CORPORATE REALTY



COMMERCIAL SPACE | **FOR LEASE**

Office/Retail Suites in New Orleans East

7440 Wright Road

NEW ORLEANS, LA 70127

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

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Multi-tenant building with parking lot

7440 WRIGHT ROAD, NEW ORLEANS, LA 70127

DESCRIPTION

This community retail center in New Orleans East is located a half block off Morrison Road, approximately one mile from the I-10 intersection at Read Boulevard, and less than one mile form Bullard Avenue. The area is primarily residential, adjacent to Little Woods and Lake Forest Estates subdivisions. Nearby are quick-serve restaurants, Walmart Supercenter, Home Depot, and both Honda and Toyota dealerships.

There are two units available for lease, ideal for opportunities that serve local area needs. Zoned S-B1: Suburban Business District, uses can include but are not limited to a beauty salon, barber shop, beauty supply business, pet supply/ grooming shop, smoothie shop, boiled or fried seafood restaurant, nail shop, vape/tobacco shop, and more. Spaces can be leased individually or combined together. The parking lot consists of 10 spots shared with all tenants, and there is opportunity for signage.

OVERVIEW

SIZE

Suite A: 1,342 sf

Suite B: 1,288 sf

Suites A & B combined: 2,630 sf

RENTAL RATES

See next page

PARKING

10+ space parking lot

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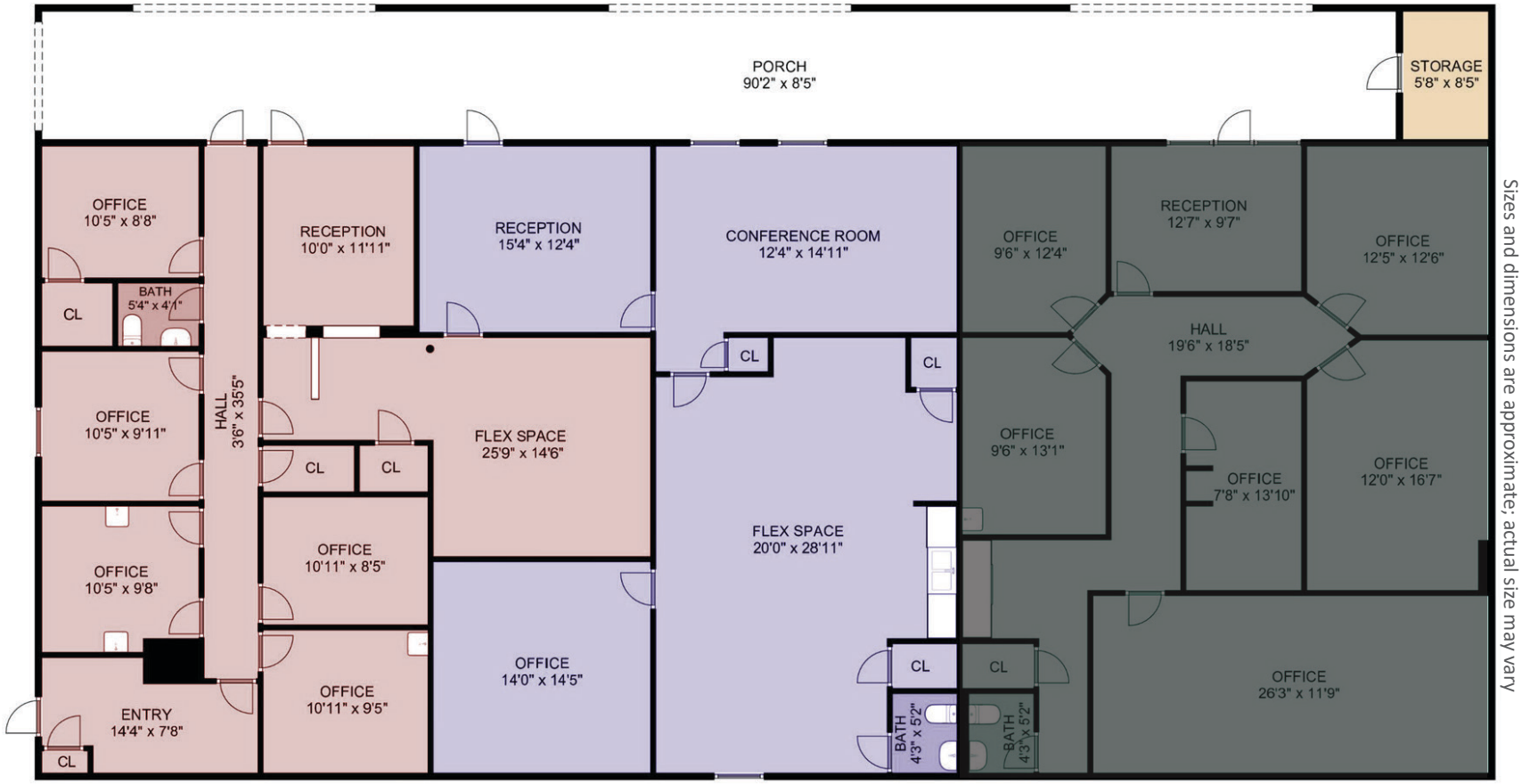
A MEMBER OF CHAIN LINKS RETAIL ADVISORS

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FLOOR PLAN

7440 WRIGHT ROAD



Sizes and dimensions are approximate; actual size may vary

AVAILABLE

Suite A - 1,342 sf

Rental Rate:	$11.00/rsf, NNN ($1,230/month)
Net Charges:	$589.04/month (est.)

AVAILABLE

Suite B - 1,288 sf

Rental Rate:	$11.00/rsf, NNN ($1,180/month)
Net Charges:	$547.35/month (est.)

LEASED

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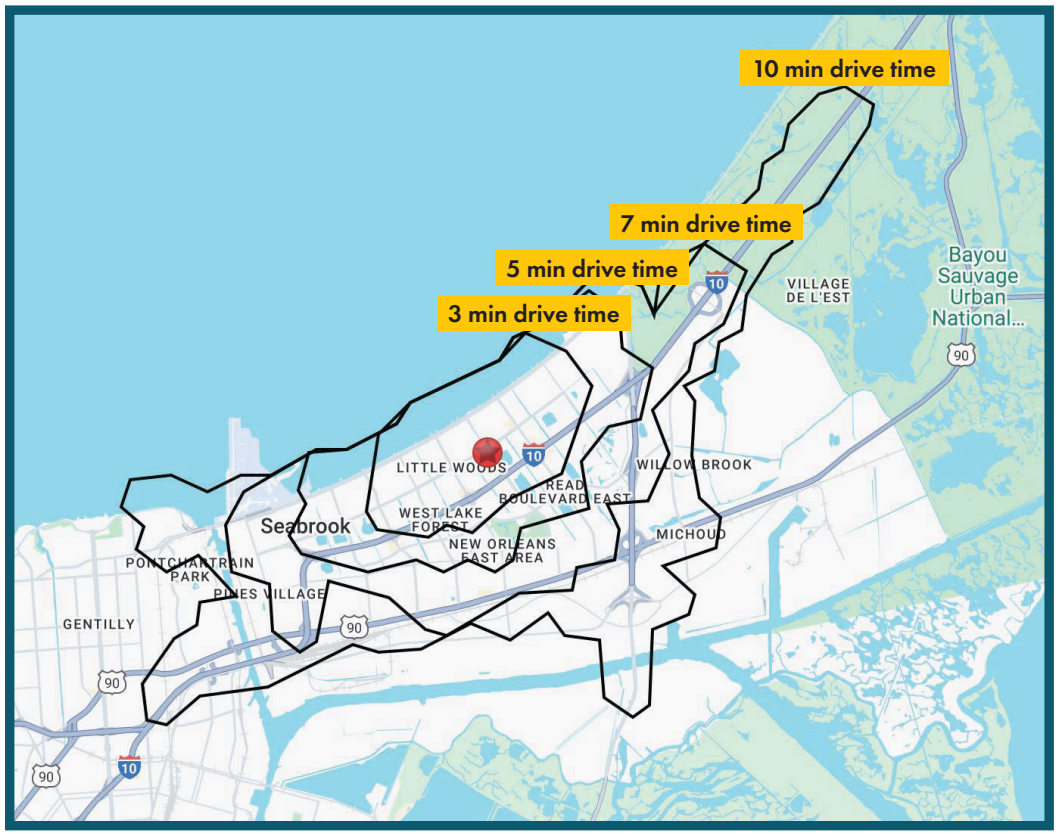






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DEMOGRAPHICS (EST. 2024)

Drivetime:	3 min.	5 min.	7 min.	10 min.
Population:	24,480	36,713	57,006	71,512
Average HH Income:	$52,898	$56,346	$53,783	$54,263
Daytime Population:	3,405	7,757	11,501	16,806

ZONING

The **S-B1 Suburban Neighborhood Business District** is intended to provide primarily for retail shopping and personal service uses that primarily serve nearby residential neighborhoods. The general character of this type of development should be sensitive to and compatible with more suburban residential surroundings.

Permitted uses include, but are not limited to, animal hospital, day care center, bank, health club, medical/dental clinic, office, restaurant, retail store, or place of worship.

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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:		Seller/Lessor:	
_____		_____	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____