



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, 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

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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.

AVAILABLE SPACE

Freestanding building	
<i>Anchor space (Unit 6930)</i>	37,809 sf
In-line space	
<i>Unit 7048</i>	2,000 sf
<i>Unit 7056</i>	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
\$18.00-\$25.00/sf, NNN



TRAFFIC COUNT
33,324 cpd



PARKING
over 900 spaces



RETAILERS IN THE AREA

HomeGoods	Best Buy
Marshalls	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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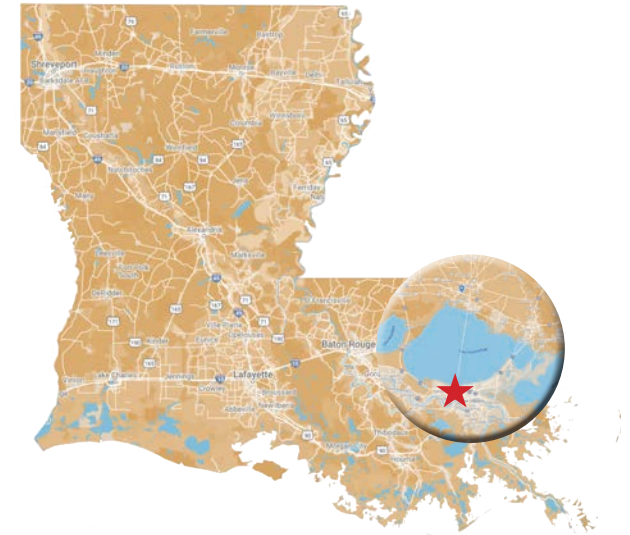
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SITE PLAN

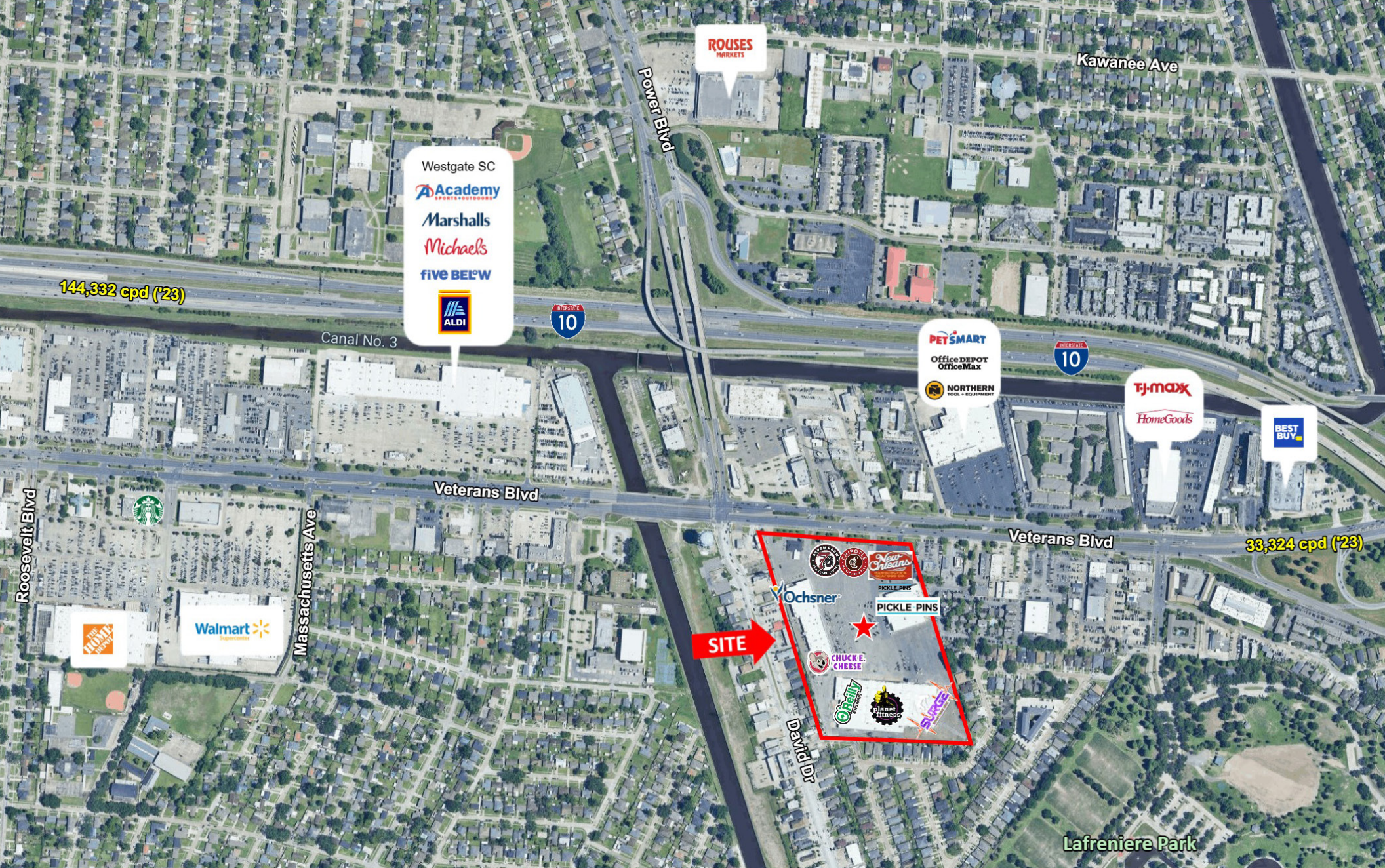


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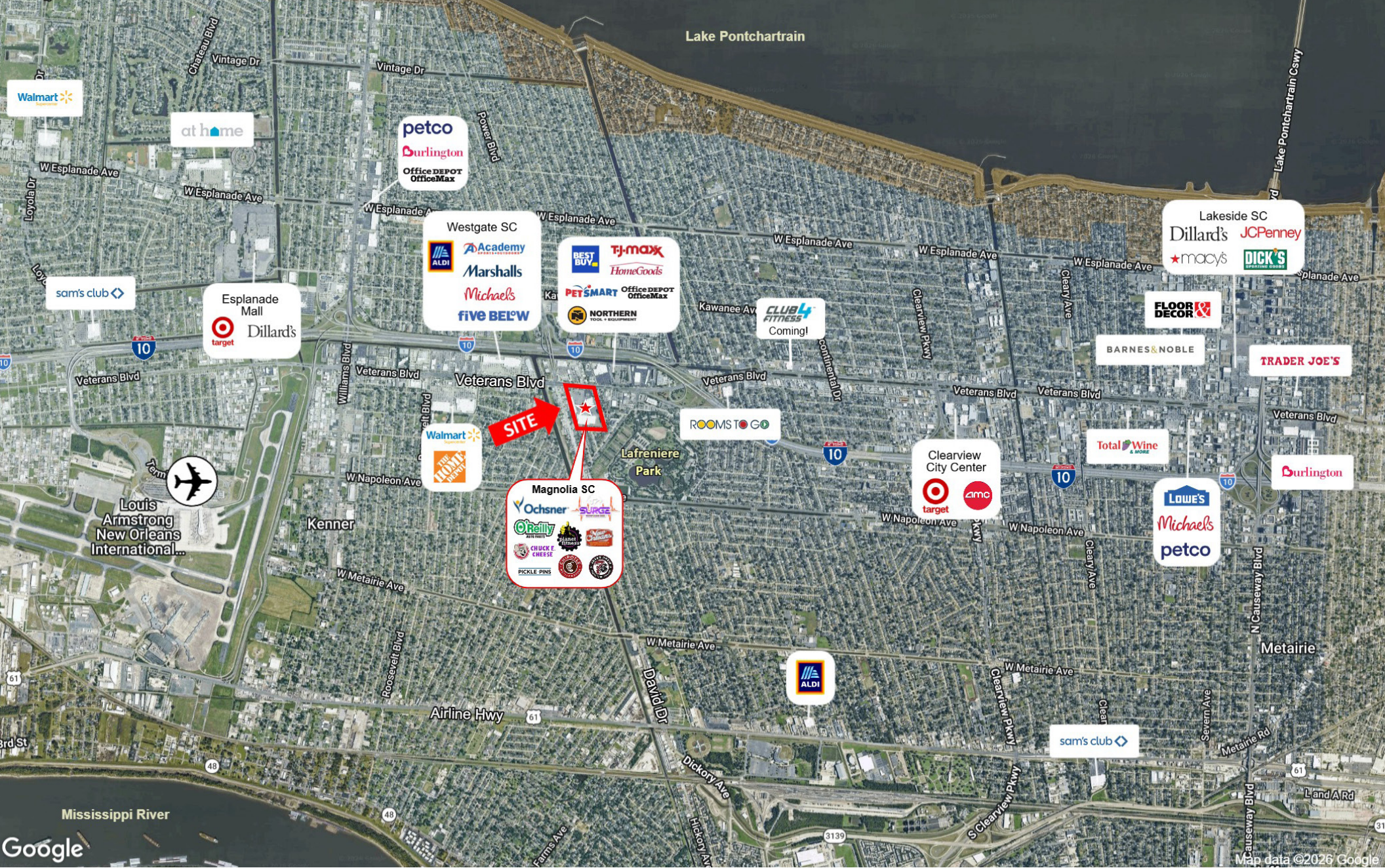


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Customer Information Form

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: _____

