

## FOR LEASE

### PROPERTY SUMMARY

Located on a corner parcel of Veterans Memorial Blvd. and Kent Ave., two inline suites are available that were renovated at the beginning of 2025. Current conditions provide a white box with new ADA bathrooms, electrical, and HVAC, and Suite C has an existing hood and grease trap in place. The property is positioned with ease of access from 3 points of ingress/egress of the corner lot for east bound traffic in addition to the U-turn placement for west bound traffic. Parking includes 30 spaces in the front and an additional 20 spaces to the rear of the center, and there is a pylon for signage for great visibility on this busy corridor. Co-tenants include Anytime Fitness and Just 4 Him Men's Haircuts.

### AVAILABLE

- Unit C: 1,835 SF
- Unit D: 1,835 SF

### PARKING

- 30 Spaces

### CO-TENANTS

- Anytime Fitness
- Just 4 Him Men's Haircuts

### TRAFFIC COUNT (ADT 2024)

- On Veterans Boulevard 32,380

2025 DRIVE TIME DEMOS	5 MIN	10 MIN	15 MIN
Population	54,629	163,817	287,877
Avg. HH Income	\$99,270	\$106,368	\$103,728



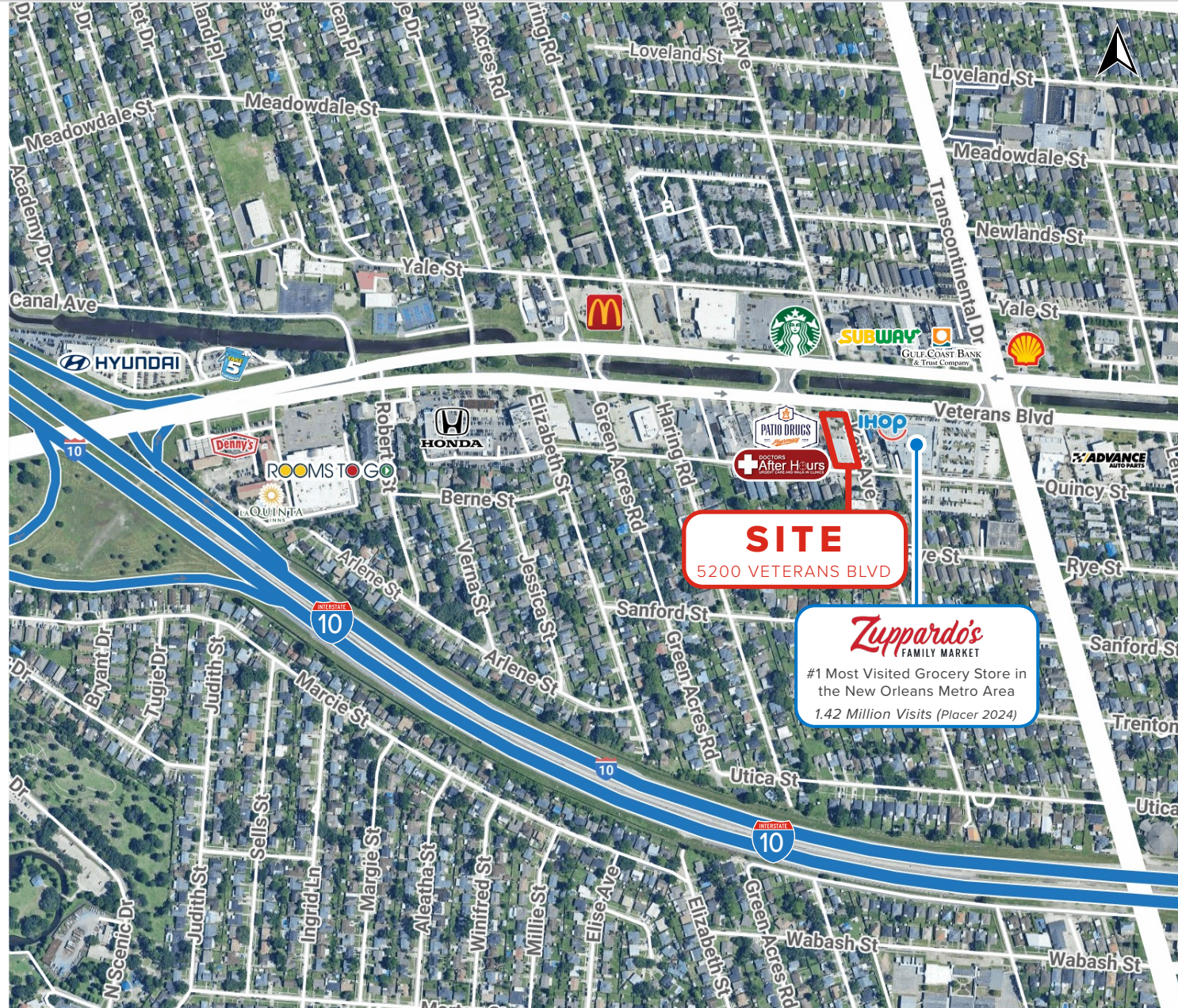
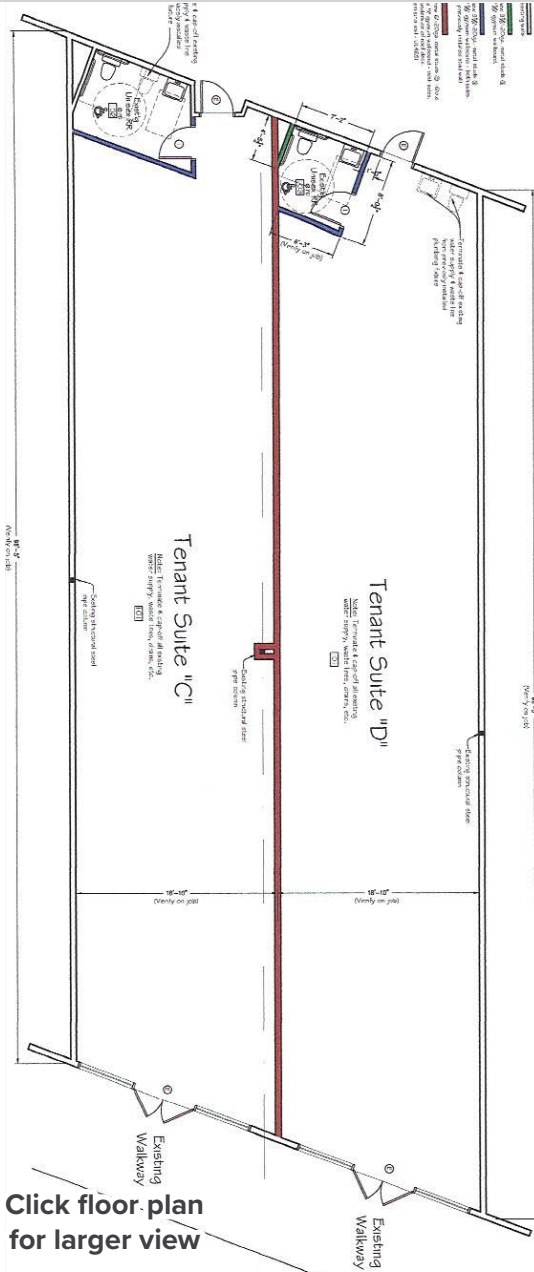


# stirling

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## RENOVATED IN-LINE SPACES FOR LEASE

5200 Veterans Boulevard, Metairie, LA



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