

RETAIL SPACE FOR LEASE

METAIRIE RD RETAIL SPACE

600 Metairie Rd, Metairie, LA



COMMERCIAL
REAL ESTATE



Kirsten Early, CCIM

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PROPERTY DESCRIPTION

Exceptional leasing opportunity in the heart of Old Metairie - one of the most sought-after neighborhoods in the Greater New Orleans area. Located at the corner of Metairie Rd and Central Ave, this high-visibility space offers ideal frontage, close proximity to shops, restaurants and affluent residential communities. This iconic corridor blends historic charm with modern convenience, offering a unique opportunity to position your business in a timeless and upscale setting. The full building is 9,360 SF with tenants including City Greens, Relish, barre3, and Lucy Rose. There are 54 total off-street parking spaces, including 27 in the rear and 5 handicap spaces.

PROPERTY HIGHLIGHTS

- Highly visible location on Metairie Rd
- Ideal for Retail, Salon, Boutique or Medical use
- 2,175 SF available
- Ample on-site parking with 54 total off-street spaces
- Surrounded by thriving local businesses and high-income demographics

OFFERING SUMMARY

Lease Rate:	\$45.00 SF/yr (NNN)
Available SF:	2,175 SF
Building Size:	9,360 SF



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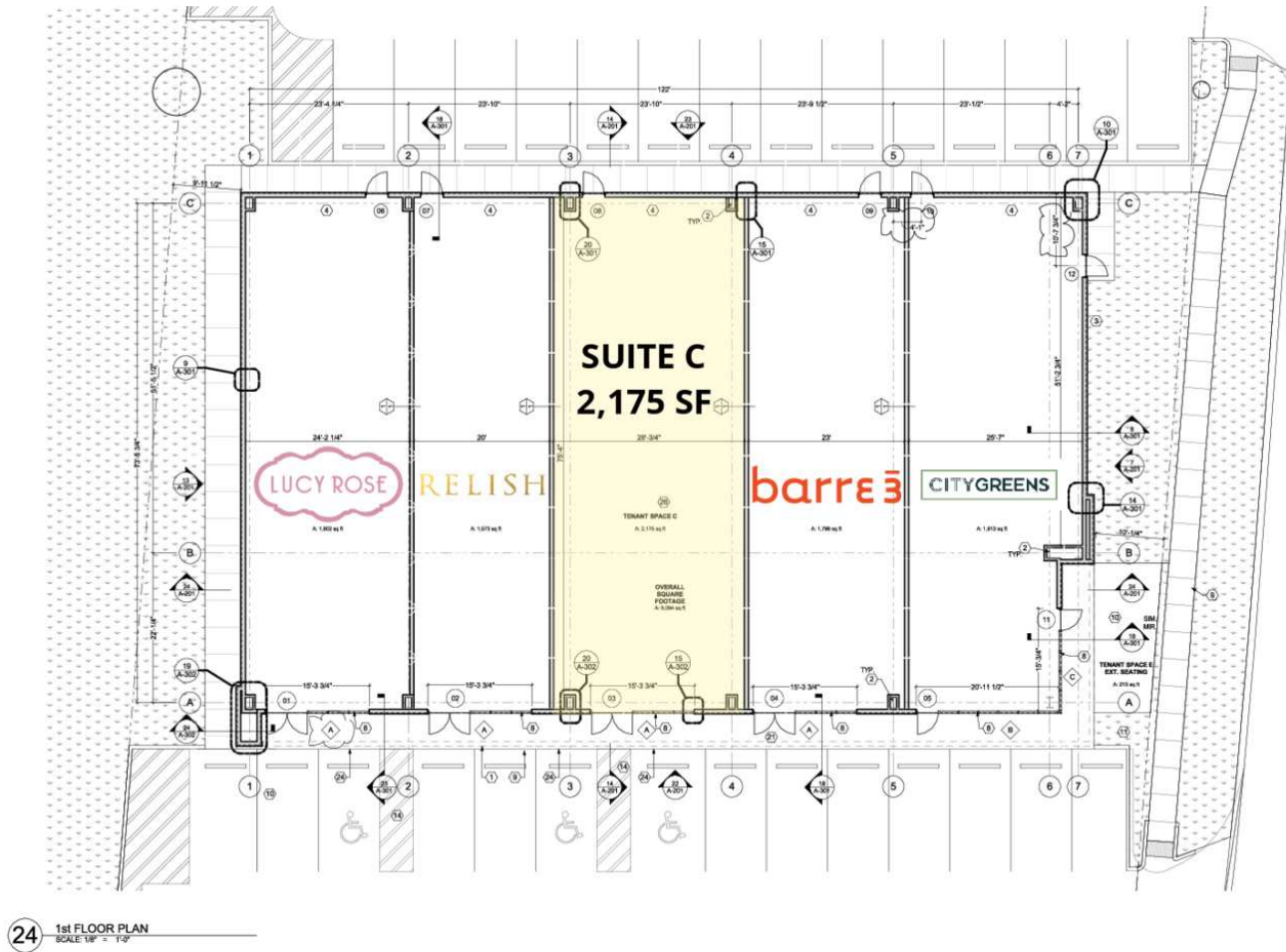
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AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
■ Suite C	2,175 SF	NNN	\$45.00 SF/yr	Tenant operating in space - Please do not disturb



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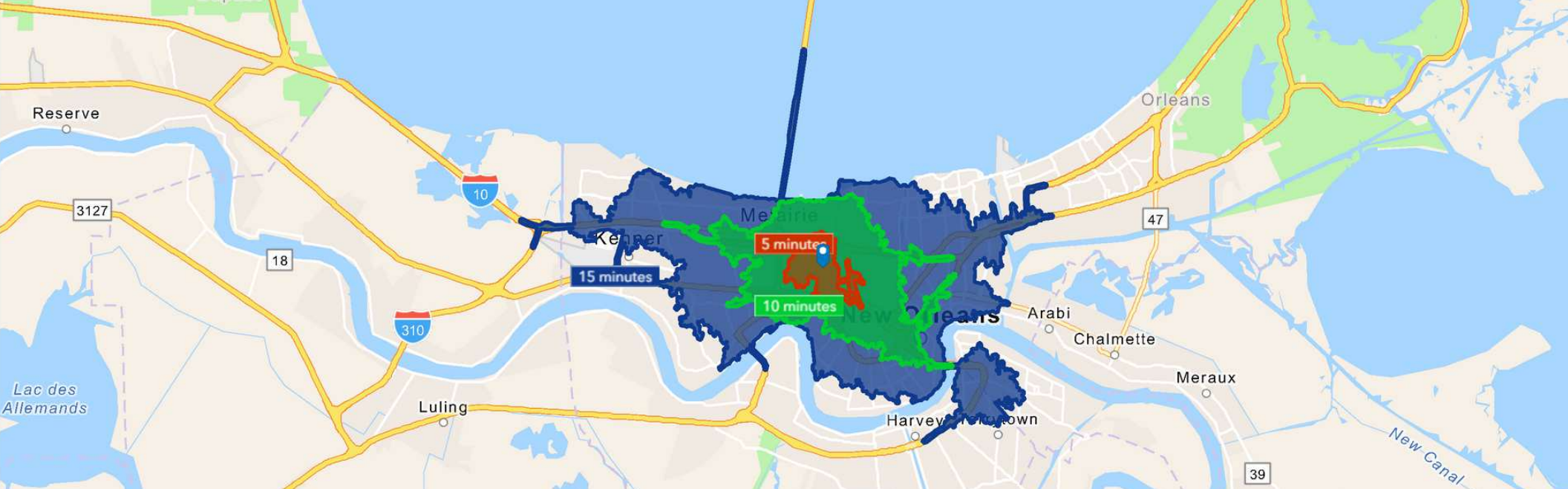
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DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	16,127	138,564	397,612
DAYTIME POPULATION	14,757	186,170	498,333
TOTAL HOUSEHOLDS	7,549	64,784	182,953
MEDIAN HH INCOME	\$87,760	\$65,216	\$64,830
TOTAL BUSINESSES	1,135	11,570	28,842



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Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____



AgencyForm Rev. 05/21



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