



Presented By:

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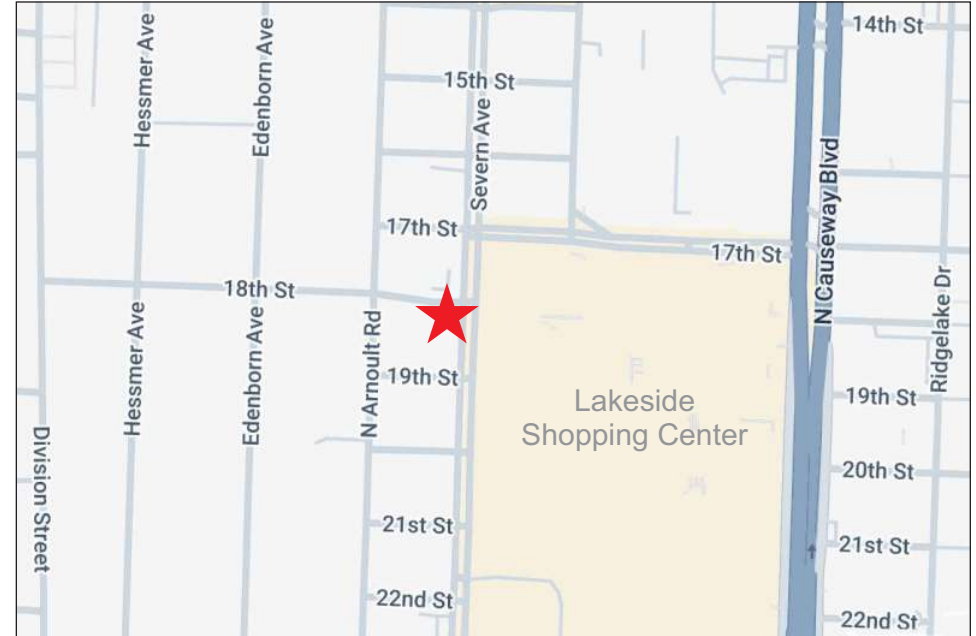
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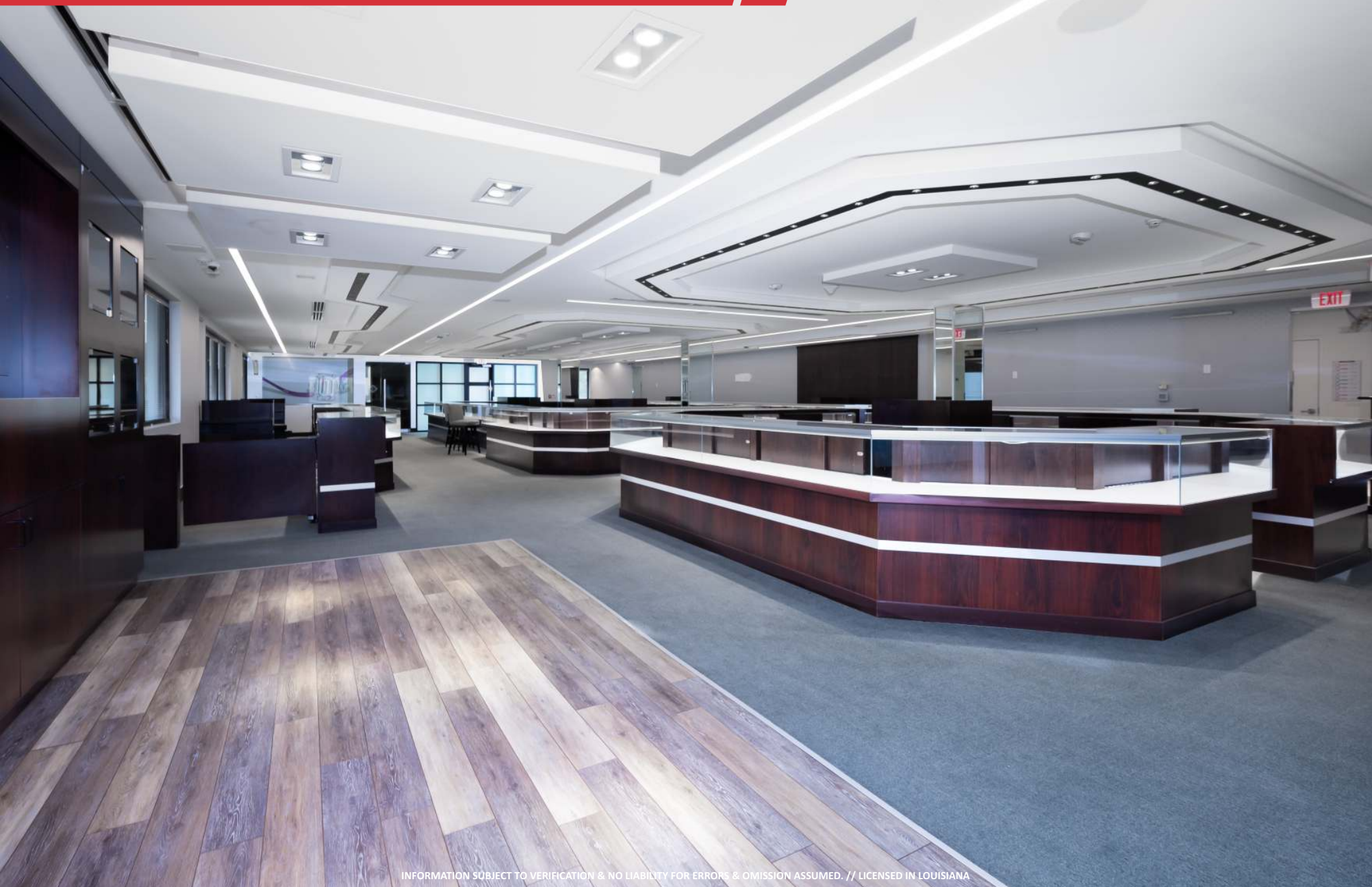
This outstanding retail opportunity is located at the corner of Severn Avenue and 18th Street in the heart of the Metairie shopping district, directly across from the New Orleans metropolitan area's most successful regional shopping destination, Lakeside Shopping Center.

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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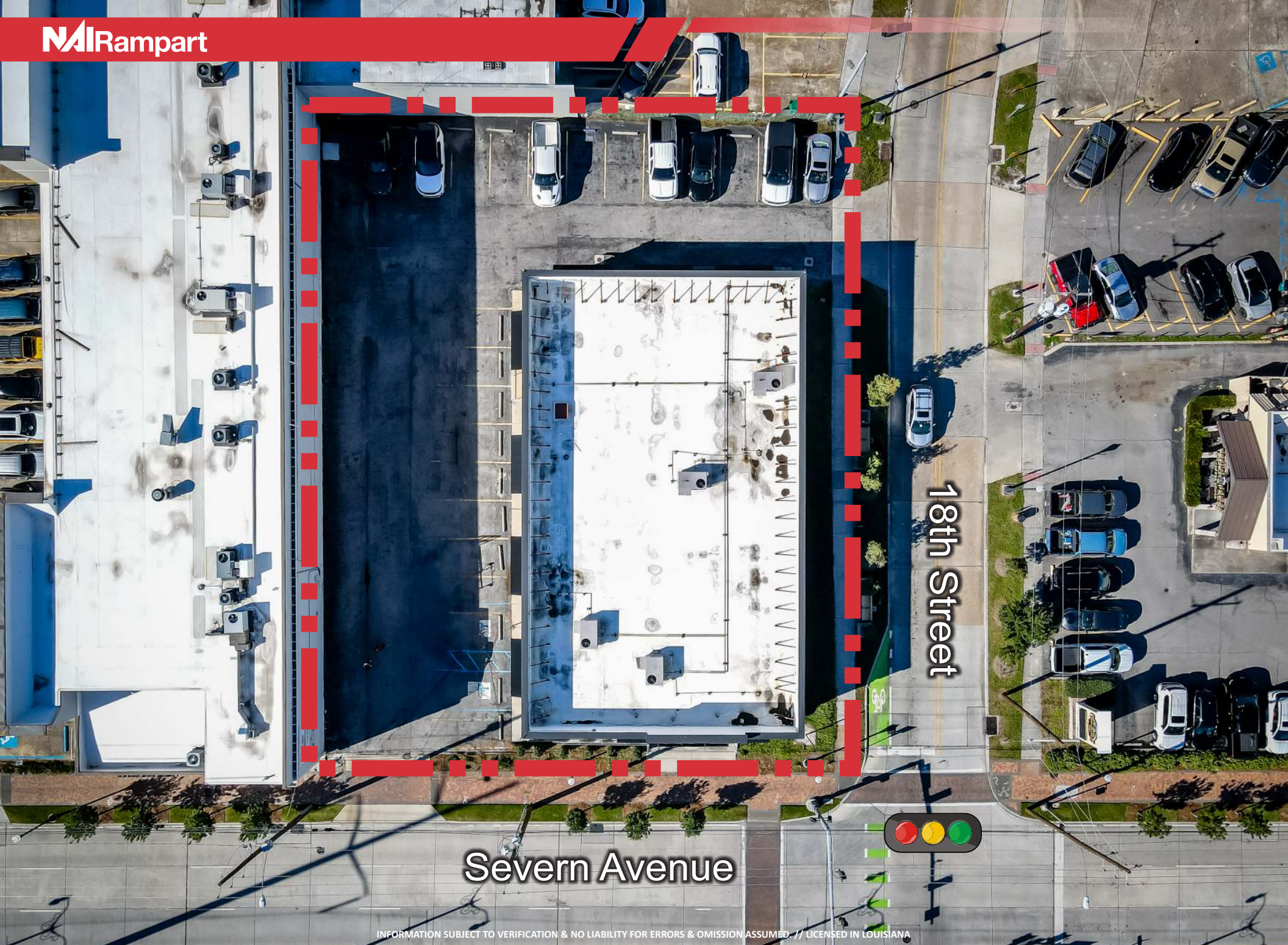
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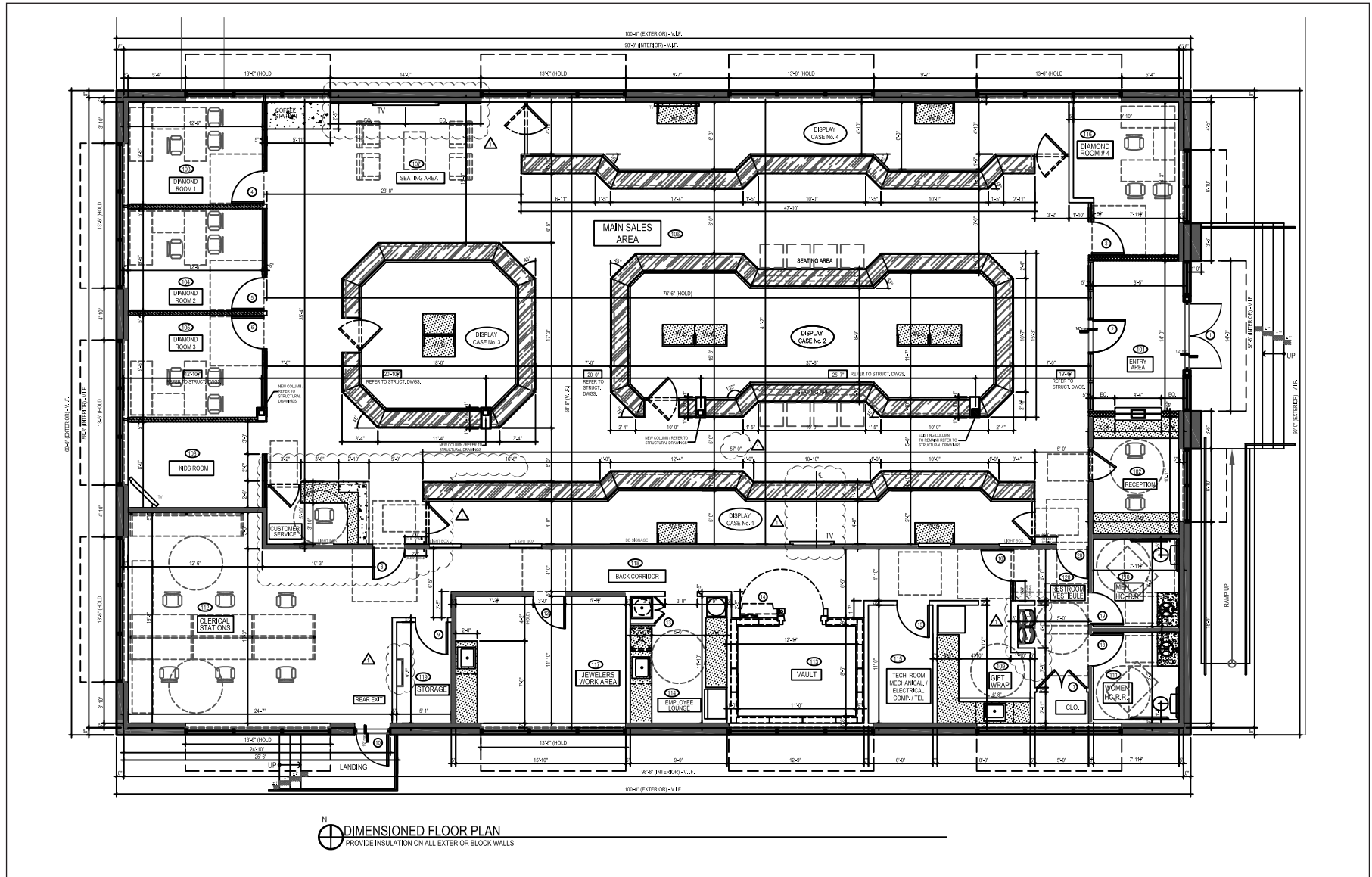
18th Street

Severn Avenue

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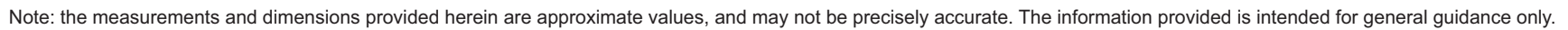


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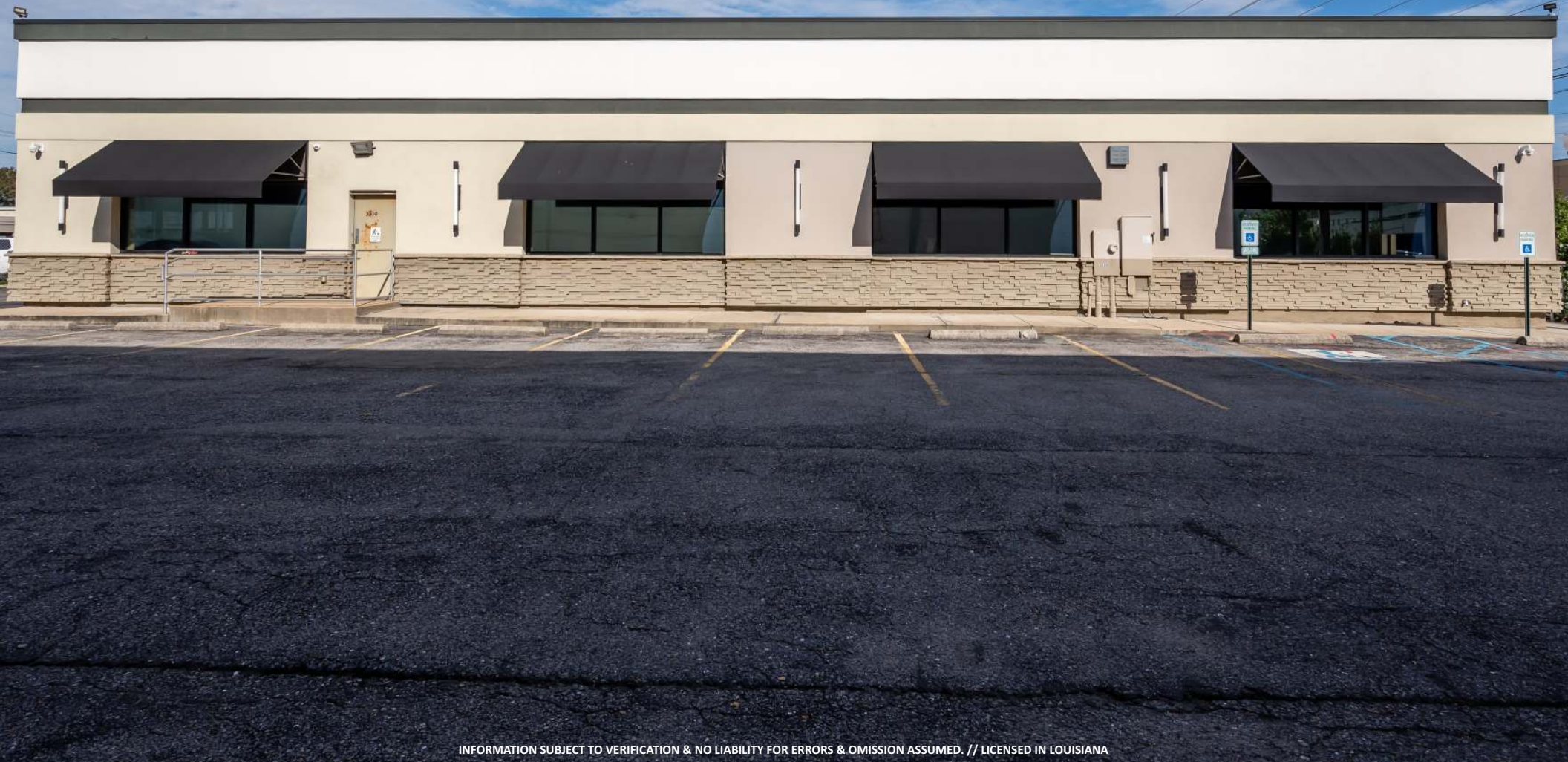
Note: the measurements and dimensions provided herein are approximate values, and may not be precisely accurate. The information provided is intended for general guidance only.

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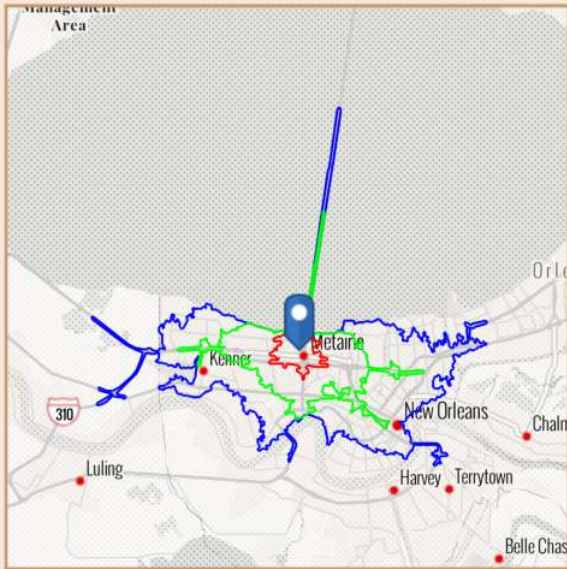


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BENCHMARK DEMOGRAPHICS

3230 Severn Ave, Metairie, Louisiana, 70002

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Jefferson Parish	CBSAs New Orleans-Metairie, LA Metropolitan Statistical Area	States Louisiana	USA
AGE SEGMENTS							
0 - 4	5.72%	5.63%	5.27%	5.66%	5.57%	5.85%	5.39%
5 - 9	5.72%	5.79%	5.39%	5.90%	5.78%	6.17%	5.75%
10 - 14	5.32%	5.50%	5.21%	5.83%	5.80%	6.26%	5.98%
15 - 19	5.61%	5.53%	5.46%	5.88%	6.23%	6.67%	6.47%
20 - 34	20.18%	19.29%	21.64%	18.92%	20.76%	19.82%	20.33%
35 - 54	25.75%	26.06%	26.43%	25.28%	25.69%	25.03%	25.20%
55 - 74	21.72%	22.54%	22.40%	23.89%	22.77%	22.75%	22.82%
75+	10.01%	9.65%	8.19%	8.58%	7.42%	7.47%	8.05%
HOUSEHOLD INCOME							
<\$15,000	9.6%	9.7%	14.1%	11.3%	13.6%	13.3%	8.3%
\$15,000-\$24,999	8.8%	7.2%	8.0%	7.9%	8.1%	8.7%	5.9%
\$25,000-\$34,999	8.2%	7.1%	7.7%	8.2%	7.9%	8.4%	6.3%
\$35,000-\$49,999	13.4%	12.9%	11.9%	13.3%	12.1%	12.2%	9.8%
\$50,000-\$74,999	15.9%	14.9%	14.2%	16.0%	14.8%	15.7%	15.6%
\$75,000-\$99,999	9.4%	11.1%	11.0%	11.9%	11.4%	12.1%	12.5%
\$100,000-\$149,999	13.3%	14.7%	14.3%	14.7%	14.3%	14.3%	17.8%
\$150,000-\$199,999	10.4%	9.1%	7.8%	8.2%	8.2%	7.5%	9.8%
\$200,000+	10.9%	13.3%	11.1%	8.5%	9.6%	7.9%	14.0%
KEY FACTS							
Population	22,124	136,396	379,477	427,155	983,380	4,620,716	339,887,819
Daytime Population	37,813	144,149	444,601	415,984	1,027,132	4,594,023	338,218,372
Employees	12,128	72,297	191,518	211,914	469,675	2,089,758	167,630,539
Households	10,188	61,463	173,282	177,668	413,140	1,879,018	132,422,916
Average HH Size	2.17	2.20	2.15	2.39	2.33	2.39	2.50
Median Age	39.7	40.4	39.5	40.7	39.1	38.9	39.6
HOUSING FACTS							
Median Home Value	382,527	371,488	341,749	286,931	286,329	238,678	370,578
Owner Occupied %	46.9%	55.8%	50.8%	61.7%	58.2%	66.7%	64.2%
Renter Occupied %	53.1%	44.2%	49.2%	38.3%	41.8%	33.3%	35.8%
Total Housing Units	11,417	67,342	197,784	194,996	467,728	2,145,960	146,800,552
INCOME FACTS							
Median HH Income	\$64,756	\$71,634	\$64,420	\$64,384	\$63,738	\$61,174	\$81,624
Per Capita Income	\$45,632	\$48,977	\$45,149	\$37,830	\$39,936	\$35,733	\$45,360
Median Net Worth	\$87,044	\$160,637	\$93,920	\$147,034	\$119,907	\$146,077	\$228,144

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