

**NAI**Rampart

**FOR LEASE**

*Exceptional Retail Opportunity*

**3230 Severn Avenue, Metairie, LA**



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NAI RAMPART // 504.569.9300 // 110 VETERANS MEMORIAL BLVD., SUITE 250, METAIRIE, LA 70005 // [RAMPARTCRE.COM](http://RAMPARTCRE.COM)



This outstanding retail opportunity is located at the corner of Severn Avenue and 18th Street in the heart of the Metairie shopping district, directly across from the New Orleans metropolitan area's most successful regional shopping destination, Lakeside Shopping Center.

The building was completely renovated in 2019. Currently configured as a retail jewelry store showroom, it can be easily adapted to a wide variety of retail concepts.

The property enjoys exceptional visibility and access, with paved parking for 23 cars, and access from both Severn Avenue and 18th Street.



- ❖ 6,000 SF of turn-key retail space
- ❖ Free-standing building
- ❖ 120' X 150' lot with parking for 23 cars
- ❖ Recently renovated and in excellent condition
- ❖ High traffic, high visibility location
- ❖ Signalized hard corner of Severn Avenue and 18th Street
- ❖ Fat City Pedestrian-Core District (FC-1) zoning allows for a wide variety of retail uses
- ❖ **Priced at \$39.50 psf/yr NNN**



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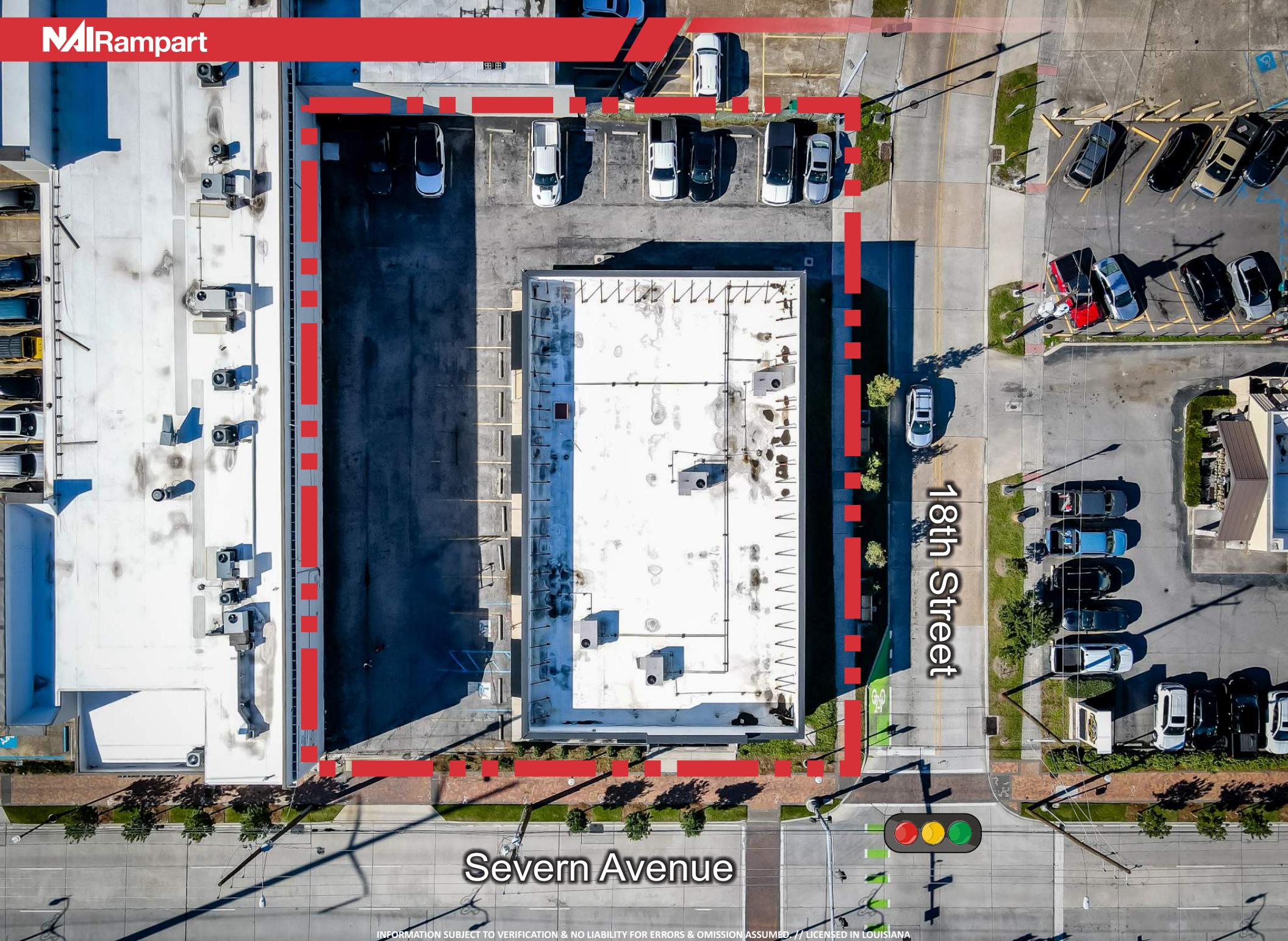
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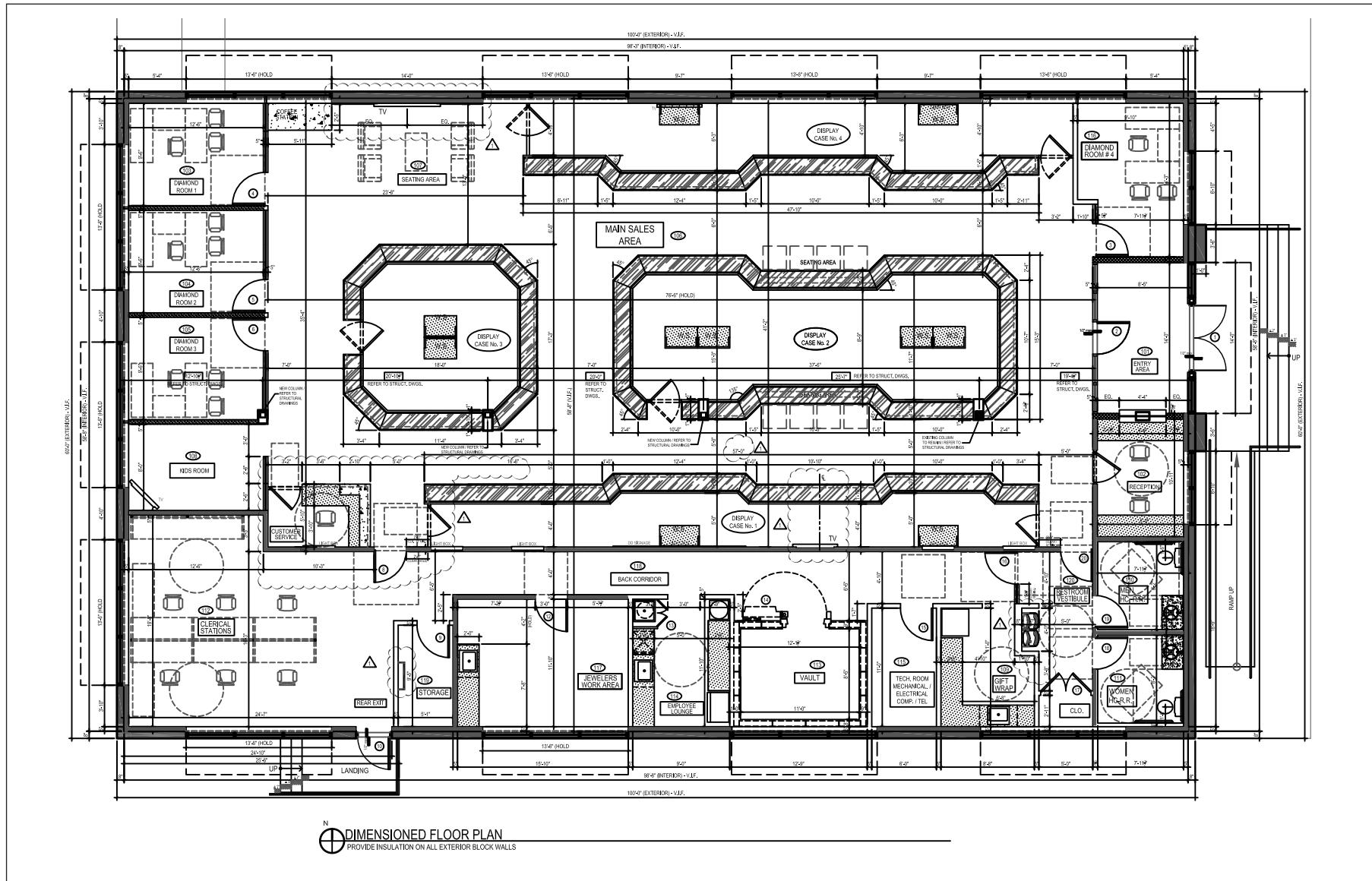
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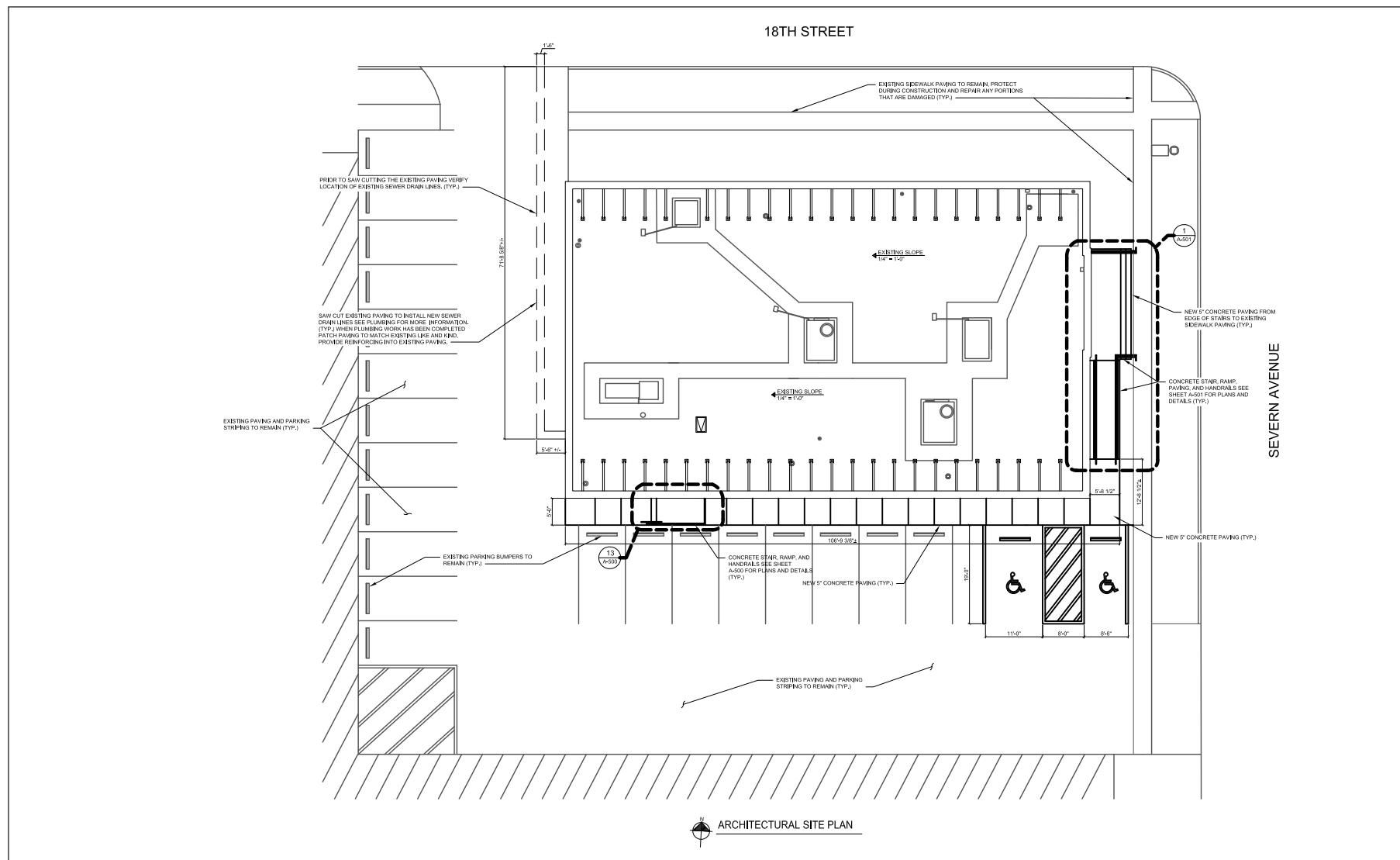


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Note: the measurements and dimensions provided herein are approximate values, and may not be precisely accurate. The information provided is intended for general guidance only.

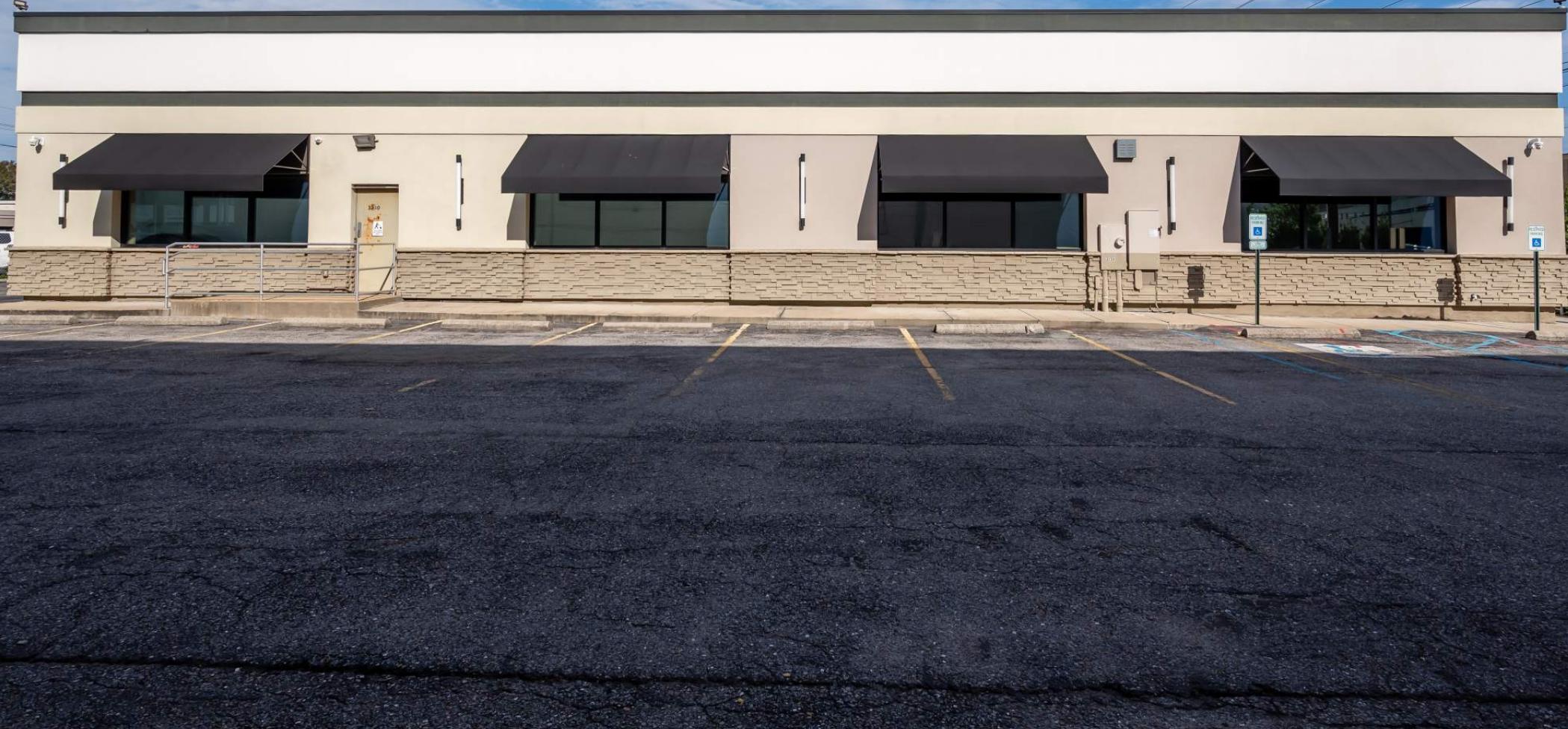
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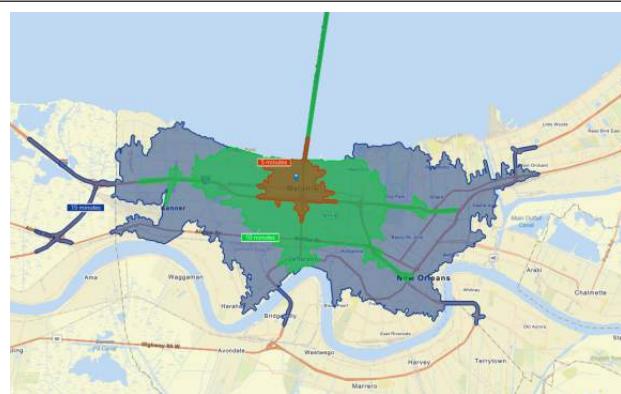
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Drive time: 5, 10, 15 minute radii

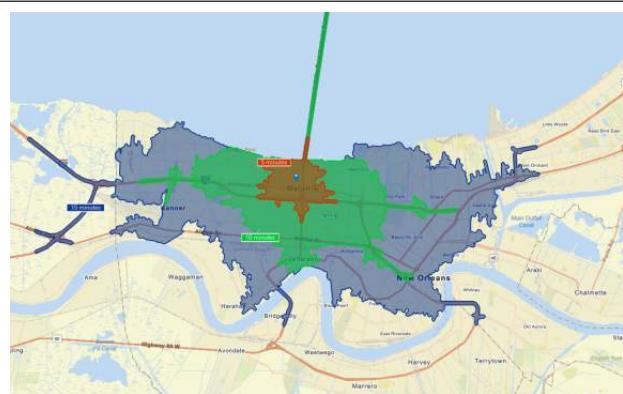
**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2010 Population	22,544	134,603	361,852
2020 Population	23,936	145,420	390,825
2024 Population	23,116	141,210	383,160
2029 Population	22,920	138,571	374,629
2010-2020 Annual Rate	0.60%	0.78%	0.77%
2020-2024 Annual Rate	-0.82%	-0.69%	-0.46%
2024-2029 Annual Rate	-0.17%	-0.38%	-0.45%
2020 Male Population	48.7%	47.9%	48.0%
2020 Female Population	51.3%	52.1%	52.0%
2020 Median Age	38.2	39.4	38.5
2024 Male Population	49.2%	48.5%	48.8%
2024 Female Population	50.8%	51.5%	51.2%
2024 Median Age	38.9	40.0	39.1
In the identified area, the current year population is 383,160. In 2020, the Census count in the area was 390,825. The rate of change since 2020 was -0.46% annually. The five-year projection for the population in the area is 374,629 representing a change of -0.45% annually from 2024 to 2029. Currently, the population is 48.8% male and 51.2% female.			
<b>Median Age</b>			
The median age in this area is 39.1, compared to U.S. median age of 39.3.			
<b>Race and Ethnicity</b>			
2024 White Alone	53.7%	61.8%	49.2%
2024 Black Alone	16.4%	14.8%	29.9%
2024 American Indian/Alaska Native Alone	0.7%	0.6%	0.6%
2024 Asian Alone	6.0%	4.0%	3.1%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	11.4%	8.2%	7.3%
2024 Two or More Races	11.7%	10.5%	9.8%
2024 Hispanic Origin (Any Race)	24.1%	18.8%	16.6%
Persons of Hispanic origin represent 16.6% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 74.9 in the identified area, compared to 72.5 for the U.S. as a whole.			
<b>Households</b>			
2024 Wealth Index	91	100	79
2010 Households	10,134	58,891	154,103
2020 Households	10,720	63,650	172,748
2024 Households	10,515	62,502	171,713
2029 Households	10,567	62,299	171,602
2010-2020 Annual Rate	0.56%	0.78%	1.15%
2020-2024 Annual Rate	-0.45%	-0.43%	-0.14%
2024-2029 Annual Rate	0.10%	-0.07%	-0.01%
2024 Average Household Size	2.19	2.24	2.18

The household count in this area has changed from 172,748 in 2020 to 171,713 in the current year, a change of -0.14% annually. The five-year projection of households is 171,602, a change of -0.01% annually from the current year total. Average household size is currently 2.18, compared to 2.21 in the year 2020. The number of families in the current year is 87,335 in the specified area.



Drive time: 5, 10, 15 minute radii

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



	5 minutes	10 minutes	15 minutes
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	34.0%	31.2%	34.2%
<b>Median Household Income</b>			
2024 Median Household Income	\$67,744	\$72,303	\$61,219
2029 Median Household Income	\$80,105	\$84,548	\$73,683
2024-2029 Annual Rate	3.41%	3.18%	3.78%
<b>Average Household Income</b>			
2024 Average Household Income	\$101,111	\$110,154	\$96,613
2029 Average Household Income	\$115,532	\$126,306	\$112,162
2024-2029 Annual Rate	2.70%	2.77%	3.03%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$45,805	\$48,874	\$43,363
2029 Per Capita Income	\$52,977	\$56,921	\$51,444
2024-2029 Annual Rate	2.95%	3.10%	3.48%
<b>GINI Index</b>			
2024 Gini Index	42.6	42.6	45.5
<b>Households by Income</b>			
Current median household income is \$61,219 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$73,683 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$96,613 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$112,162 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$43,363 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$51,444 in five years, compared to \$51,203 for all U.S. households.			
<b>Housing</b>			
2024 Housing Affordability Index	76	82	74
2010 Total Housing Units	11,515	66,549	190,434
2010 Owner Occupied Housing Units	4,879	33,419	80,699
2010 Renter Occupied Housing Units	5,254	25,472	73,404
2010 Vacant Housing Units	1,381	7,658	36,331
2020 Total Housing Units	11,802	68,958	195,878
2020 Owner Occupied Housing Units	4,856	34,908	85,810
2020 Renter Occupied Housing Units	5,864	28,742	86,938
2020 Vacant Housing Units	1,063	5,329	23,200
2024 Total Housing Units	11,703	68,422	196,288
2024 Owner Occupied Housing Units	4,842	34,878	86,882
2024 Renter Occupied Housing Units	5,673	27,624	84,831
2024 Vacant Housing Units	1,188	5,920	24,575
2029 Total Housing Units	11,791	68,604	196,651
2029 Owner Occupied Housing Units	4,905	35,130	87,612
2029 Renter Occupied Housing Units	5,662	27,169	83,989
2029 Vacant Housing Units	1,224	6,305	25,049
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	51.0	51.4	46.8

Currently, 44.3% of the 196,288 housing units in the area are owner occupied; 43.2%, renter occupied; and 12.5% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 195,878 housing units in the area and 11.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.05%. Median home value in the area is \$334,049, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.10% annually to \$370,687.

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