



**BRIDGEWATER**  
REALTY ADVISORS

*4401 Airline Drive, Suite D  
Metairie, LA 70001*

**RETAIL | OFFICE  
FOR LEASE**

## **Offering Memorandum**

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**4401 AIRLINE DRIVE**  
**+/- 1,069 SF Retail / Office Space**



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# OFFERING

Bridgewater Realty Advisors is excited to bring to market this +/-1,069 SF retail/office suite at 4401 Airline Dr, Unit D, in the heart of Metairie's high-traffic Airline Highway corridor. The center was built in 2006 with solid brick construction, this move-in-ready space features a modern, well-appointed interior ideal for a spa, aesthetician studio, nail salon, professional office, or boutique retail operation. The flexible layout includes one double treatment room, three single treatment rooms (or two plus a private office), a unisex restroom, and a dedicated laundry/storage area—perfect for client-focused businesses seeking a polished, turnkey environment.

Located at the busy intersection of Airline and N. Woodlawn with over +/-50,000 vehicles passing daily, the suite benefits from excellent visibility and convenient access to I-10, Clearview Parkway, and Jefferson Highway. Anchored alongside established neighbors like YAMI Japanese Restaurant, The Fan Sports Bar and Elite Nails & Spa, this ground-floor unit offers ample parking and is available immediately at \$2,400 base rent per month (\$27.17/SF) plus \$415 CAM (\$2,815 total monthly). Zoned CM, this is a rare opportunity to secure a high-exposure, versatile space in one of Metairie's most active commercial nodes. Contact Bridgewater Commercial today for a private showing.

## SUMMARY

**Available Space:** +/-1,069 s.f.

**Lease Type:** NNN

**PRICE PSF:** \$27.17 | \$2,400 month **GBA:** +/-5,300 sf

**Triple Net (NNN):** \$412 /month

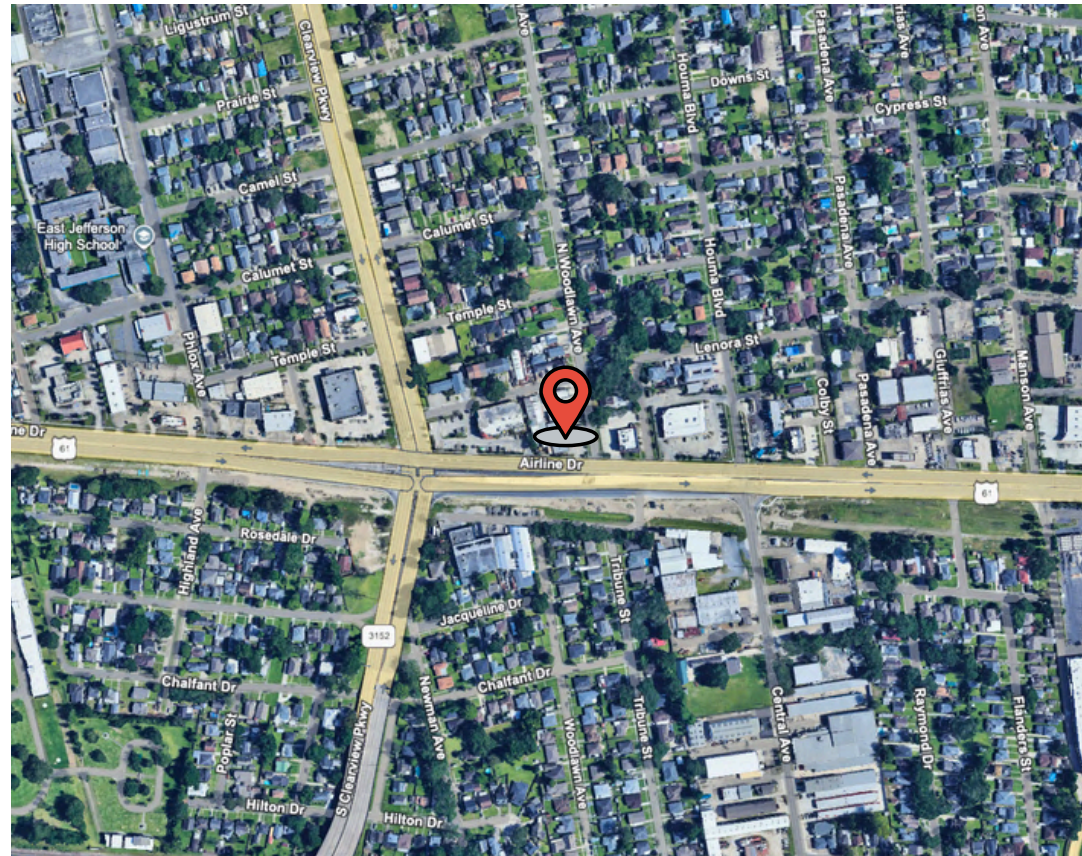
**LOT SIZE:** ~0.33 acre

**Parking:** 20 off-street spaces

**OCCUPANCY:** 75%

**Zoning:** General Commercial

**FLOOD ZONE:** X



# AERIAL VIEW



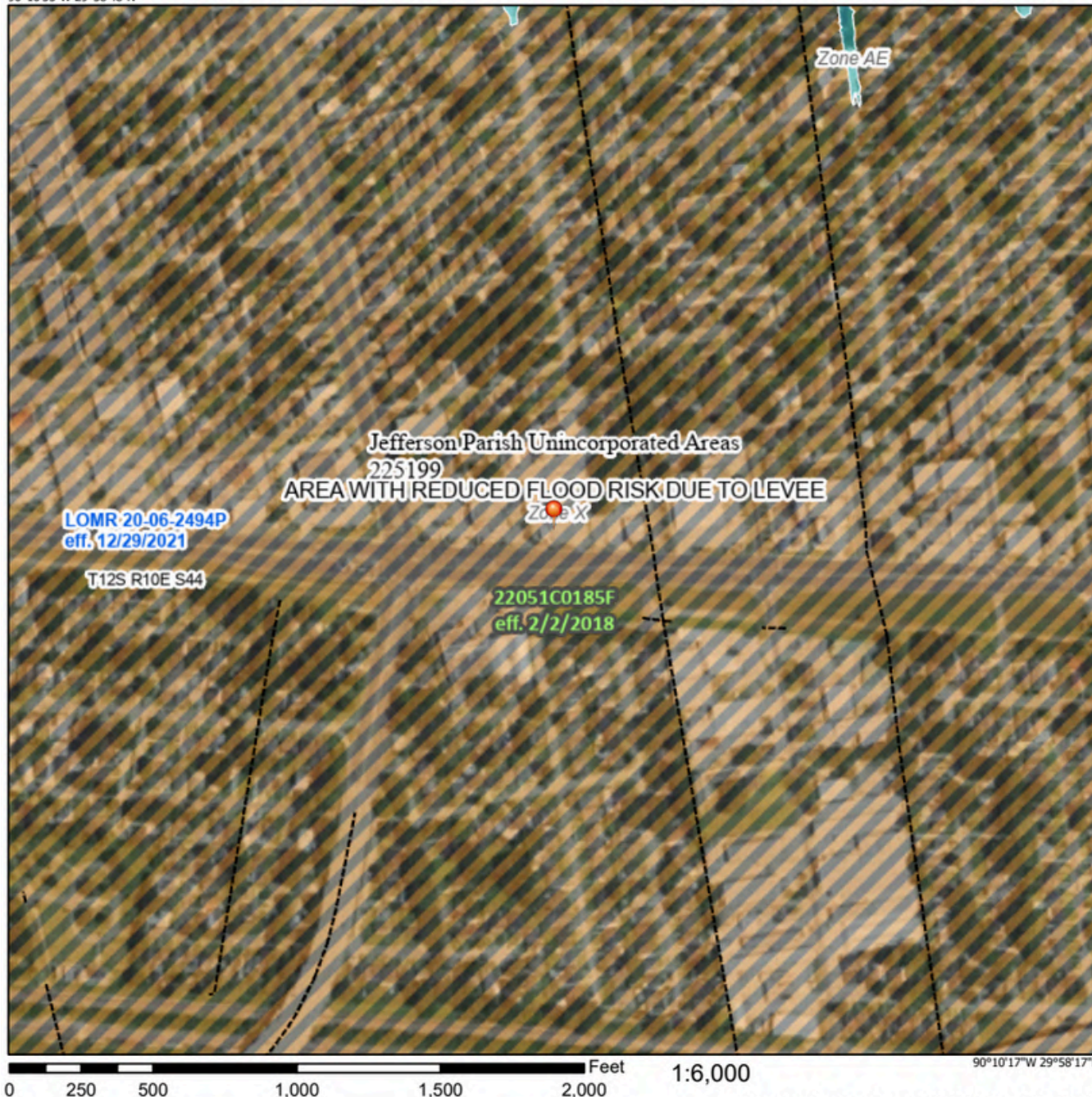
Airline Drive

# FLOOD MAP

## National Flood Hazard Layer FIRMMette



90°10'55"W 29°58'48"N



### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation 20.2 17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/28/2025 at 4:25 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Basemap Imagery Source: USGS National Map 2023









# CONTACT DETAILS

## For bookings and viewings

The information provided herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information. References to square footage, age, or any other details are approximate and subject to errors, omissions, or changes. It is the buyer's responsibility to independently verify the information and bear all risks associated with any inaccuracies. We do not guarantee, warranty, or represent the accuracy, suitability, or performance of the property. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and should not be considered as indicators of current or future property performance. The value of this transaction is contingent upon various factors, including tax considerations, which should be assessed by your own tax, financial, and legal advisors. Prior to making any decisions, you and your advisors should conduct a thorough and independent investigation to ensure the property's suitability for your specific needs. Bridgewater Realty Advisors is a Real Estate Brokerage licensed in the State of Louisiana, U.S.A.



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