



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com



RETAIL SPACE | FOR LEASE

Magnolia Shopping Center

SEQ Veterans Blvd & David Drive

METAIRIE, LA 70003

Jonathan Fawer
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MAGNOLIA SHOPPING CENTER

7000 Veterans Memorial Boulevard, Metairie, LA 70003

DESCRIPTION

Now under new ownership, Magnolia Shopping Center remains 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 is relocating within the center from its current space. New tenants include Planet Fitness, O'Reilly Auto Parts, Ochsner 65 Plus, and Pickle N Pins, while Chipotle is under construction on one of the outparcels. 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 7036B **2,000 sf**

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

\$17.00-\$25.00/sf, NNN
contact agent for outparcel rates



TRAFFIC COUNT

33,324 cpd



PARKING

over 900 spaces



REDEVELOPMENT

center is undergoing major redevelopment



RETAILERS IN THE AREA

HomeGoods	TJ Maxx
Marshall's	Best Buy
Michael's	Home Depot
Academy Sports	Walmart Supercenter

DEMOGRAPHICS (EST. 2022)

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>	<u>10 mile</u>
POPULATION:	18,296	132,381	233,487	513,106
AVERAGE HH INCOME:	\$97,118	\$102,949	\$105,932	\$102,297
MEDIAN HH INCOME:	\$68,997	\$74,608	\$75,727	\$72,421
DAYTIME POPULATION:	3,726	43,583	116,551	283,202



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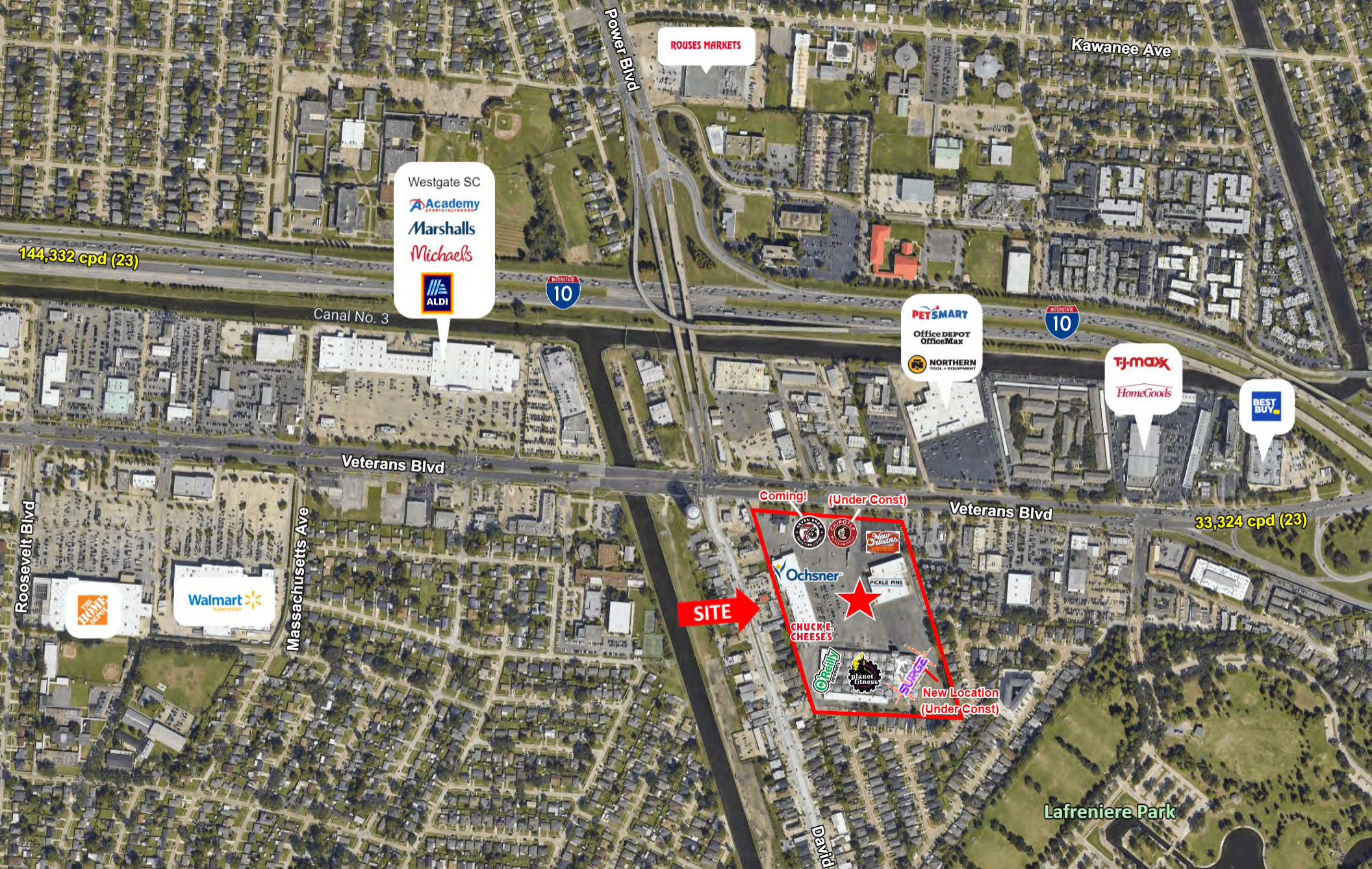
SITE PLAN



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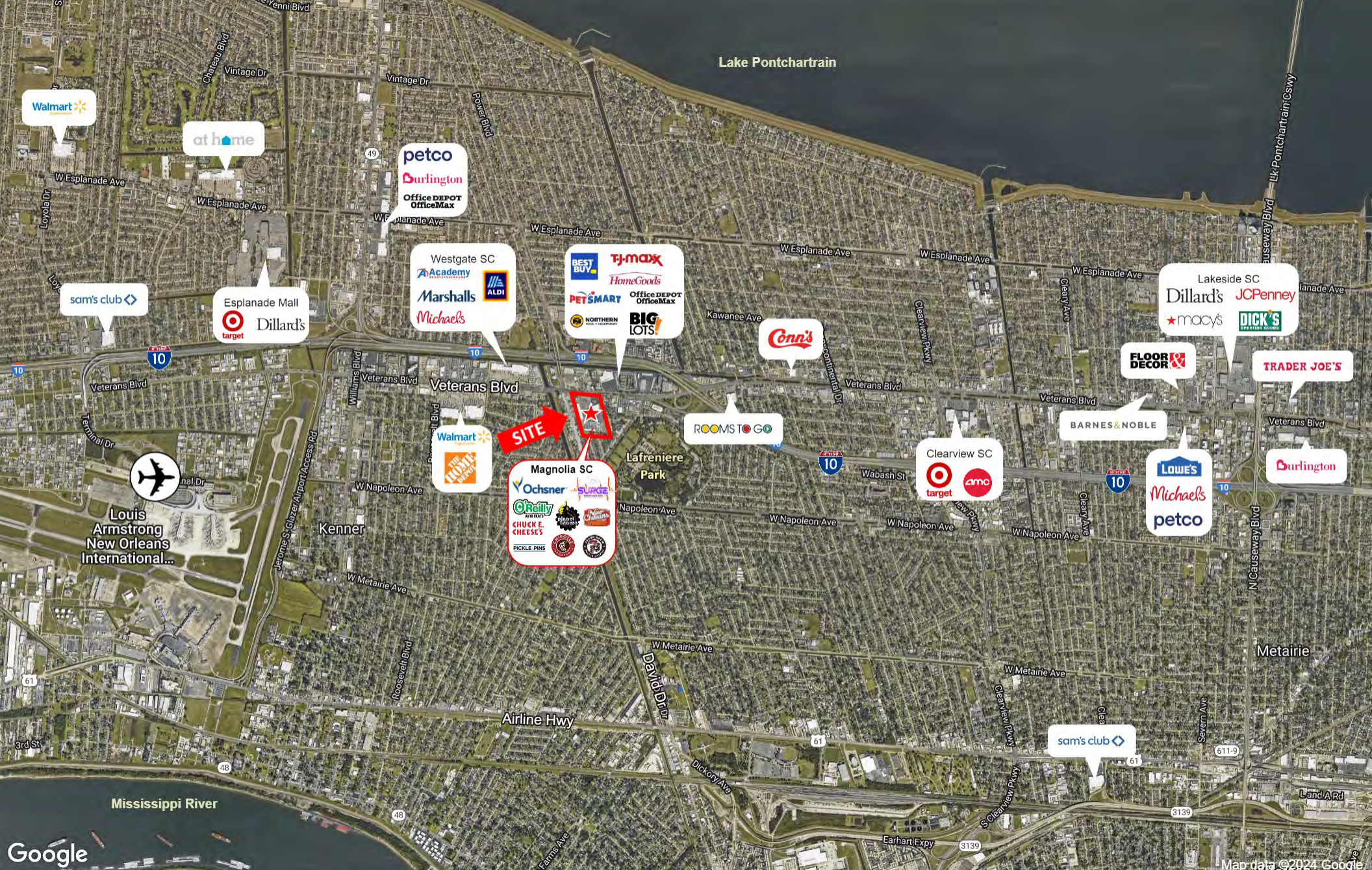
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