



CORPORATE REALTY

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

RETAIL SPACE | FOR LEASE

Highly Visible Retail Space or Pad Site

Westbank Village Shopping Center

HARVEY, LA 70058

Emily Kramer

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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.
- Pad site up to **14,000 sf** (owner would consider build-to-suit). Contact Agents for current rate.



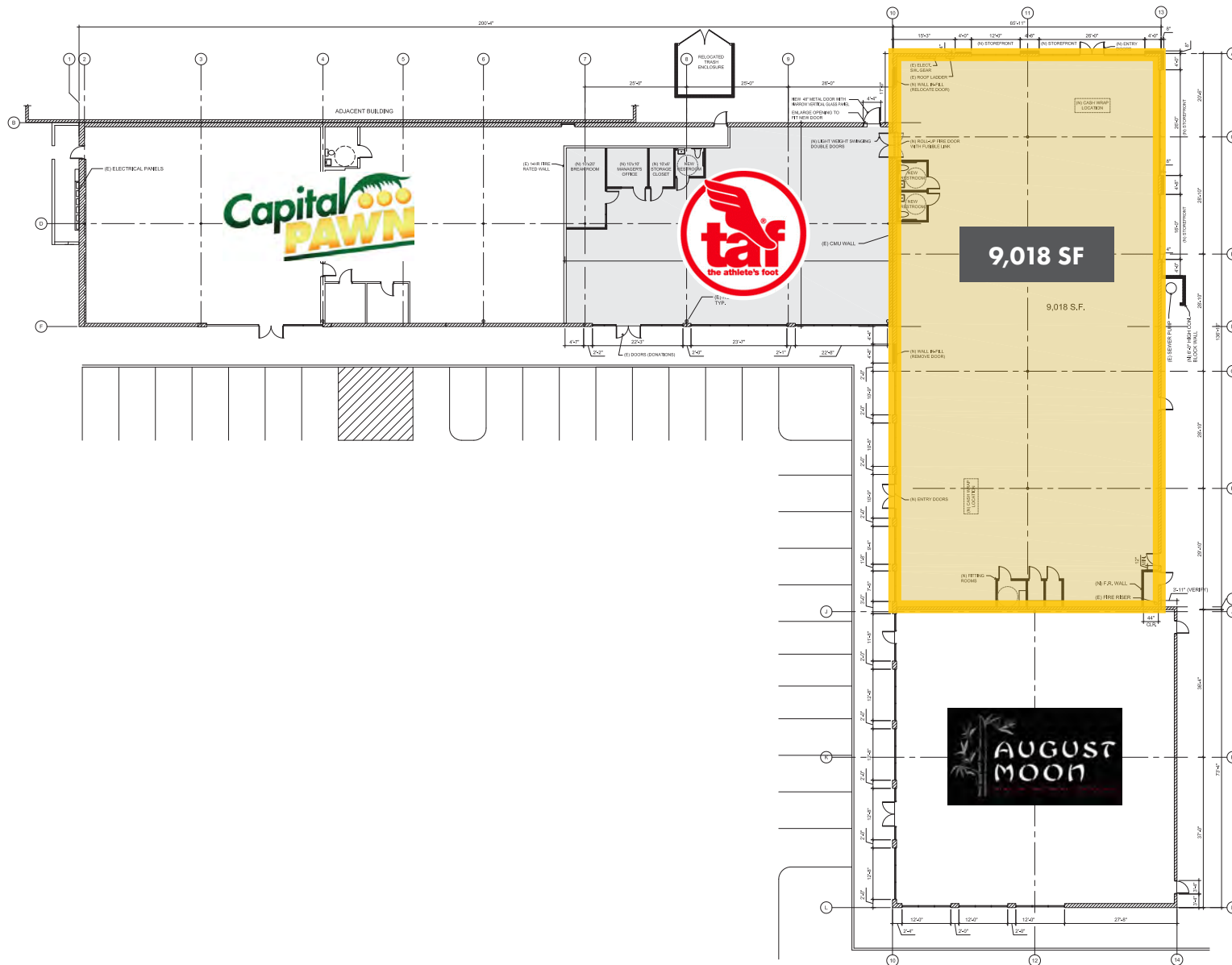
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AVAILABLE SPACE



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WESTBANK VILLAGE

AERIAL



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WESTBANK VILLAGE

NEIGHBORHOOD & DEMOGRAPHICS

CO-TENANCY

Club4Fitness Airborne Extreme
 TAF Kirkland's
 Pacific Dental August Moon
 Capital Pawn

TRAFFIC COUNTS

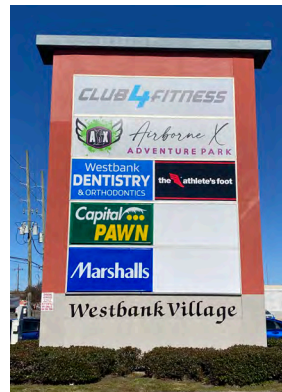
Manhattan Blvd—47,000 CPD
 Westbank Expressway—69,718 CPD

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. 2024)

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
POPULATION:	16,667	125,705	324,932
MEDIAN HH INCOME:	\$40,400	\$62,246	\$64,035
DAYTIME POPULATION:	12,948	66,566	182,120



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