



CORPORATE REALTY

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

COMMERCIAL SPACE | FOR LEASE

Office/Retail Suites in New Orleans East

7440 Wright Road

NEW ORLEANS, LA 70127

Lawless Turner

lturner@corp-realty.com
504.581.5005

Andrea A. Huseman CCIM

ahuseman@corp-realty.com
504.581.5005



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 from 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



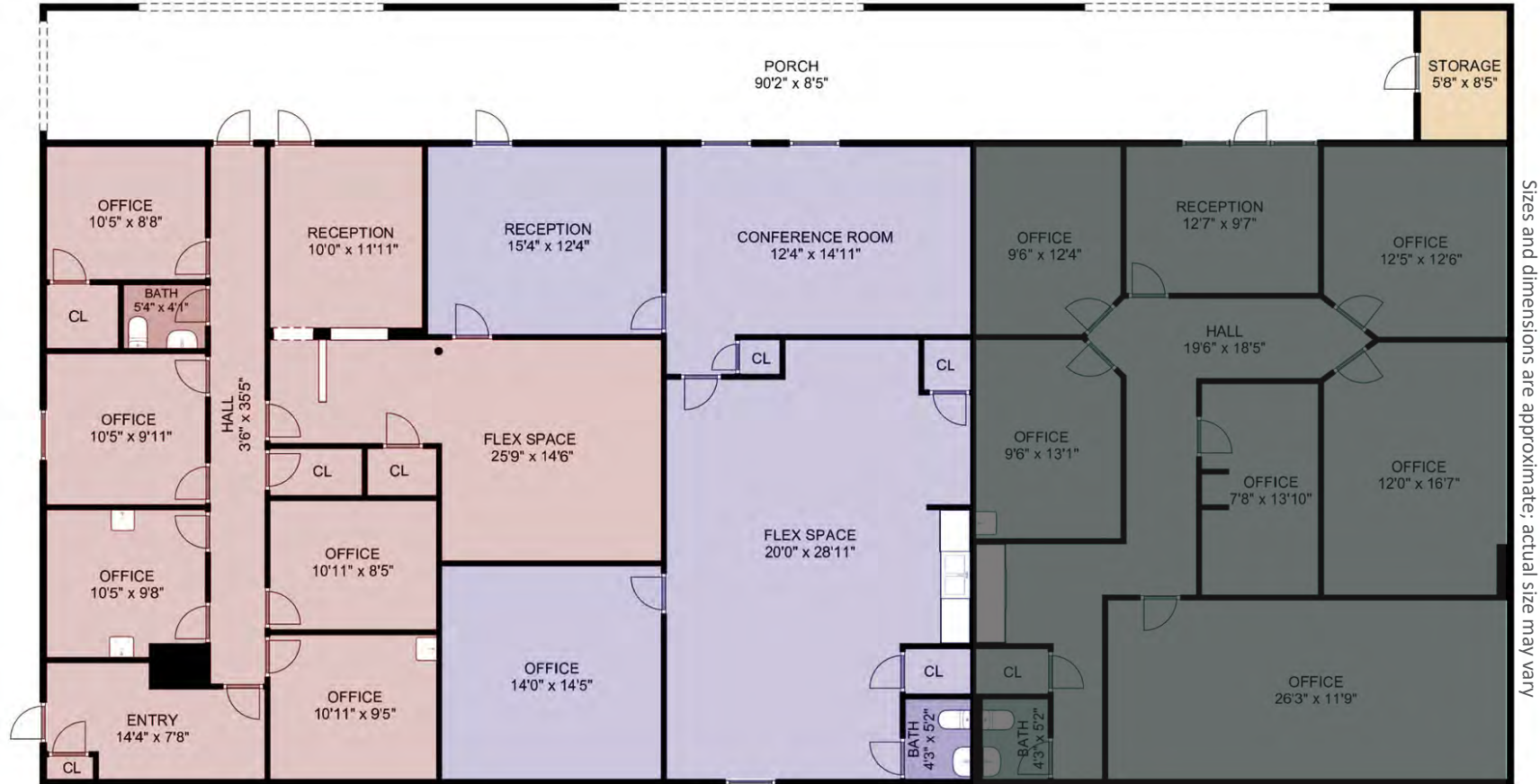
CORPORATE REALTY

Lawless Turner
ltturner@corp-realty.com
504.581.5005

Andrea A. Huseman CCIM
ahuseman@corp-realty.com
504.581.5005

7440 WRIGHT ROAD

FLOOR PLAN



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

AVAILABLE

Suite B - 1,288 sf

Rental Rate: \$11.00/rsf, NNN
(\$1,180/month)

Net Charges: \$547.35/month

LEASED



CORPORATE REALTY

Lawless Turner
ltturner@corp-realty.com
504.581.5005

Andrea A. Huseman CCIM
ahuseman@corp-realty.com
504.581.5005

7440 WRIGHT ROAD

INTERIOR IMAGES



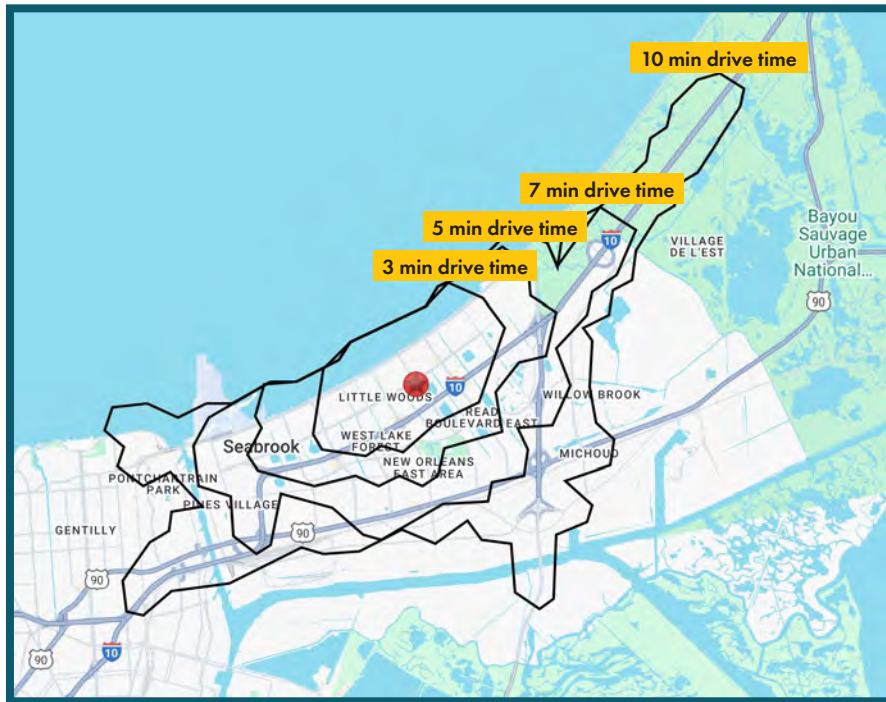
CORPORATE REALTY

Lawless Turner
lturner@corp-realty.com
504.581.5005

Andrea A. Huseman CCIM
ahuseman@corp-realty.com
504.581.5005

7440 WRIGHT ROAD

DEMOGRAPHICS AND ZONING



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.

DEMOGRAPHICS (EST. 2024)

Drivetime:	<u>3 min.</u>	<u>5 min.</u>	<u>7 min.</u>	<u>10 min.</u>
Population:	23,488	37,105	57,053	68,496
Average HH Income:	\$56,667	\$59,001	\$58,895	\$58,883
Daytime Population:	3,406	7,050	10,628	15,560



CORPORATE REALTY

Lawless Turner
lturner@corp-realty.com
504.581.5005

Andrea A. Huseman CCIM
ahuseman@corp-realty.com
504.581.5005



**LINCOLN BEACH
REDEVELOPMENT**
opening late 2026

**NEW ORLEANS
LAKEFRONT
AIRPORT**

LITTLE WOODS

SEABROOK

**WEST LAKE
FOREST**

PINES VILLAGE

PLUM ORCHARD



**NEW ORLEANS
EAST HOSPITAL**

READ BLVD. WEST


AUDUBON NATURE CENTER

READ BLVD. EAST


JOE BROWN PARK


BAYOU PHOENIX
[redevelopment of Jazzland]
opening mid-2026


**NASA MICHoud
ASSEMBLY FACILITY**



CORPORATE REALTY

Lawless Turner
ltturner@corp-realty.com
504.581.5005

Andrea A. Huseman ccim
ahuseman@corp-realty.com
504.581.5005

COMMERCIAL SPACE | FOR LEASE

Office/Retail Suites in New Orleans East

7440 Wright Road, New Orleans, LA 70127



Lawless Turner
lturner@corp-realty.com
504.581.5005



Andrea A. Huseman ccim
ahuseman@corp-realty.com
504.581.5005



CORPORATE REALTY

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

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana, 5/2025.