoZone, O'Reilly Auto Parts, and more.

Less than a mile from the Youngsville Sports Complex, Louisiana's premier sports and recreational facility. This vibrant 116-acre city park hosts over 1.2 million visitors annually with year-round sporting events, festivals, farmers' markets, and community activities.

Surrounded by prominent and well-established neighborhoods, Metairie Centre is located across the street from Sugar Mill Pond, a 500-acre traditional neighborhood development expected to house over 5,000 residents upon completion and less than a mile from Bailey's Grove, a recently announced 700-acre traditional neighborhood development with plans for 1,600 dwellings.

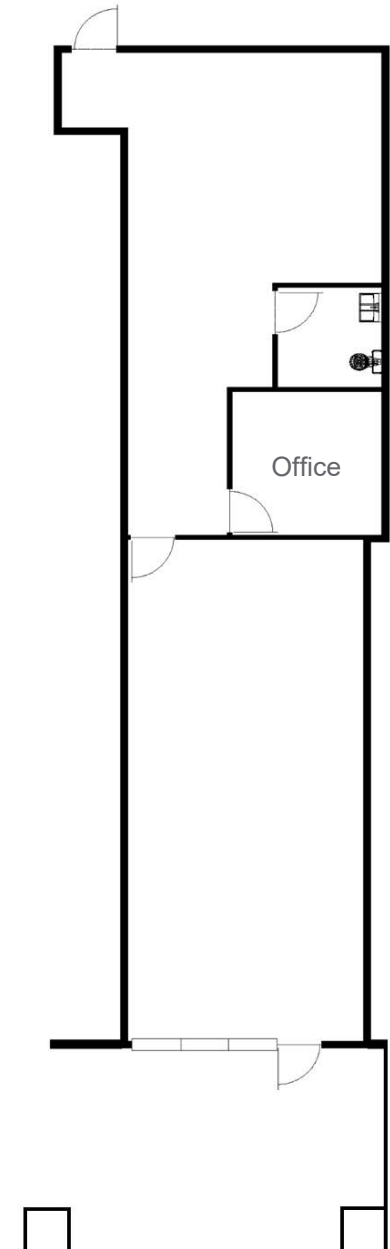
Minimum Rate:	\$22.00 SF/YR
CAM, Taxes, & Insurance:	\$5.82/ YR
Available SF:	1,233 SF
Build-Out:	Consumer Insurance Agency Office
Private Office:	One (1)
Center Size:	33,500 SF
Lot Size:	2.59 Acres
Parking:	191 Spaces
Zoning:	BG Business General
Flood Zone:	X-Minimal Flood Risk
Traffic Count:	18,492 ADT
Center's Foot Traffic:	33,446 Monthly Visits
Road Frontage	450+ Ft

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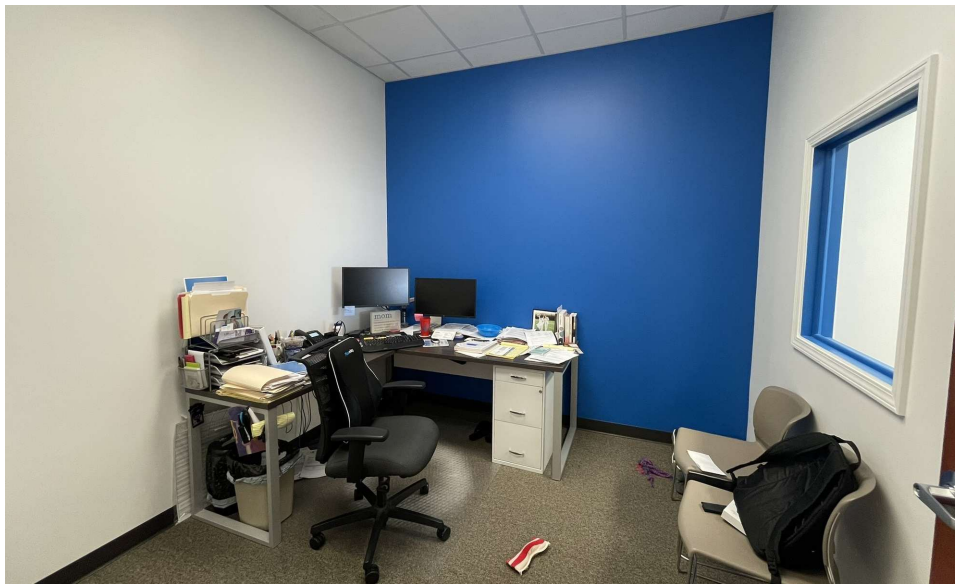
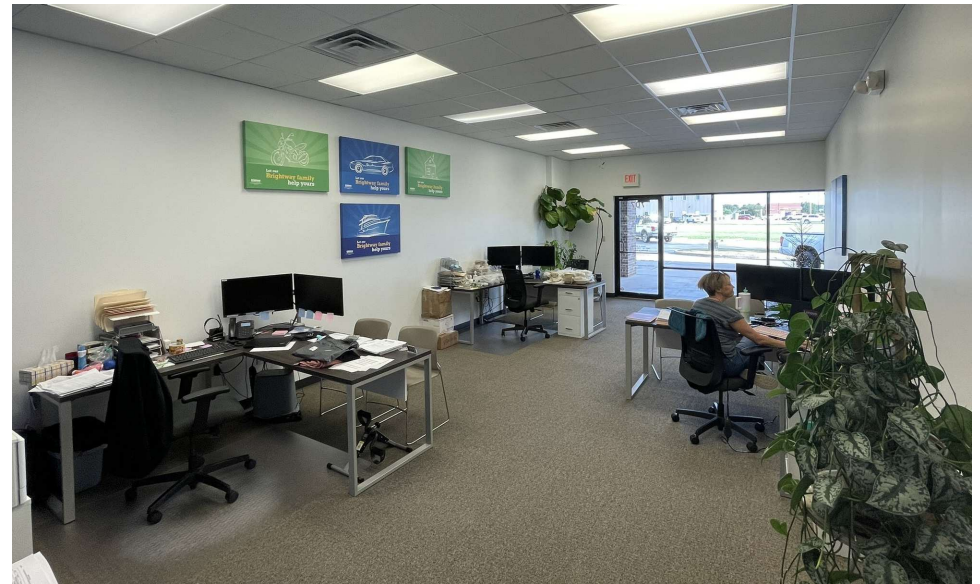


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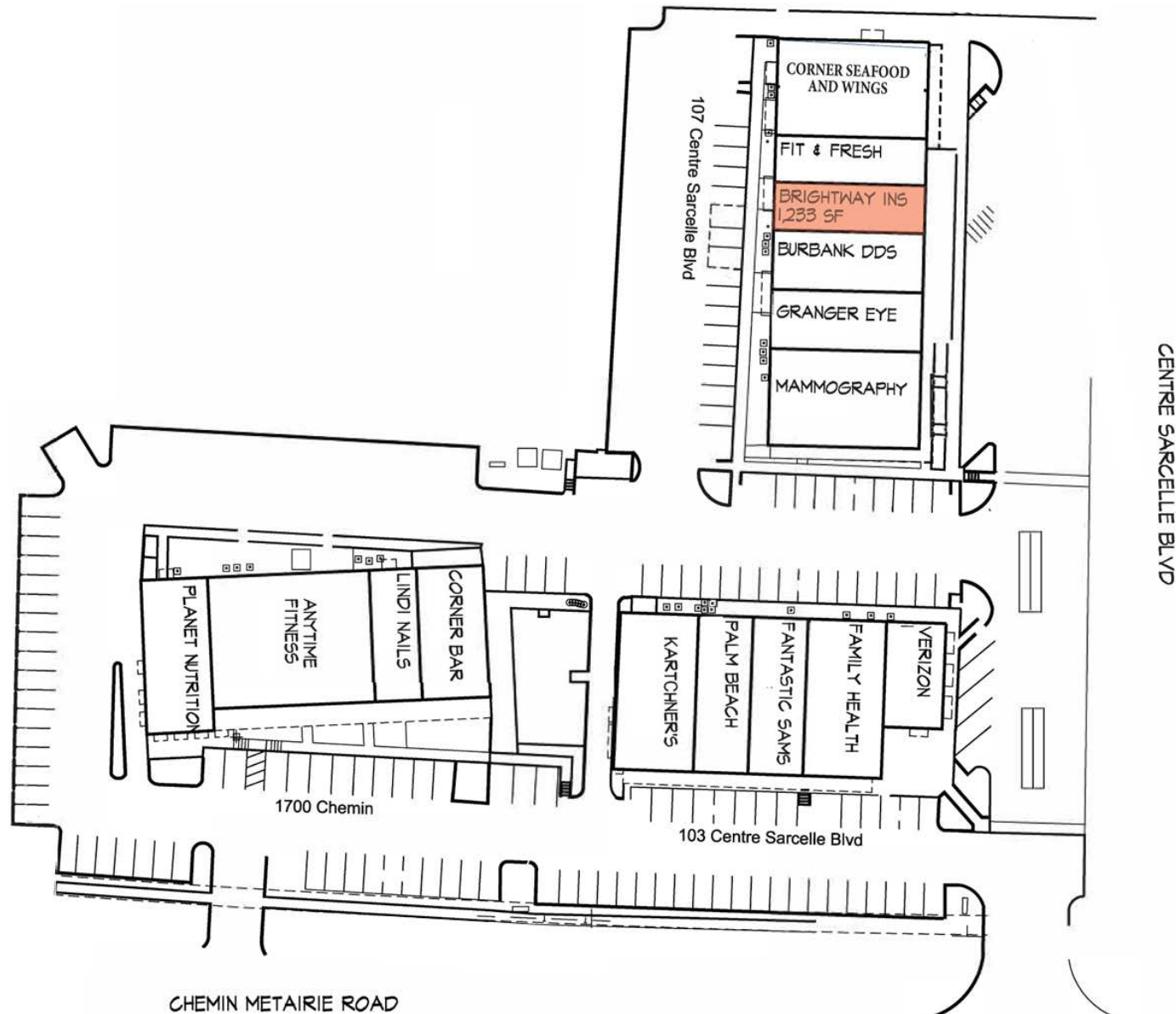


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## SPENDING POWER

Drive time of 10 minutes

### KEY FACTS (2025)



44,079

Total Population



16,312

Total Households



\$103,155

Median Household Income



36.0

Median Age



2.70

Average Household Size



\$84,256

Median Disposable Income



224.00

2025-2030 Growth Rate: Population (Index)



205.00

2025-2030 Growth Rate: Households (Index)



71.00

2025-2030 Growth Rate: Median HH Inc (Index)

### TOTAL SPENDING POTENTIAL (2025)



107

Retail Spending Potential Index



\$245,469,442

Annual Retail Trade Spending



\$43,807,108

Apparel/ Services



\$73,532,980

Food Away from Home



\$133,091,137

Health Care



\$72,519,476

Entertainment/ Recreation



\$65,948,905

Finance/ Insurance Sales



\$52,327,959

HH Furnishings/ Equipment



\$18,596,831

Personal Care Products/ Services



\$5,206,531

Large Appliance Expenditures



## Local Market Highlights:



### Unmatched Population Growth



Youngsville's population has exploded by over 370% since 2000 and is projected to continue climbing. With more than 19,000 residents and counting, this sustained growth outpaces regional and state trends, ensuring a steady influx of new households and shoppers. New master-planned communities like Bailey Grove will bring more than 1,600 new homes to market, meaning more rooftops and more customers.

### High Traffic from Regional Attractions



The Youngsville Sports Complex draws over 1.2 million visitors annually, serving as a year-round anchor for retail activity. Events draw families and sports teams from across the Gulf South, bringing with them demand for food, apparel, services, hospitality, and entertainment, an ideal opportunity for retail synergy.

### Infrastructure Supporting Growth



City leadership is proactively investing in roads, drainage, and connectivity improvements to support continued growth and mitigate congestion, creating a stable, business-friendly environment that's ready for retail expansion.



### Retail-Ready Developments

Major residential expansions, including the Sugar Mill Pond expansion and the new Bailey Grove community, are incorporating walkable retail and mixed-use space, integrating shopping and services directly into daily life for residents. Retailers can capitalize on built-in foot traffic and visibility in thoughtfully planned environments.

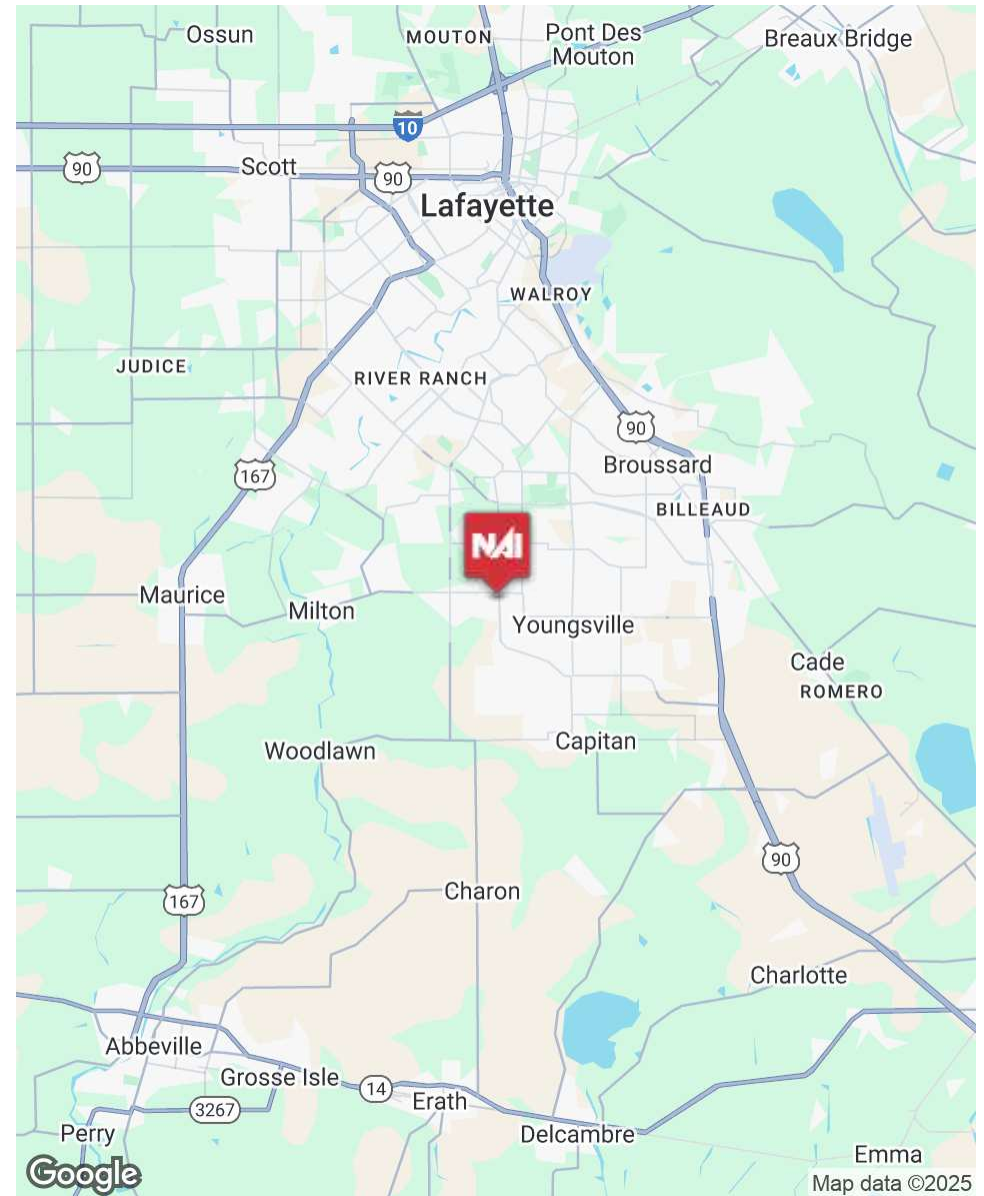
### Strong Consumer Spending Power

Youngsville's retail economy is outperforming regional and national benchmarks. The city recorded over \$483 million in total retail sales in 2024, a 3.70% year-over-year increase surpassing the U.S. average retail growth of 2.7% and significantly outpacing Louisiana's economic growth rate of 2.6%. This upward trend reflects not only a growing population but also a community with high disposable income and spending confidence. With a median household income exceeding \$111,000 and an average disposable income of \$90,340, Youngsville residents are fueling a strong local retail market. For retailers, this signals a prime opportunity to enter or expand within a market that consistently delivers above-average consumer activity.

### Bottom Line for Retailers

If you're looking to expand in South Louisiana, Youngsville is the market to watch. Its combination of affluence, rapid population growth, and high visitor traffic creates the ideal conditions for both national brands and local entrepreneurs to thrive. Whether you're planning a storefront, restaurant, service business, or anchor location, Youngsville offers location, lifestyle, and lasting value.









For More Information:

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