

VETERANS BLVD RETAIL CORRIDOR

2750 Severn Ave, Metairie, LA

VETERANS MEMORIAL BLVD
GROUND LEASE

WHOLE
FOODS
MARKET

BUFFALO
WILD
WINGS

SHAKE
SHACK

Dillard's

JCPenney

charles
SCHWAB

LAKESIDE SHOPPING CENTER
1,200,000 SQ FT

macy's

N CAUSEWAY BLVD

SEVERN AVE

N ARNOULT RD



COMMERCIAL
REAL ESTATE

XTEAM
RETAIL ADVISORS

Collin Holmes

504.620.0356
cholmes@srsa-realestate.com

Kirsten Early

504.620.0352
kearly@srsa-realestate.com



PROPERTY DESCRIPTION

Incredible development opportunity located near Veterans Memorial Boulevard on Severn Avenue. This site is directly across from Whole foods and situated between Buffalo Wild Wings and Outback Steakhouse. Surrounding Businesses also include Shake Shack, Homewood Suites, Fairfield Inn & Suites, Petco, Michael's, and 1.2 million SF Lakeside Shopping Center.

Permitted uses include, but are not limited to: Amusement Enterprises (Indoor), Animal Hospitals & Veterinary Clinics, Automobile Sales, Banks, Government Buildings, Health & Athletic Clubs, Health Care Facilities, Hospitals, Hotels & Motels, Institutions for Professional or Educational Training. Multi-Family Dwellings of 30 or More Units, Office Buildings, Restaurants & Cafeterias, Retail Stores & Establishments



PROPERTY HIGHLIGHTS

- Total Size: 45,000 SF
- Lease Rate: \$4 PSF / NNN
- Frontage: 150' on Severn Ave
- Zoning: BC-2 (Business Core)

OFFERING SUMMARY

Lease Rate:	\$4.00 SF/yr (NNN)
Available SF:	45,000 SF
Lot Size:	45,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	9,952	30,597	51,508
Total Population	20,484	70,838	119,567
Average HH Income	\$61,042	\$75,965	\$74,896



Collin Holmes

504.620.0356
cholmes@srsa-realestate.com

Kirsten Early

504.620.0352
kearly@srsa-realestate.com



COMMERCIAL
REAL ESTATE



Collin Holmes

504.620.0356
cholmes@srsa-realestate.com

Kirsten Early

504.620.0352
kearly@srsa-realestate.com