



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | 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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504.236.7507

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 Robért 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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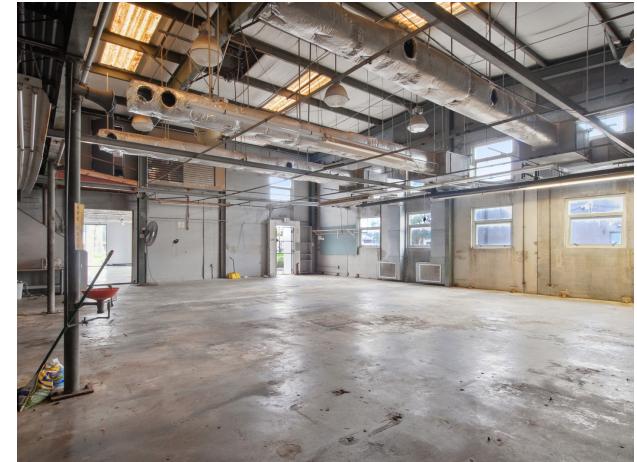


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5038 W ESPLANADE AVE.

PICTURES



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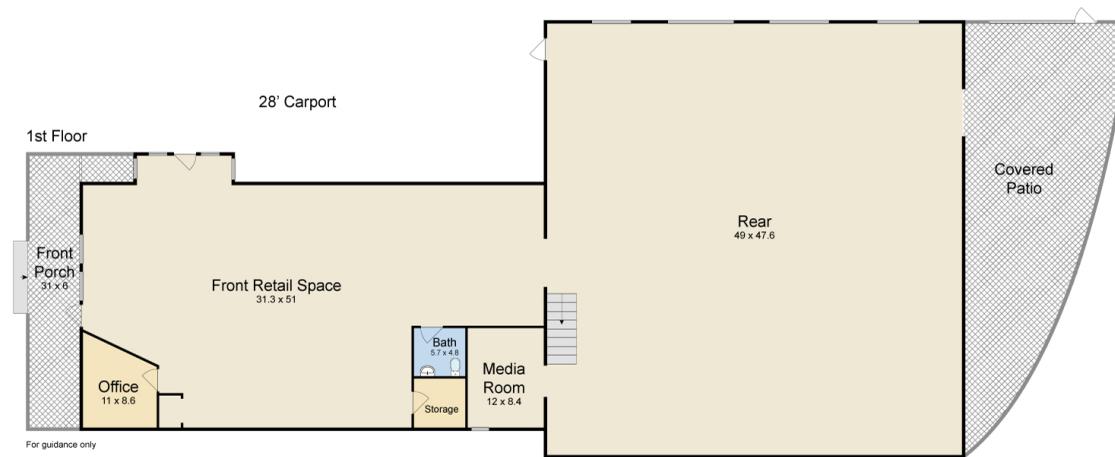
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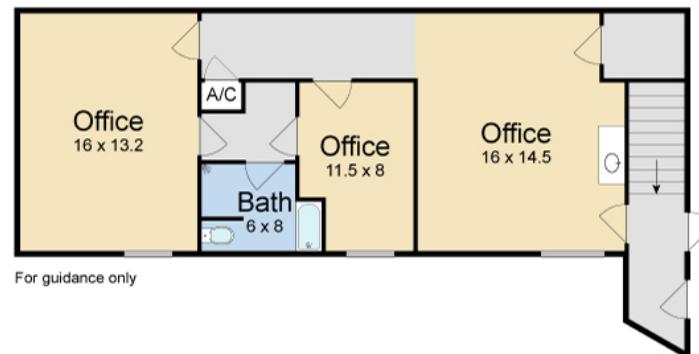
5038 W ESPLANADE AVE.

SITE PLAN

1ST FLOOR



2ND FLOOR

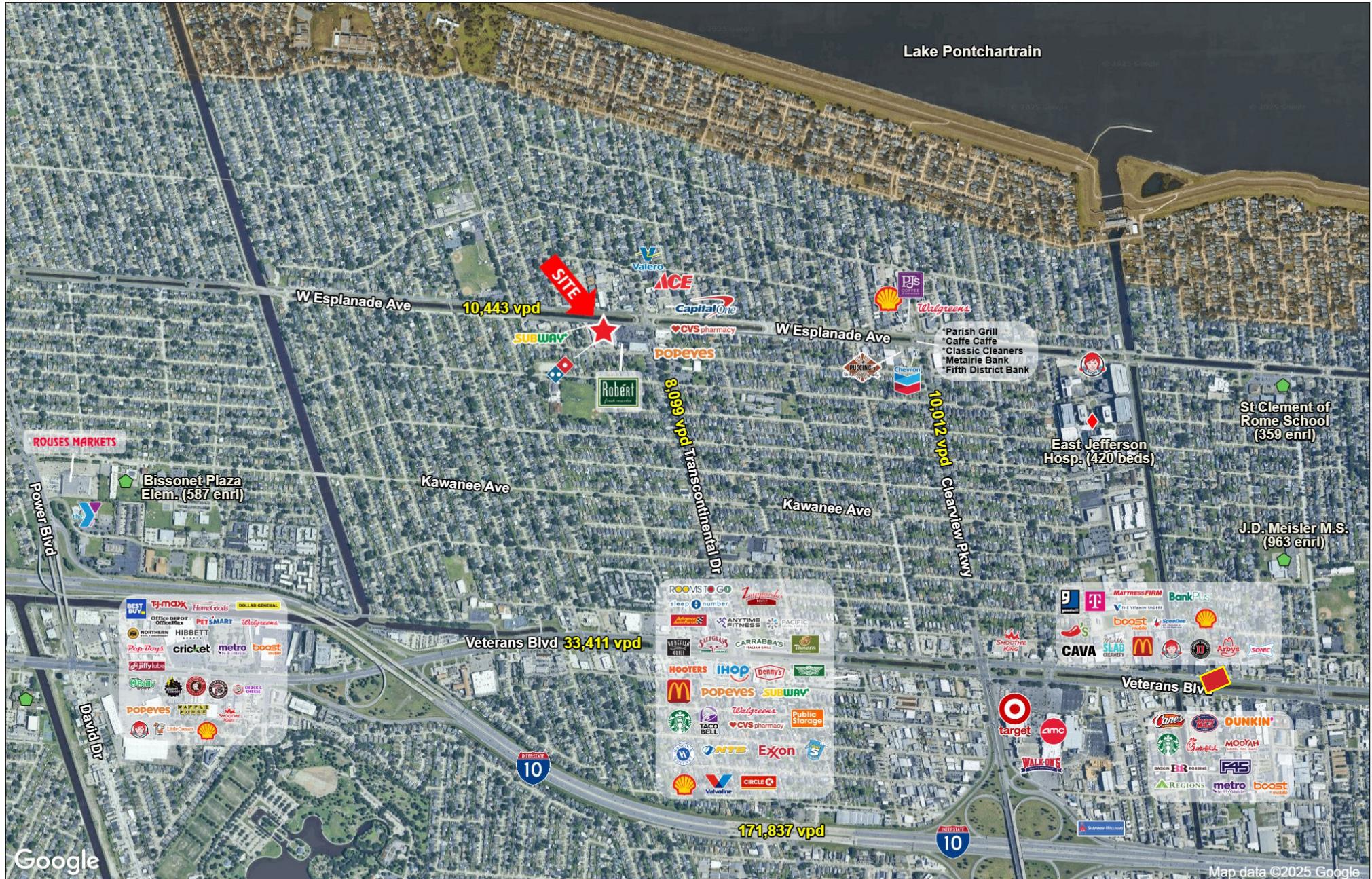


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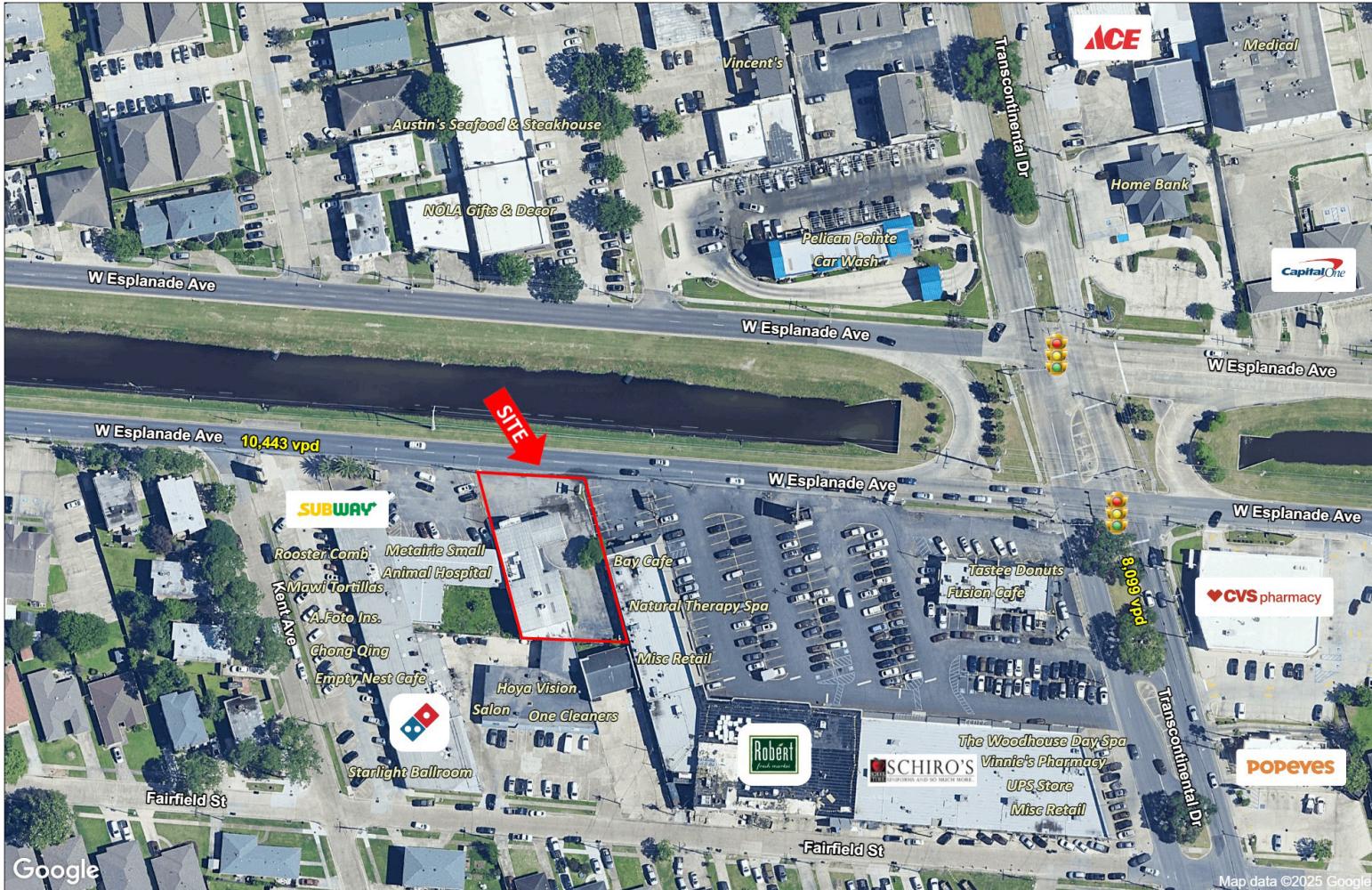


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DEMOGRAPHICS (EST. 2025)

	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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