



# CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

RETAIL SPACE | FOR LEASE

## Highly Visible Retail Spaces or Pad Site

Westbank Village Shopping Center

HARVEY, LA 70058

**Emily Kramer**

[ekramer@corp-realty.com](mailto:ekramer@corp-realty.com)  
504.581.5005

**Jonathan Fawer**

[jfawer@corp-realty.com](mailto:jfawer@corp-realty.com)  
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## WESTBANK VILLAGE SHOPPING CENTER

Located just off Westbank Expressway on Manhattan Boulevard

### PROPERTY HIGHLIGHTS

- Located on Manhattan Blvd, the major retail street in the Westbank submarket of New Orleans
- In a popular retail node anchored by well-known national tenants
- Great visibility from Westbank Expressway
- Signalized intersection
- Pylon signage available

### PROPERTY DETAILS

#### AVAILABLE SPACES:

- **9,018 sf** with exposure to both the Westbank Expressway and Manhattan Blvd formerly occupied by a national retailer. The space is available now at a rental rate of \$16.50/rsf/year, NNN.
- **7,500 sf** with exposure to Manhattan Blvd formerly occupied by Kirkland's is vacant and available on 3/1/2026 at a rental rate of \$22.00/rsf/year, NNN.
- Pad site up to **14,000 sf** (owner would consider build-to-suit). Contact Agents for current rate.



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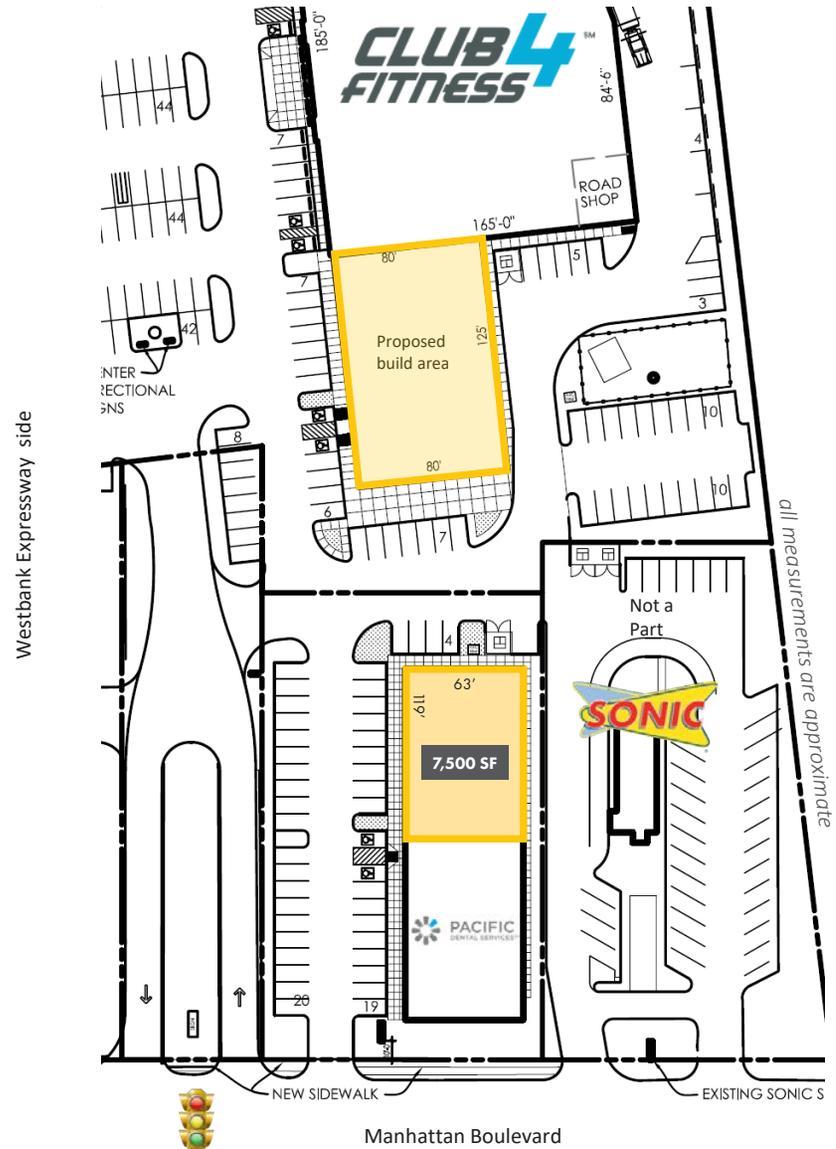
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## AVAILABLE SPACE



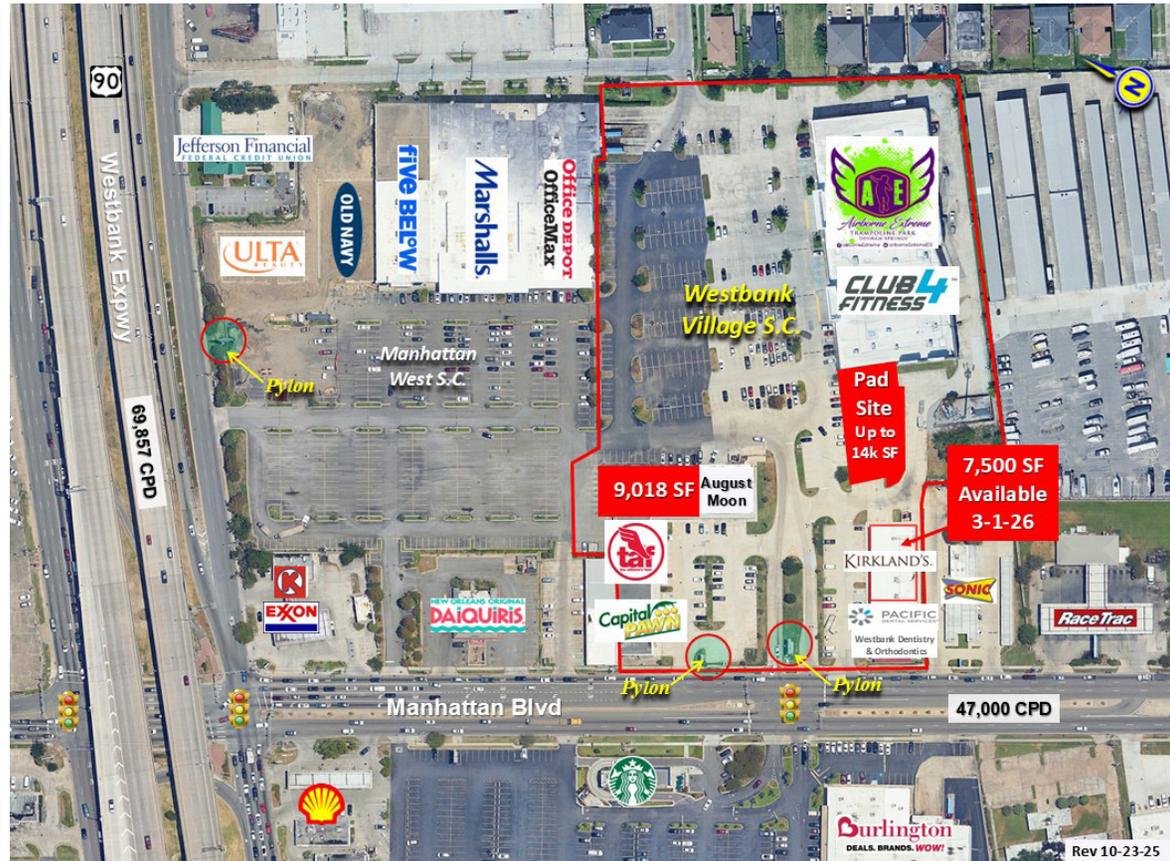
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# WESTBANK VILLAGE

## AERIAL



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 ekramer@corp-realty.com  
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Rev 10-23-25

# WESTBANK VILLAGE

## NEIGHBORHOOD & DEMOGRAPHICS

### CO-TENANCY

Club4Fitness            Airborne Extreme  
 The Athlete's Foot    Capital Pawn  
 Pacific Dental           August Moon

### TRAFFIC COUNTS

Manhattan Blvd—47,000 CPD  
 Westbank Expressway—69,857 CPD

### RETAILERS IN THE AREA

Five Below            Office Depot  
 Marshalls            AMC Theater  
 PetSmart             Barnes & Noble  
 Sam's Club           Best Buy  
 Target                 Lowe's  
 Michaels             Walmart Superstore  
 World Market        Petco  
 Old Navy              ULTA

### DEMOGRAPHICS (EST. 2025)

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
POPULATION:	16,768	127,030	325,518
MEDIAN HH INCOME:	\$42,488	\$65,235	\$68,049
DAYTIME POPULATION:	13,483	67,977	191,804



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