



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

RETAIL | FOR LEASE

Ground Floor Spaces in Luxury Apartment Building

3100 Lake Villa Drive

METAIRIE, LA 70002

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NEWLY CONSTRUCTED RETAIL SPACES IN HEART OF METAIRIE COMMERCIAL CORRIDOR

3100 Lake Villa Drive, Metairie, LA 70002

DESCRIPTION

Latitude Apartments features 170 luxury apartment units over ground-floor retail space and is one of Metairie's newest mixed-use developments. Located one block off Veterans Memorial Boulevard behind Moo-yah Burgers, Fitness Expo, and Raising Cane's, the property sits at the center of a high-traffic retail corridor surrounded by national brands, local favorites, and dense residential neighborhoods.

The ground floor retail spaces feature high ceilings, new mechanical and utility systems, and flexible configurations ideal for restaurants, coffee concepts, fitness studios, or service-oriented users. Tenants will benefit from dedicated parking and convenient access to Veterans Boulevard, Clearview Parkway, and I-10. The building's residents serve as a built-in customer base and source of consistent foot traffic. This is a premier opportunity to establish a storefront within this busy commercial area.

DETAILS

SUITE A	845 rsf - \$25.00 prsf, NNN
SUITE B	1,624 rsf \$25.00 prsf, NNN
SUITES A+B	2,469 rsf \$25.00 prsf, NNN

Can be leased separately or together

ZONING	C-2 Commercial
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PARKING	On-site surface and structured parking available
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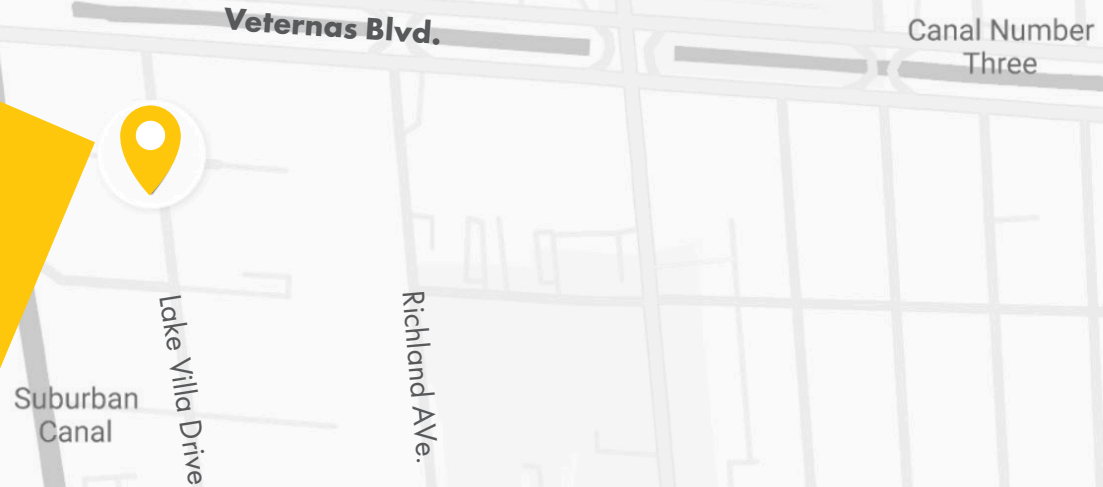
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3100 LAKE VILLA DRIVE



Demographics (est. 2025)

	1 MILE	3 MILE	5 MILE
POPULATION	26,547	126,938	251,716
AVERAGE HH INCOME	\$87,658	107,409	\$109,630
MEDIAN HH INCOME	\$63,162	\$79,939	\$79,902
DAYTIME POPULATION	15,807	150,799	222,691

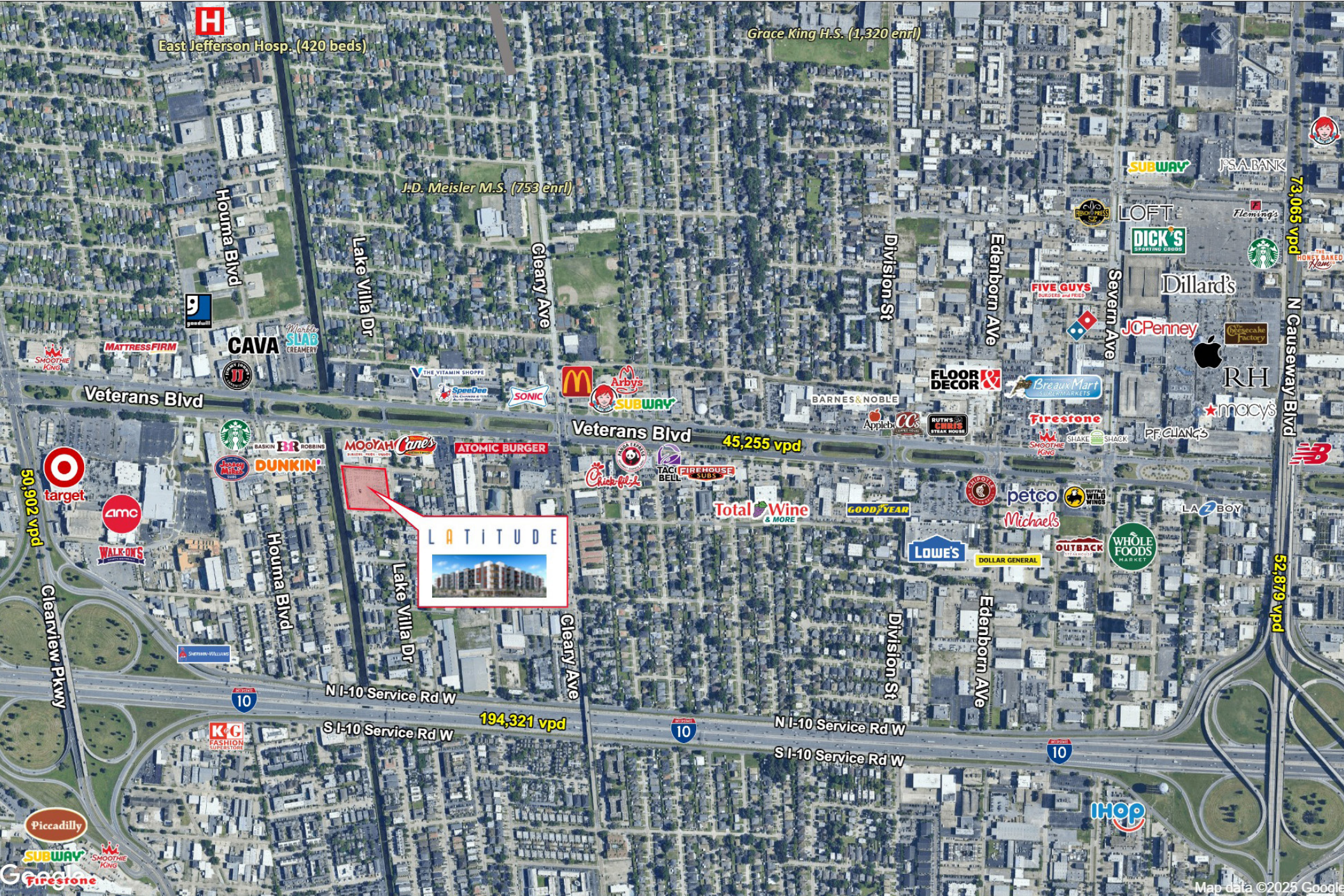


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