



RETAIL | FOR LEASE

Elmwood Oaks Shopping Center

800 Clearview Parkway

HARAHAN, LA 70123



201 St. Charles Ave. Suite 3811
New Orleans, LA 70170
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SPACES AVAILABLE IN ACADEMY SPORTS-ANCHORED SHOPPING CENTER

800 Clearview Parkway, Harahan, LA 70123

DESCRIPTION

Elmwood Oaks Shopping Center is located at the northwest corner of South Clearview Parkway (51,741 vpd) and Jefferson Highway (26,190 vpd), serving the Harahan, Elmwood, River Ridge, and Metairie markets. Both South Clearview and Jefferson Highway are the primary thoroughfares in this area and include a mix of national retailers, quick-serve restaurants, and local businesses.

The center offers five points of ingress and egress (two on South Clearview and three on Jefferson Highway) along with abundant parking exceeding 700 spaces. Pylon

signage is visible from both South Clearview Parkway and the Huey P. Long Bridge.

Anchored by Academy Sports and Outdoors, the center is complemented by national tenants including AutoZone and Dollar Tree. It sits directly across Jefferson Highway from a Walmart Supercenter and south of Elmwood Shopping Center, a popular retail center that includes a recently opened Nordstrom Rack in addition to TJMaxx, Marshalls/HomeGoods, J. Crew Factory, World Market, Old Navy, and more.

OVERVIEW

Parking	Over 700 spaces available
Rental Rate	\$14.00-\$20.00 psf, NNN
Zoning	C-2



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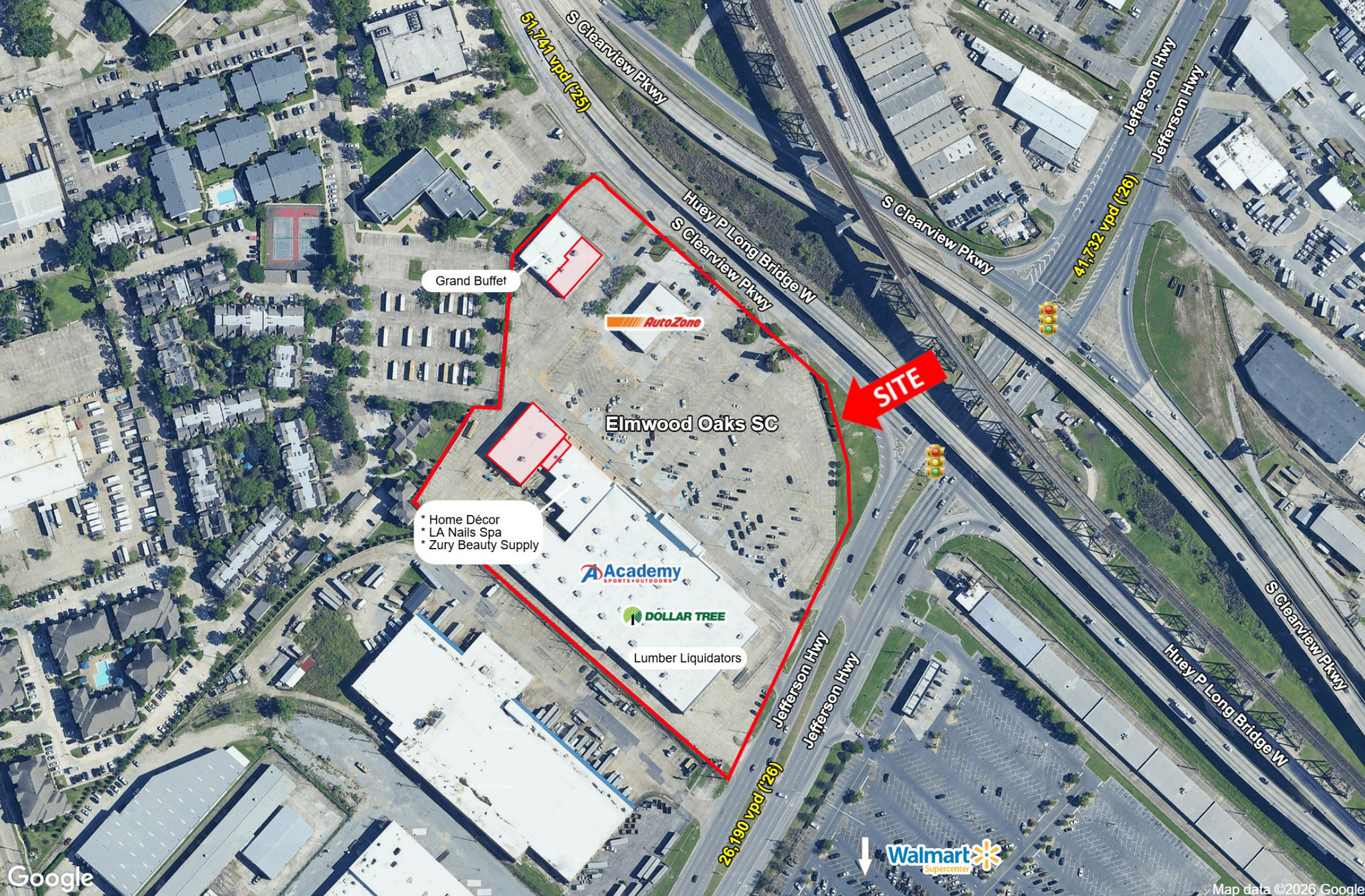
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SITE PLAN







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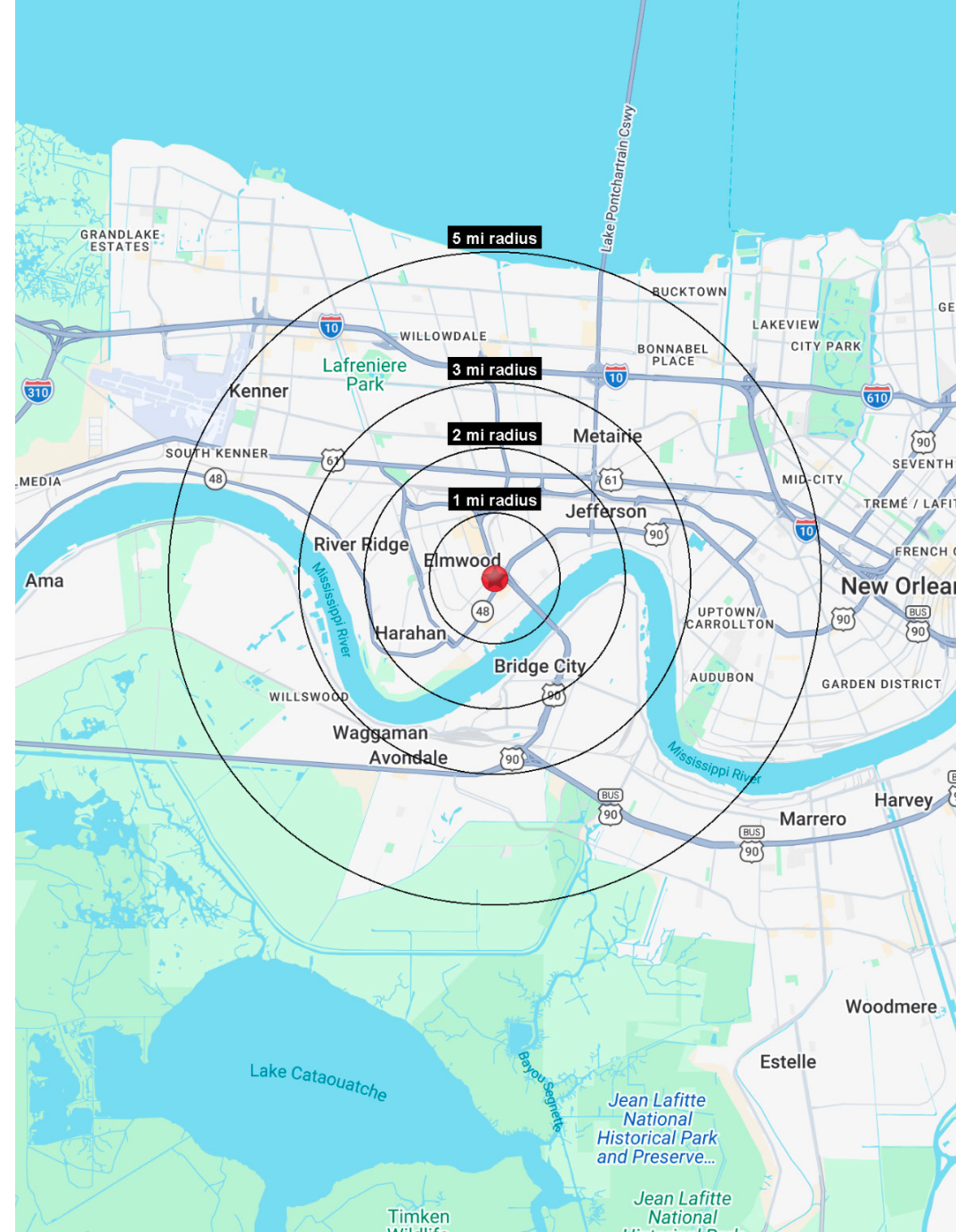
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DRIVE TIME

(Est. 2026)

	1 mile	2 mile	3 mile	5 mile
Population	4,851	33,595	76,125	270,807
Average HH Income	\$92,670	\$101,670	\$111,400	\$113,664
Median HH Income	\$68,645	\$78,600	\$85,240	\$82,345
Daytime Population	20,901	35,400	55,364	157,815



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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:

