



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
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RETAIL SPACE | FOR LEASE

Magnolia Shopping Center

SEQ Veterans Blvd & David Drive

METAIRIE, LA 70003

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MAGNOLIA SHOPPING CENTER

7000 Veterans Memorial Boulevard, Metairie, LA 70003

DESCRIPTION

Magnolia Shopping Center is an essential retail destination along a vibrant Metairie commercial corridor.

Located on the busy Southeast Quadrant of Veterans Boulevard and David Drive, the center is along a commercial corridor near residential neighborhoods by Lafreniere Park. It is easily accessible from I-10 and via major Metairie thoroughfares West Napoleon Avenue, Power Boulevard, and David Drive. There are five curb cuts and an ample parking field with more than 900 spaces. Pylon

signage and outward facing storefronts provide high visibility.

Surge Entertainment recently reopened as a new 80,000-sf Adventure Park. Other co-tenants include Planet Fitness, O'Reilly Auto Parts, Ochsner 65 Plus, and Pickle N Pins. Chipotle and 7 Brew front Veterans, adding excellent dining options. They join a variety of long-term service providers. Upgrades include parking and lighting improvements, along with façade improvements, landscaping, and refurbished pylon signs.

SPACE AVAILABLE

In-line space

Unit 7048

2,000 sf

Unit 7056

3,500 sf

See site plan for location of available space



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MAGNOLIA SHOPPING CENTER

OVERVIEW & DEMOGRAPHICS



SIZE OF CENTER
226,844 sf



RENTAL RATES
\$25.00/sf, NNN



TRAFFIC COUNT
33,324 cpd



PARKING
over 900 spaces



RETAILERS IN THE AREA

HomeGoods	Best Buy
Marshall's	Home Depot
Michael's	Northern Tool
Academy Sports	ALDI
PetSmart	Five Below
Office Depot	Walmart Supercenter
TJ Maxx	

DEMOGRAPHICS (EST. 2025)

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>	<u>10 mile</u>
POPULATION:	18,203	130,480	230,880	502,955
AVERAGE HH INCOME:	\$89,002	\$101,480	\$104,473	\$107,219
MEDIAN HH INCOME:	\$71,814	\$78,186	\$78,635	\$75,977
DAYTIME POPULATION:	4,593	128,862	206,512	382,442



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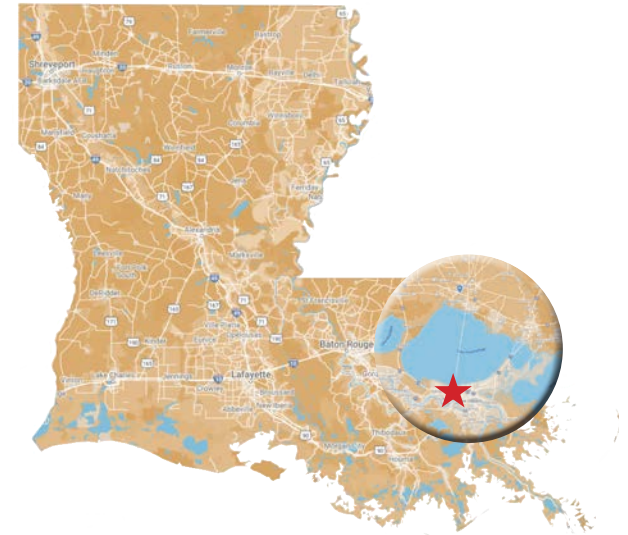
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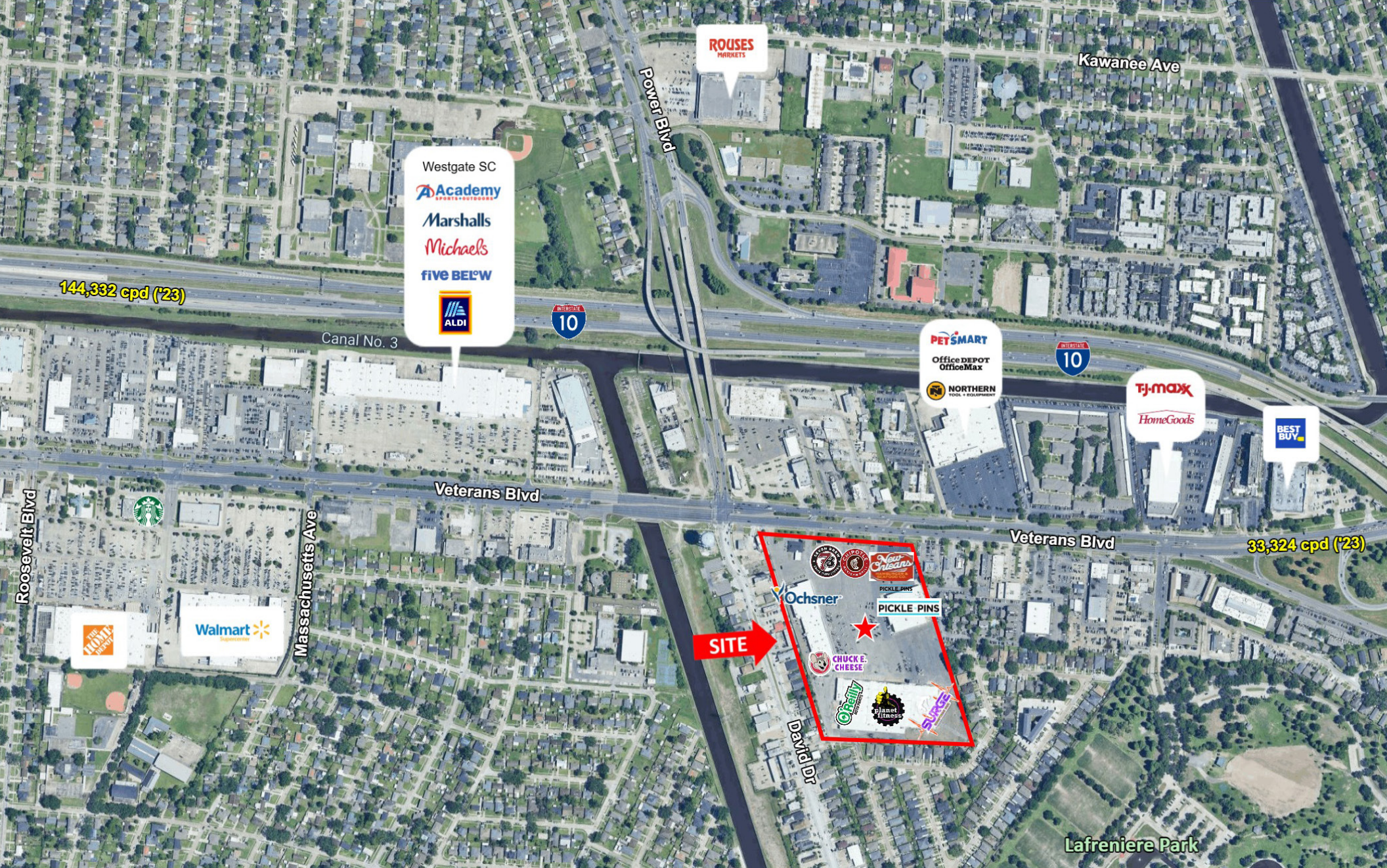
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MAGNOLIA SHOPPING CENTER

SITE PLAN





MAGNOLIA SHOPPING CENTER

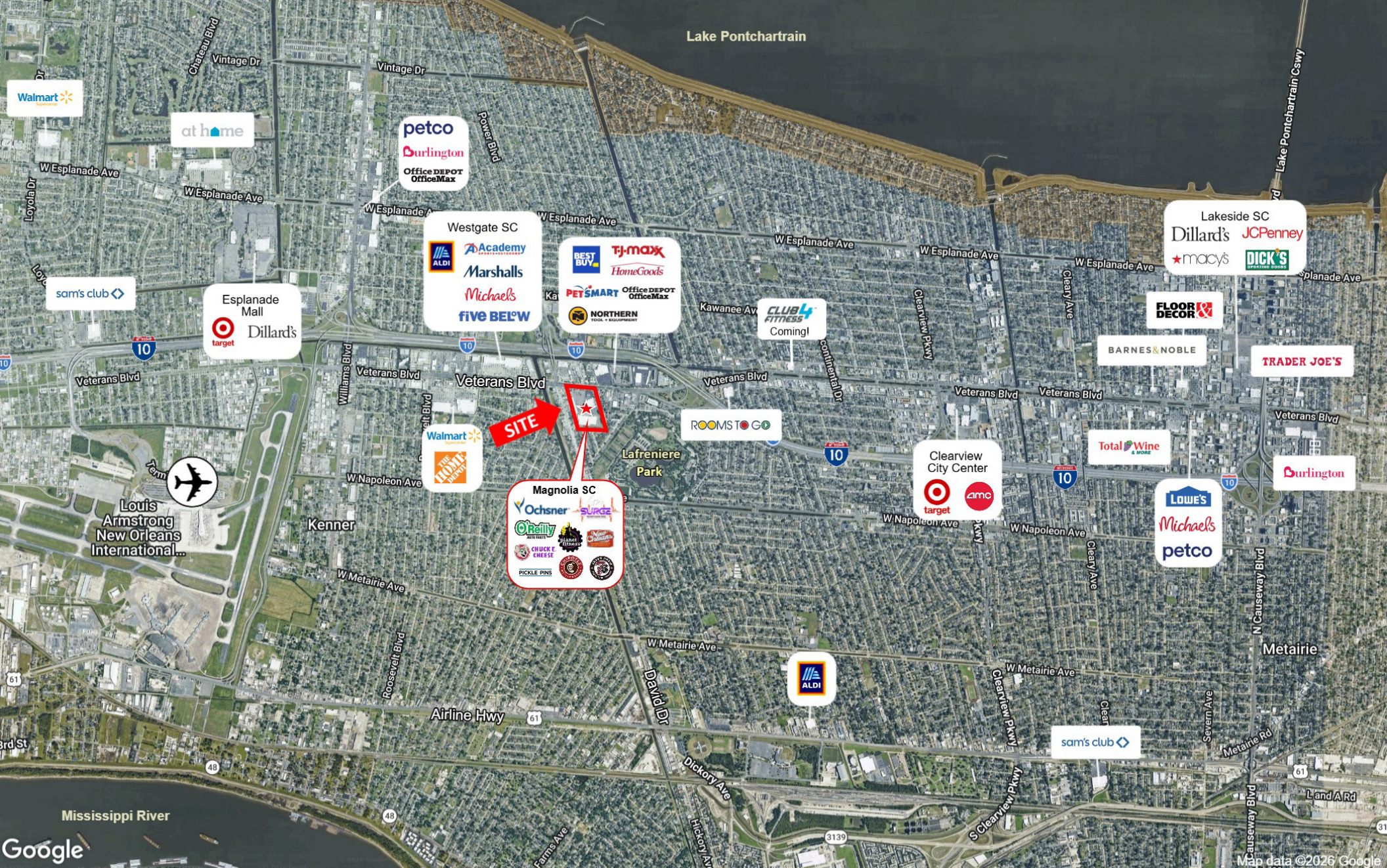


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