



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

COMMERCIAL SUITE | FOR LEASE

Highly Visible Retail Space on W Esplanade

3304 W Esplanade Avenue

METAIRIE, LA 70002

Austin Lavin CCIM
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EFFICIENT RETAIL SPACE WITH SHARED PARKING

3304 W Esplanade Avenue, Metairie, LA 70002

DESCRIPTION

There is one commercial space available for lease in the bustling Petite Esplanade Shopping Center, located at the prominent intersection of N Causeway Boulevard and W Esplanade Avenue in Metairie's Central Business District.

Located one block from the three-building office complex Lakeway Center and the Causeway Bridge, this retail center is convenient to the other office towers, service providers, and Lakeside Shopping Center that line Causeway Boulevard. It boasts excellent visibility, high foot traffic, and two

direct curb cuts from W Esplanade Avenue. There is easy access to Metairie, New Orleans, and the Northshore.

The space is versatile, ideal for retail, service, or other uses. It is located next door to the newly opened House of Cards, which is the largest sports cards and memorabilia shop in Louisiana. Other established co-tenants include Evolve Coffee + Matcha, SalonCentric, Papa John's, and Estate Co. Jewelry & Coin. There is prominent façade signage, and parking is shared.

OVERVIEW

SIZE	953.5 sf
RENTAL RATE	\$24.00/sf, NNN (net charges for 2024 were \$6.88/sf)
SIGNAGE	Façade signage available
PARKING	Free surface parking shared with co-tenants

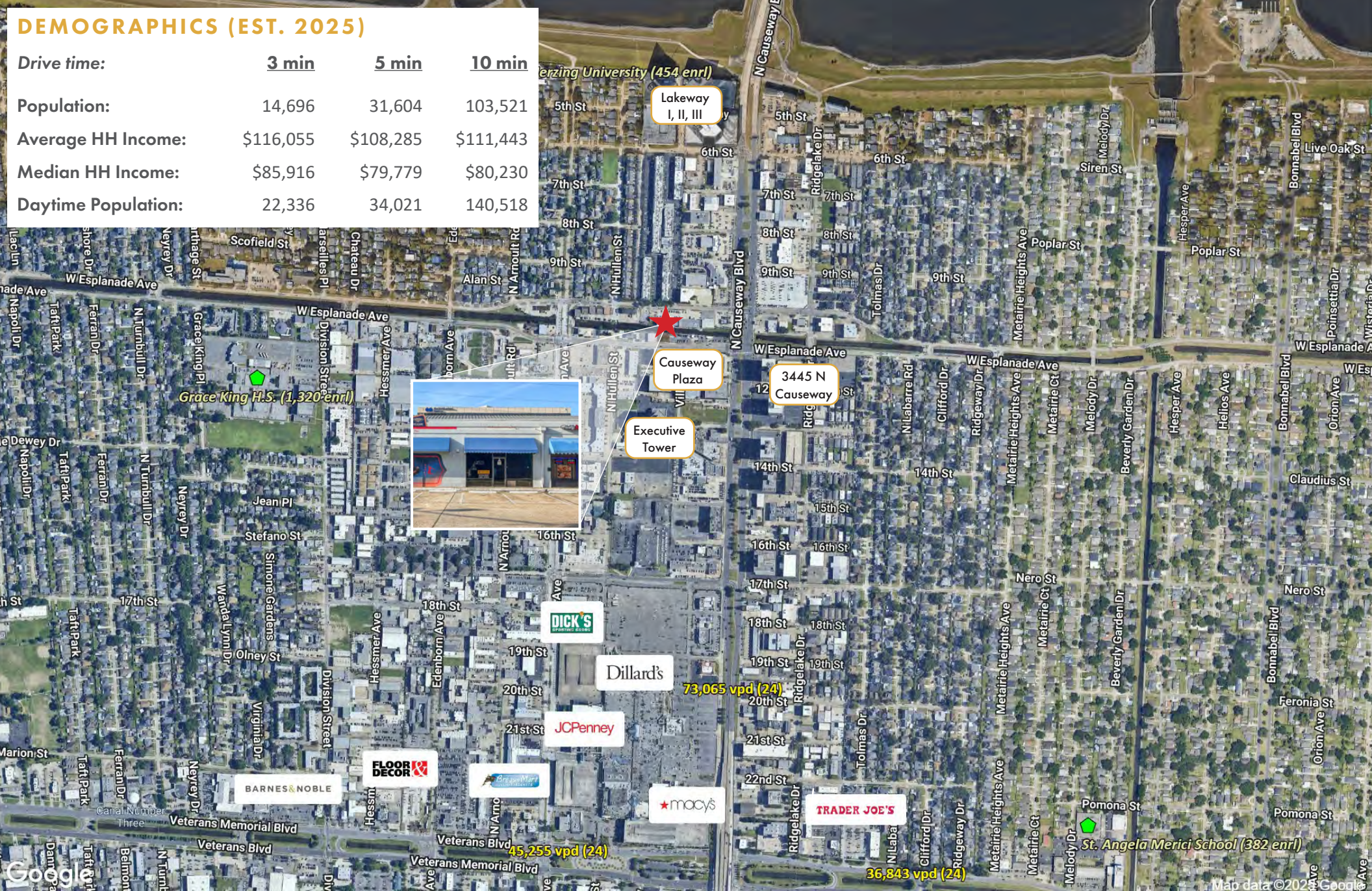


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DEMOGRAPHICS (EST. 2025)

Drive time:	<u>3 min</u>	<u>5 min</u>	<u>10 min</u>
Population:	14,696	31,604	103,521
Average HH Income:	\$116,055	\$108,285	\$111,443
Median HH Income:	\$85,916	\$79,779	\$80,230
Daytime Population:	22,336	34,021	140,518



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