

## FOR LEASE

### PROPERTY SUMMARY

Old Metairie Village is a recently renovated, 3-story mixed-use development with upscale retail occupying the first floor and medical and office tenants occupying the second and third floors. Located in Metairie, a suburb of New Orleans, the immediate neighborhood near Old Metairie Village is known as Old Metairie. The income demographics and housing prices in Old Metairie are among the highest in the New Orleans area. Old Metairie Village and Oakridge Place (across the street) play a dominant role in this Metairie sub-market due to the diverse tenant mix, traffic counts and affluent market base.

### AVAILABILITY

#### Second Floor

- Suite DD: 1,500 SF
- Suite EE: 1,575 SF
- Suite MM-1: 3,200 SF

#### Third Floor

- Suite AAA: 9,244 SF

### TENANTS INCLUDE

- U.S. Post Office
- Massage Envy
- CC's Coffee House
- Zoës Kitchen
- Metairie Bank & Trust
- Sola Salon Studios
- Boudreaux's Jewelers
- Old Metairie Dermatology
- and many more!

### TRAFFIC COUNT (ADT 2023)

Metairie Road: 11,473

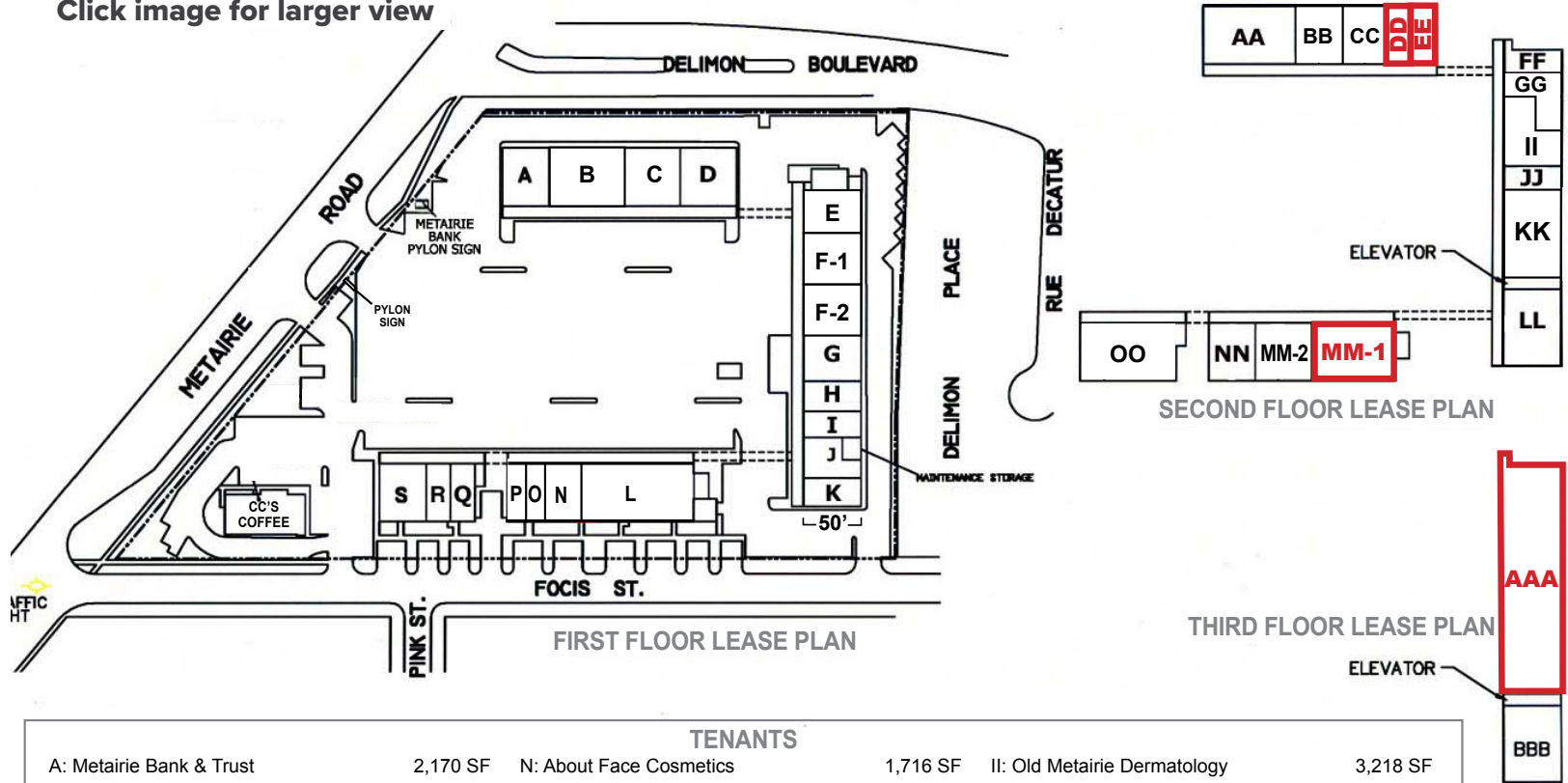
### 2023 DEMOGRAPHICS

	1 MI	2 MI	3 MI
Population	13,637	63,045	145,731
Avg. HH Income	\$173,309	\$114,830	\$102,413





Click image for larger view



### TENANTS

A: Metairie Bank & Trust	2,170 SF	N: About Face Cosmetics	1,716 SF	II: Old Metairie Dermatology	3,218 SF
B: Massage Envy	3,409 SF	O: Elizabeth's Fine Footwear	1,000 SF	JJ: Edward Jones	1,000 SF
C: Zoës Kitchen	2,567 SF	P: iNails Spa	1,000 SF	KK: East Jefferson General Hospital Clinic	4,140 SF
D: ZukaBaby	2,000 SF	Q: TCBY	1,000 SF	LL: Dr. Gerald Tully, Dentist	1,658 SF
E: Pure Barre	2,002 SF	R: Subway	1,000 SF	<b>MM-1: Available</b>	<b>3,200 SF</b>
F-1: Stretch Zone	1,886 SF	S: Boudreaux's Jewelers	2,050 SF	MM-2: JustNuero	2,700 SF
F-2: Poke Loa	1,000 SF	AA: Metairie Orthopedic & Sports Therapy	3,050 SF	NN: Dr. Pamela Shaw, Pediatric Dentist	2,200 SF
G: European Wax Center	2,000 SF	BB: Crescent Physicians	2,000 SF	OO: Sola Salon Studios	4,046 SF
H: Scholars	1,500 SF	CC: Stuckey Orthodontics	2,000 SF	<b>AAA: Available</b>	<b>9,244 SF</b>
I: Sharkey's Cuts for Kids	1,000 SF	<b>DD: Available</b>	<b>1,500 SF</b>	BBB: Pain Intervention Center	3,324 SF
J: Dr. Lisa Wyatt, DDS	2,000 SF	<b>EE: Available</b>	<b>1,575 SF</b>	Outparcel: CC'S Coffee House	2,280 SF
K: Blo Bar Bleu	1,050 SF	FF: Tillery & Tillery Law Offices	1,000 SF		
L: U.S. Post Office	4,253 SF	GG: Dr. David Myers, Internest	1,635 SF		