



FOR LEASE

HIGHLY VISIBLE SHOWROOM AND WAREHOUSE

3215 28th Street, Metairie, LA



COMMERCIAL
REAL ESTATE

Michael Corrigan

504.620.0351
mcorrigan@srsa-realestate.com

Stephanie Hilferty

504.620.0354
shilferty@srsa-realestate.com



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

This 23,000 SF property offers a flexible mix of office, showroom, and warehouse space in one of Metairie's most visible and accessible locations. Situated at the intersection of I-10 and Causeway Boulevard, with close proximity to Veterans Boulevard, the site provides unrivaled connectivity for clients, customers, and staff.

Zoned Business Core District (BC-2), the property accommodates a wide variety of business uses, including retail, distribution, and office operations. Its strategic location, excellent visibility, and versatile floor plan make it an ideal opportunity for businesses seeking a high-profile presence in the heart of the metro area.



PROPERTY HIGHLIGHTS

- First Floor: 7,098 SF Showroom/ Office + 4,140 SF Unfinished Shop / Stock Area + 2,640 SF Open Warehouse = 13,878 SF
- Second Floor: 2,840 SF Office + 7,206 SF Unfinished Warehouse / Storage = 10,045 SF
- One 12' X 14' Overhead Door
- 21' Eave Warehouse
- 23 Parking Spaces (12 in front, 11 in rear)

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	23,923 SF



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East Jefferson
General Hospital
LCMC Health

LAKESIDE SHOPPING CENTER
★ macy's Dillard's DICK'S
ZARA RH LEGO JC Penney
SEPHORA
POTTERY BARN FREE PEOPLE WARBY PARKER

DON'S
SEAFOOD

POPEYES

TACO BELL

Walgreens

SMOOTHIE
KING

CAVA

SONIC

McDonald's

Wendy's

Arby's

BARNES
& NOBLE

FLOOR
DECOR

TRADER
JOE'S

smalls
CLUB

DUNKIN'

Cane's

CLEARVIEW CITY CENTER

target

amc
zealandia & bar

Ochsner
Health
WALK-ON'S

Chick-fil-A

TACO BELL

Total Wine
& MORE

LOWE'S

Michaels
petco

WHOLE
FOODS

ROUSES
MARKETS
Durlington

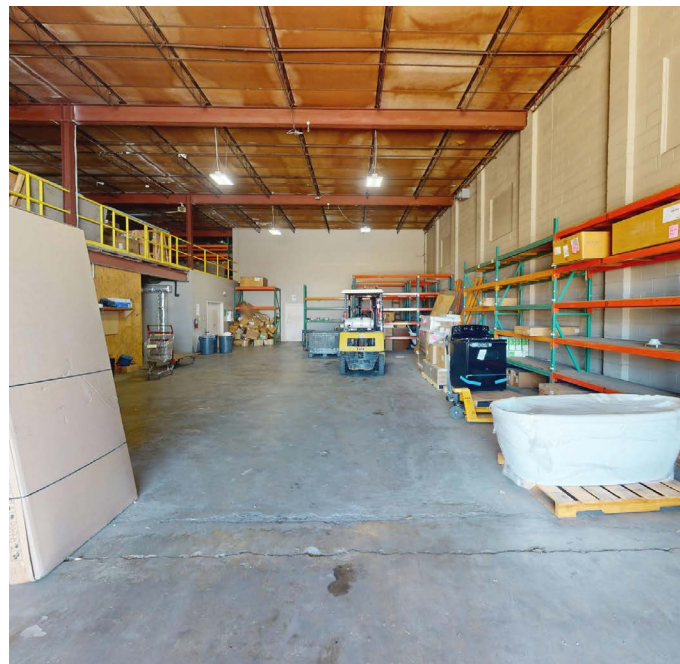
Tulane
Medical Center

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DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	15,256	165,119	409,437
DAYTIME POPULATION	26,493	164,121	481,084
TOTAL HOUSEHOLDS	7,092	71,911	182,431
MEDIAN HH INCOME	\$56,732	\$72,603	\$61,479
TOTAL BUSINESSES	2,819	11,311	29,506



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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.



AgencyForm Rev. 05/21

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____



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