

2701 RICHLAND AVENUE
METAIRIE, LA 70002

AVAILABLE FOR LEASE

LARGE METAIRIE LAND PARCEL

2701 Richland Ave

TALBOT
REALTY GROUP

TALBOT REALTY GROUP

747 MAGAZINE STREET, SUITE 7, NEW ORLEANS, LA 70130

(504) 525-9763

WWW.TALBOT-REALTY.COM

LOCATION: 2701 Richland Avenue
Metairie, LA 70002

LEASE RATE: \$6,500.00 Per Month, NNN

LOT SIZE: 44,472 Square Feet

LOT DIMENSIONS: 225' x 200'

ZONING: C-2, General Commercial District

REAL ESTATE TAXES: \$7,509.50

COMMENTS: Strategically positioned within the highly sought-after, barrier-to-entry Metairie market, this site offers a premier location situated directly between the I-10 Service Road and Veterans Boulevard. The property benefits from immediate, contiguous adjacency to key regional economic drivers, bustling retail power centers, and dense, firmly established residential communities.

The information in this brochure has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisor, You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. March 2026



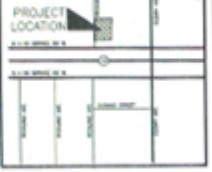
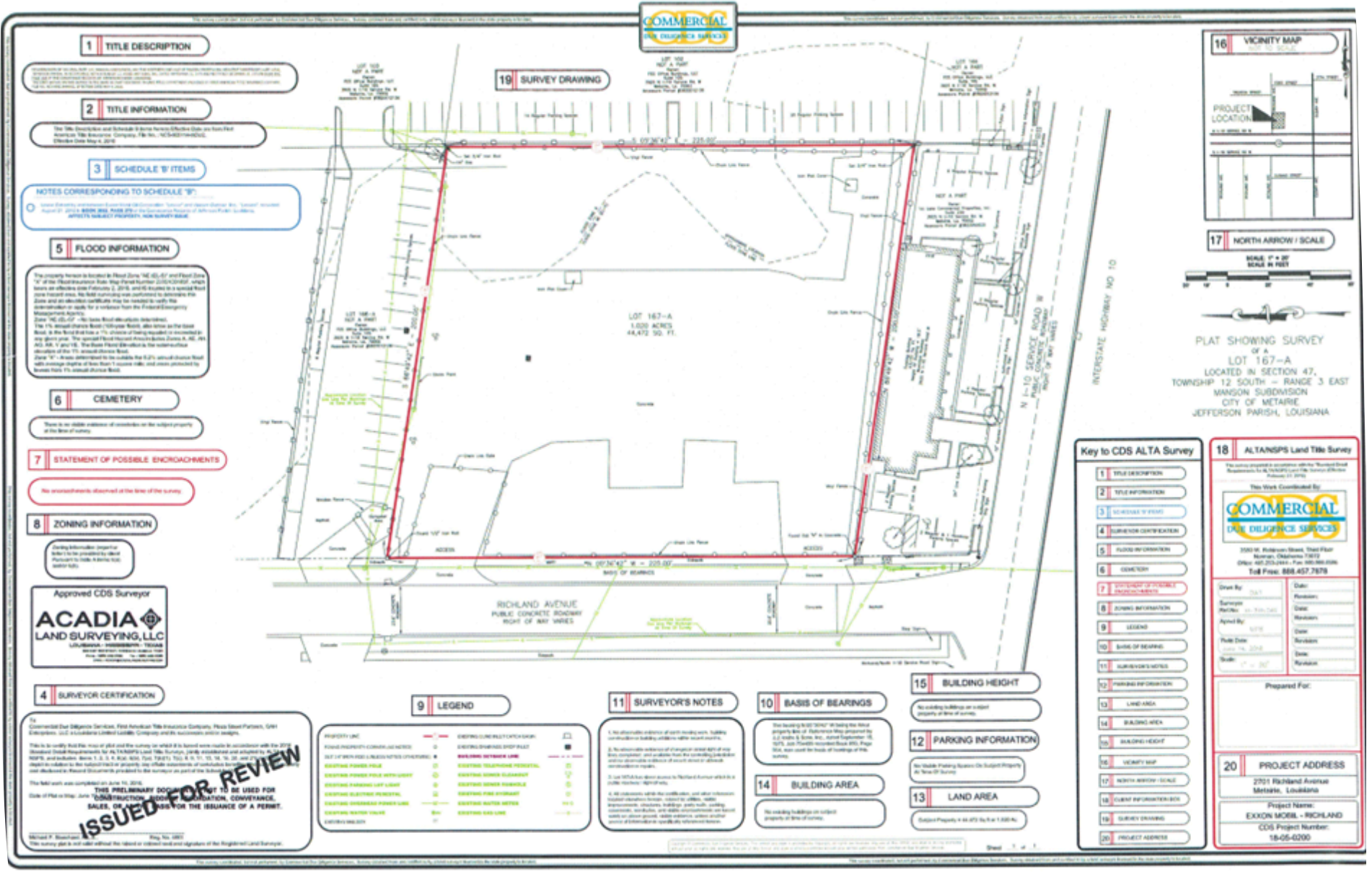
FOR MORE INFORMATION CONTACT:

BOBBY TALBOT, CCIM

(504) 525-9763

btalbot@talbot-realty.com

www.talbot-realty.com



PLAT SHOWING SURVEY OF A LOT 167-A LOCATED IN SECTION 47, TOWNSHIP 12 SOUTH - RANGE 3 EAST WANGSON SUBDIVISION CITY OF METAIRIE JEFFERSON PARISH, LOUISIANA

Key to CDS ALTA Survey	
1	TITLE DESCRIPTION
2	TITLE INFORMATION
3	SCHEDULE 'B' ITEMS
4	SURVEYOR CERTIFICATION
5	FLOOD INFORMATION
6	CEMETERY
7	STATEMENT OF POSSIBLE ENROACHMENTS
8	ZONING INFORMATION
9	LEGEND
10	BASE OF BEARINGS
11	SURVEYOR'S NOTES
12	PARKING INFORMATION
13	LAND AREA
14	BUILDING AREA
15	BUILDING HEIGHT
16	VICINITY MAP
17	NORTH ARROW / SCALE
18	CLIENT INFORMATION
19	SURVEY DRAWING
20	PROJECT ADDRESS

18 ALTANSPLS Land Title Survey

The Work Completed By:

COMMERCIAL
LAND SURVEYING SERVICES

3363 W. Robinson Street, Third Floor
Metairie, Louisiana 70002
Office: 887.273.2444 • Fax: 887.989.0266
Toll Free: 888.457.7678

Drawn By: [Name] Date: [Date]
 Surveyed: [Date] Date: [Date]
 Applied By: [Name] Date: [Date]
 Public Date: [Date] Date: [Date]
 Title: [Date] Date: [Date]

Prepared For:

20 PROJECT ADDRESS
2701 Richland Avenue
Metairie, Louisiana
Project Name:
EKKON MOBIL - RICHLAND
CDS Project Number:
18-05-0200

