



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

RETAIL SPACE | FOR LEASE

Prime Veterans Blvd Location

5245 Veterans Memorial Boulevard

METairie, LA 70006

Jonathan Fawer
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NEXT TO NEWLY CONSTRUCTED STARBUCKS & PACIFIC DENTAL

5245 Veterans Memorial Boulevard, Metairie, LA 70006

DESCRIPTION

This 40,429-sf single-story retail building is situated on 3.321 acres along Veterans Memorial Boulevard, the primary retail corridor in Metairie. With 33,324 vpd, this site provides excellent visibility and proximity to other major retailers. It offers two curb cuts to Veterans Memorial Boulevard, and a curb cut each to Yale Street and Kent Avenue for easy customer access. The property has approximately 200 parking spaces

and highly visible signage. Originally constructed as a grocery store and most recently used by Conn's, the property was fully renovated in 2019, from foundation and parking to roof and HVAC. It is extremely adaptable and move-in ready.

Zoned commercial, this is a highly marketable property that will accommodate a variety of retail and commercial uses.

OVERVIEW

SIZE

40,429 sf building on 3.321 acre site

LEASE RATE

\$21.00/sf, net (est. net charges are approximately \$7.48/sf), "as is"

PARKING

200 surface parking spaces shared with co-tenants

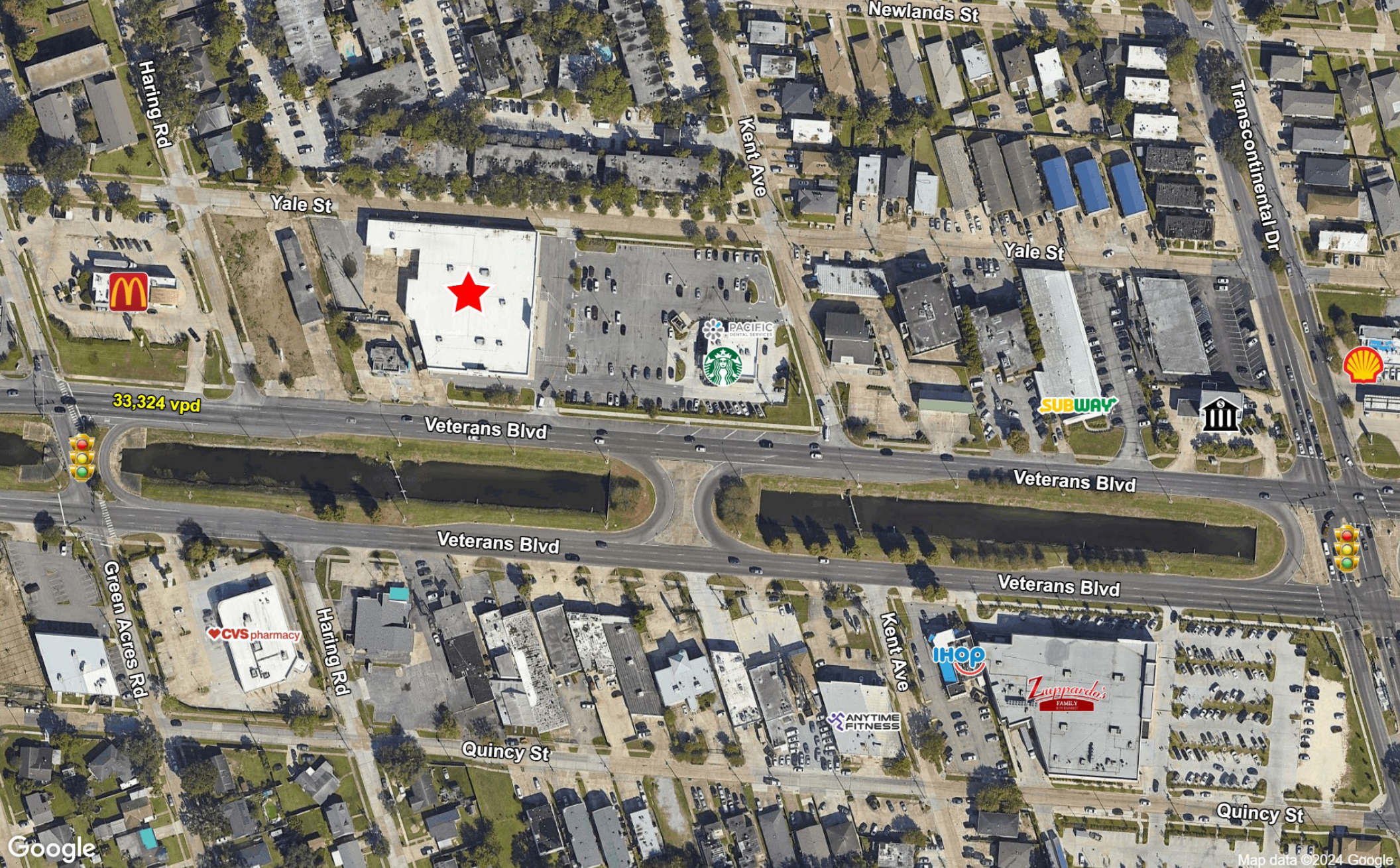


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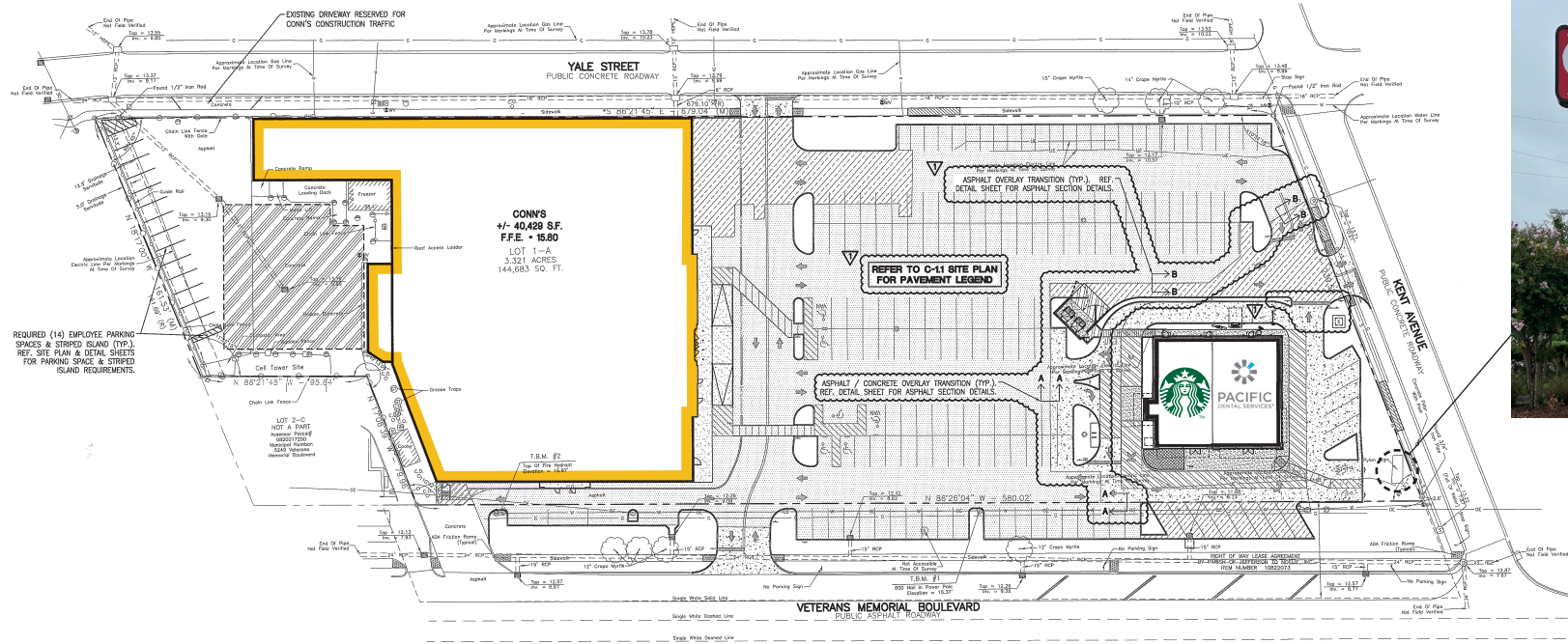
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SITE PLAN AND ADDITIONAL INFO



NET CHARGES

CAM	\$2.54/sf
Taxes	\$3.50/sf
Insurance	\$1.44/sf
Total	\$7.48/sf

DEMOGRAPHICS (EST. 2024)

radius	<u>1 mile</u>	<u>2 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	21,548	71,569	129,237	243,750
Median HH Income:	\$63,825	\$79,732	\$75,760	\$74,145
Daytime Population:	5,745	20,066	62,329	127,743



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