



# CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170  
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RAW LAND | FOR LEASE

## Development Site on Causeway near Veterans

2805 N Causeway Boulevard

METAIRIE, LA 70002

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## 14,700 SF LAND PARCEL AVAILABLE FOR LEASE

2805 N Causeway Boulevard, Metairie, LA 70002

### DESCRIPTION

A 14,700-sf land parcel is now for lease. This parcel is located on N. Causeway Boulevard, which sees 53,252 vpd, along the ramp with Veterans Memorial Blvd that has 36,659 vpd. It is adjacent to the Exxon – Circle K gas station and abuts Perino's Home & Garden Center. Zoned BC-2, this parcel is ready for development for a variety of purposes.

### OVERVIEW

#### SIZE

14,700 sf

#### RENTAL RATE

\$3.00/sf, NNN (\$44,100 annually)

#### ZONING

BC-2 Business Core District



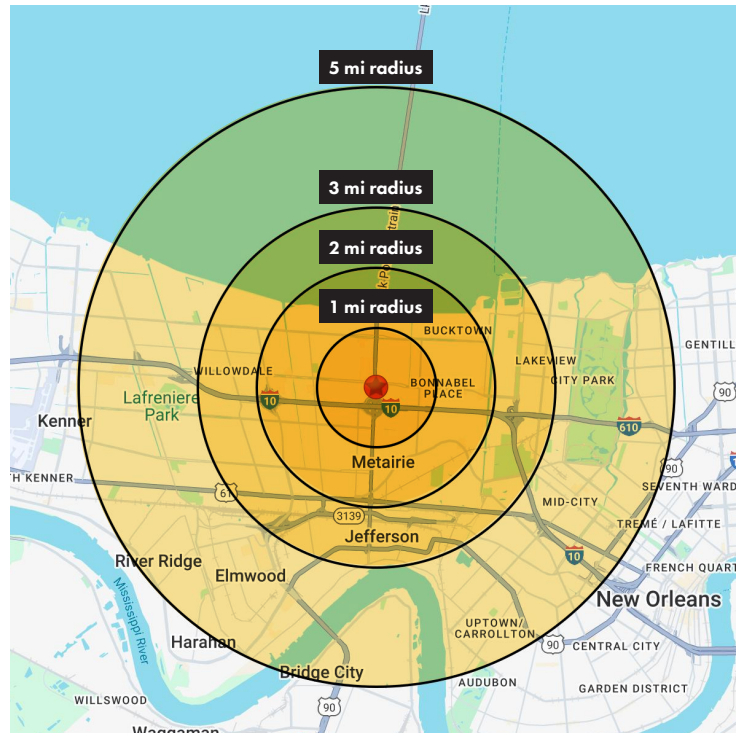
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# 2805 N CAUSEWAY BLVD

## SITE PLAN



### ZONING

**Business Core District (BC-2)** encompasses an area of high density and intensity development situated on principal thoroughfares and represents an urban mixed-use core. The areas of high intensity development contain office, retail, and service uses and represent a local and regional employment and shopping commercial center. They also contain dense residential development as single uses or mixed with commercial uses to create an urban environment with diverse choices for living and working.

### DEMOGRAPHICS (EST. 2024)

	<u>1 mile</u>	<u>2 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	21,732	71,568	122,704	271,713
Average HH Income:	\$88,601	\$106,334	\$108,741	\$106,776
Median HH Income:	\$66,904	\$76,751	\$76,133	\$74,512
Daytime Population:	24,122	46,102	67,386	144,559



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