



**CORPORATE REALTY**

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

RETAIL | FOR LEASE

# Clean Slate with Drive Thru for Commercial Use

**5038 W Esplanade Avenue**

NEW ORLEANS, LA 70006

**Sydney Anderson, CCIM**  
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**SA** SYDNEY ANDERSON REALTY



## HIGH-VISIBILITY METAIRIE LOCATION

5038 W Esplanade Avenue, New Orleans, LA 70006

### PROPERTY DESCRIPTION

This single-story multi-purpose building features a double drive thru and rear space that can be used for storage/office/medical use. The space can be leased in part or in whole. There is the opportunity to divide this space to use either front retail space with drive-thru access or the back half for manufacturing, storage, or medical purposes.

This was previously the home of One Cleaners and features a double pylon sign, building signage, and parking on both the front and side. It is located in a dense residential and commercial area, half a block from Transcontinental Drive and next to a neighborhood strip mall that includes Rob  rt Fresh Market Metairie, The UPS Store, Woodhouse Spa, Tastee Donuts, and popular restaurant Almasgoof.

### PROPERTY SIZE

5,000 sf

### LEASING RATE

\$4,500 - \$7,500 (Monthly), NNN



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# 5038 W ESPLANADE AVE.

## PICTURES



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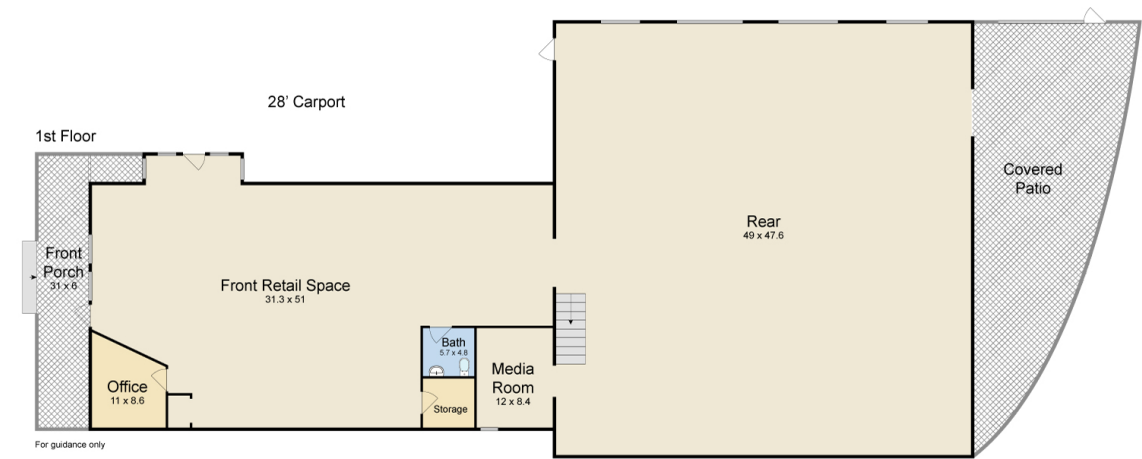
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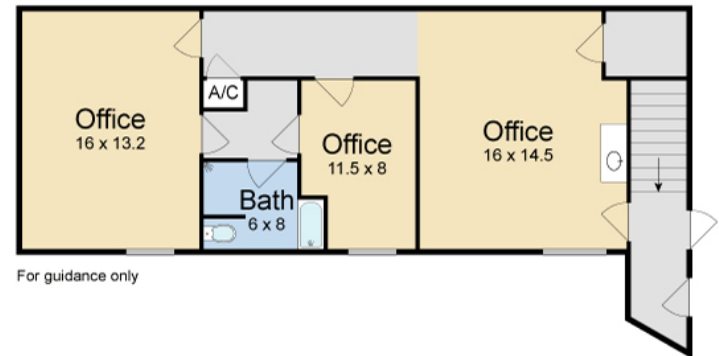
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## SITE PLAN

### 1ST FLOOR



### 2ND FLOOR

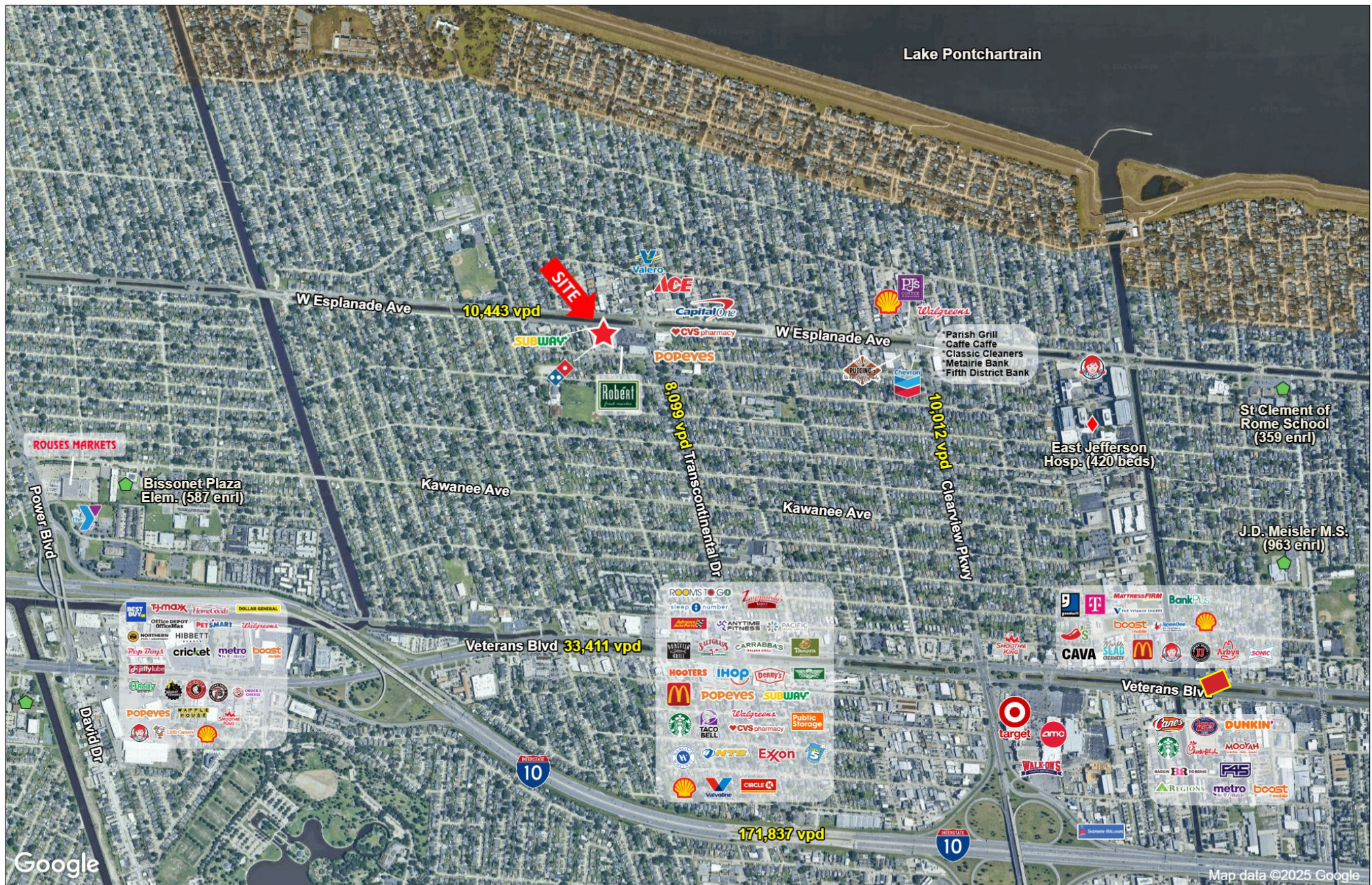


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## DEMOGRAPHICS (EST. 2025)

	1 Mile	3 Miles	5 Miles
Population	19,443	115,777	233,543
Average HH Income	\$109,586	\$100,887	\$102,656
Median HH Income	\$88,199	\$77,228	\$75,344
Daytime Population	4,255	53,636	118,064



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