



Thirty-Eight Forty-One

3841 Veterans
Memorial Boulevard,
Metairie, LA 70002

**RETAIL & OFFICE SPACE
FOR LEASE**

Prepared By:

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Lease Rate

\$1,500 - 4,500 PER MONTH

OFFERING SUMMARY

Building Size:	12,137 SF
Available SF:	1,400 - 3,000 SF
Lot Size:	17,127 SF
Year Built:	1965
Renovated:	2021
Zoning:	C1 w/ CPZ Overlay
Market:	New Orleans - (MSA)
Submarket:	Metairie

PROPERTY OVERVIEW

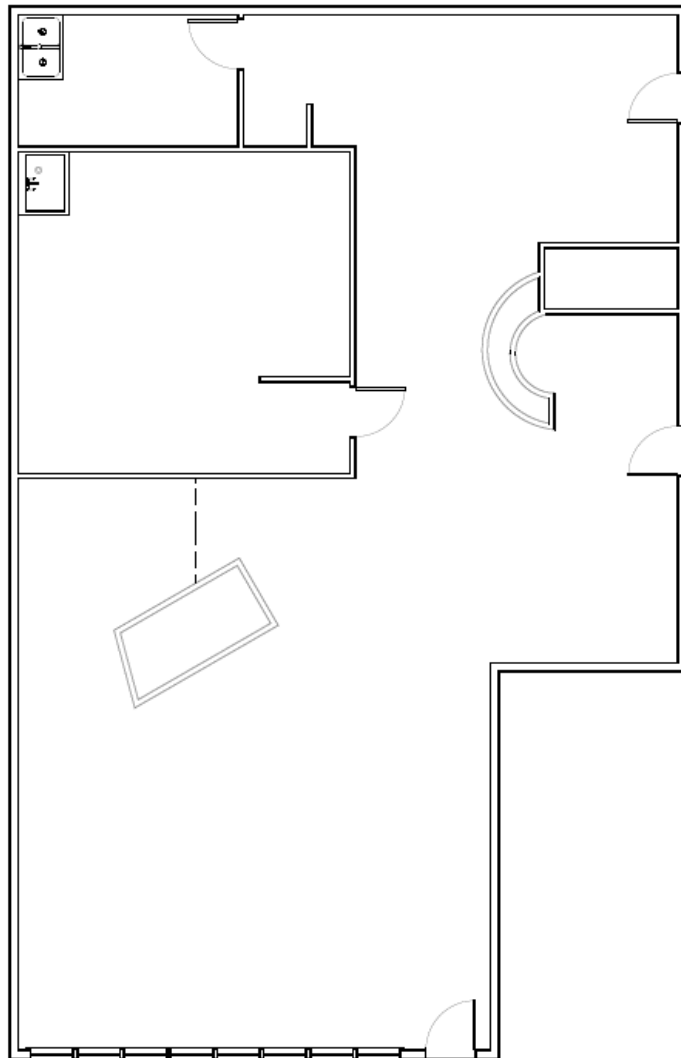
The subject property is a two-story neighborhood retail and office strip center located in the heart of Metairie's premier commercial corridor. The site offers excellent visibility and multiple points of ingress and egress with direct access to Veterans Boulevard and Taft Park.

Co-tenants include a strong mix of national and local operators, including Subway, Cricket Wireless, Acropolis Greek Cuisine, and NOLA Living Realty. Available spaces include one remaining ground-floor retail suite, along with two second-floor office suites that may be leased separately or combined to create one contiguous office space.

PROPERTY HIGHLIGHTS

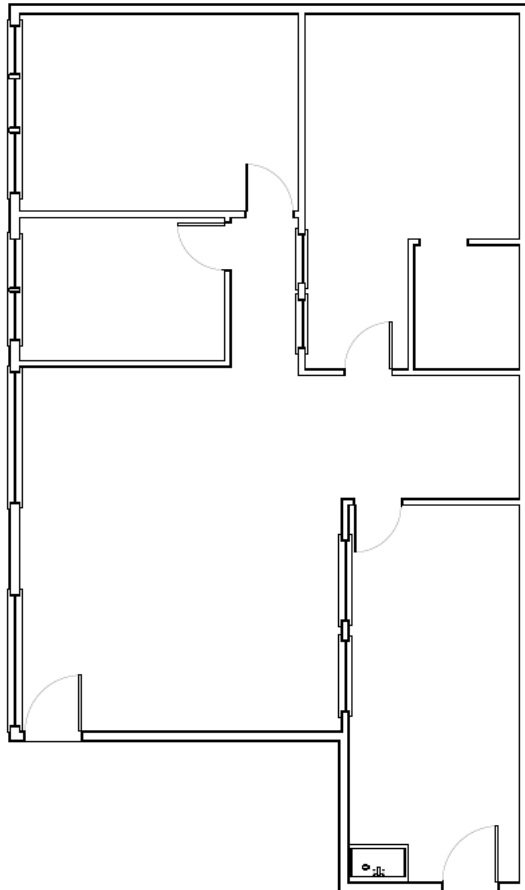
- Outstanding visibility and access
- Ample parking and excellent signage potential
- Versatile layouts available for various Retail and Office users
- Strategic location at within a premier high traffic commercial corridor
- Strong community presence and nearby amenities

Suite 103



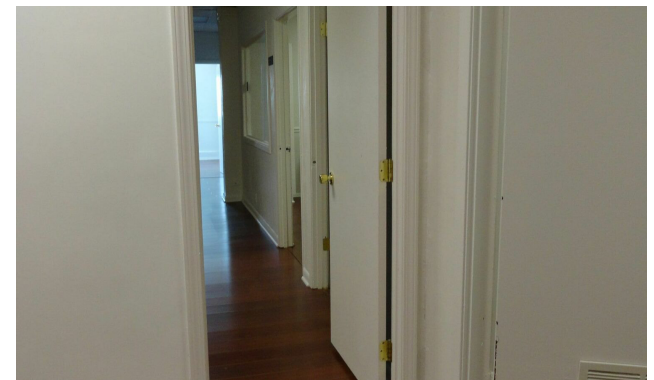
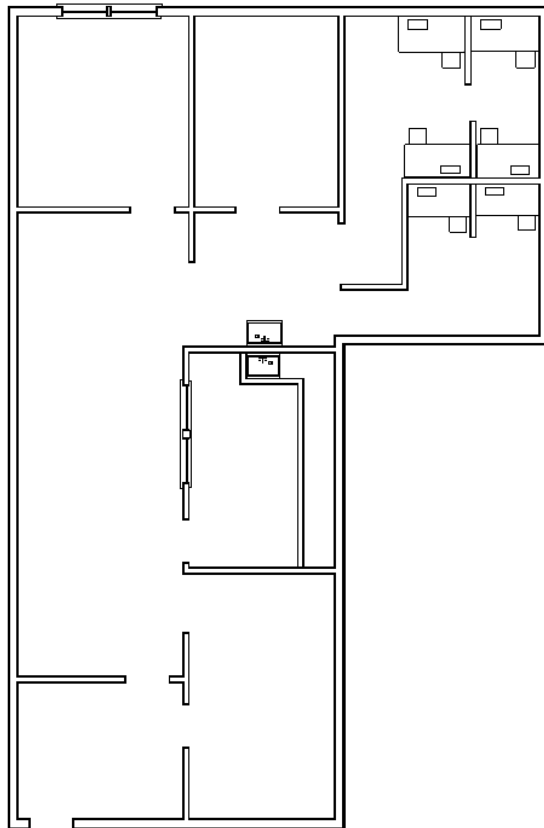
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Suite 200-202



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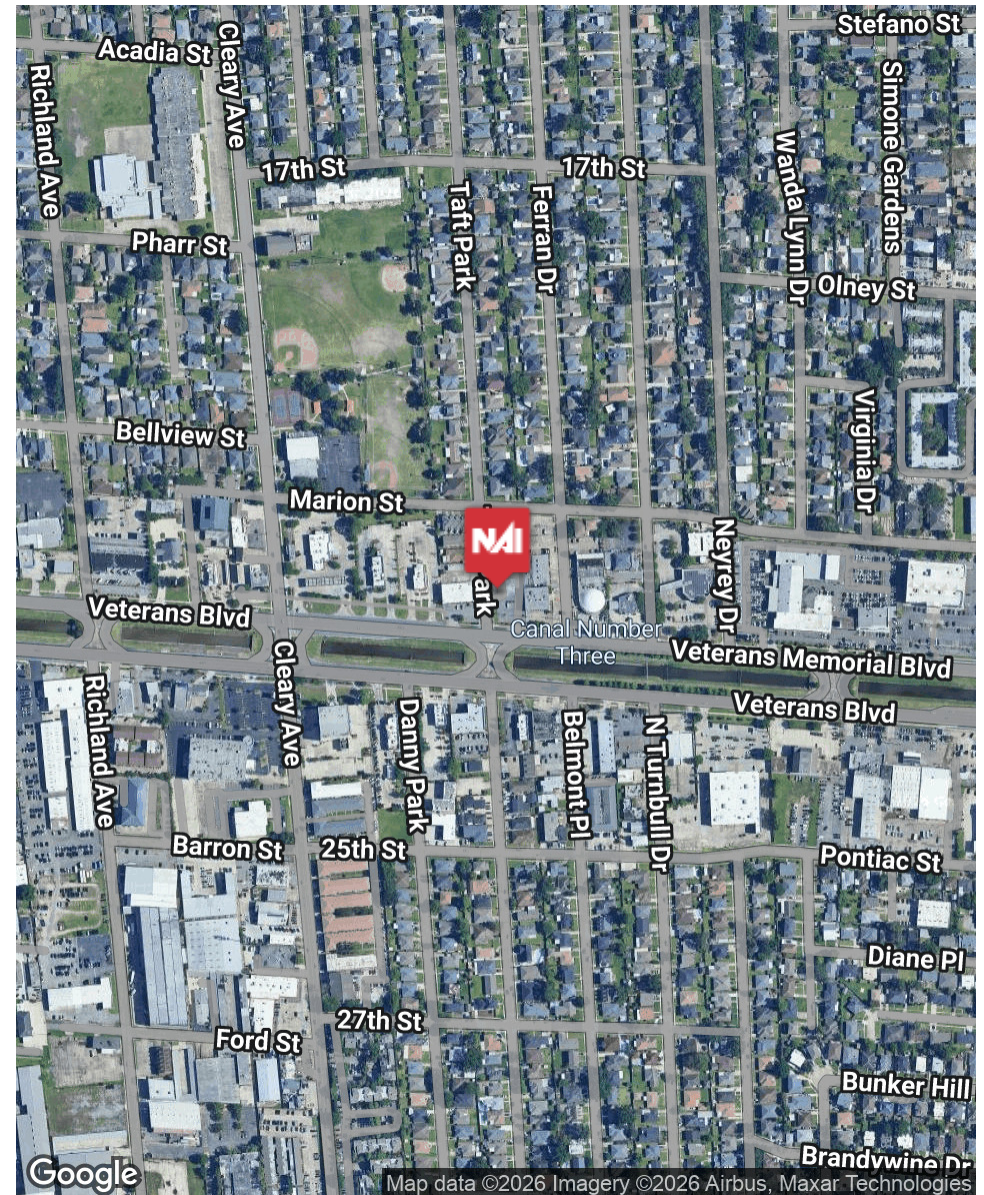
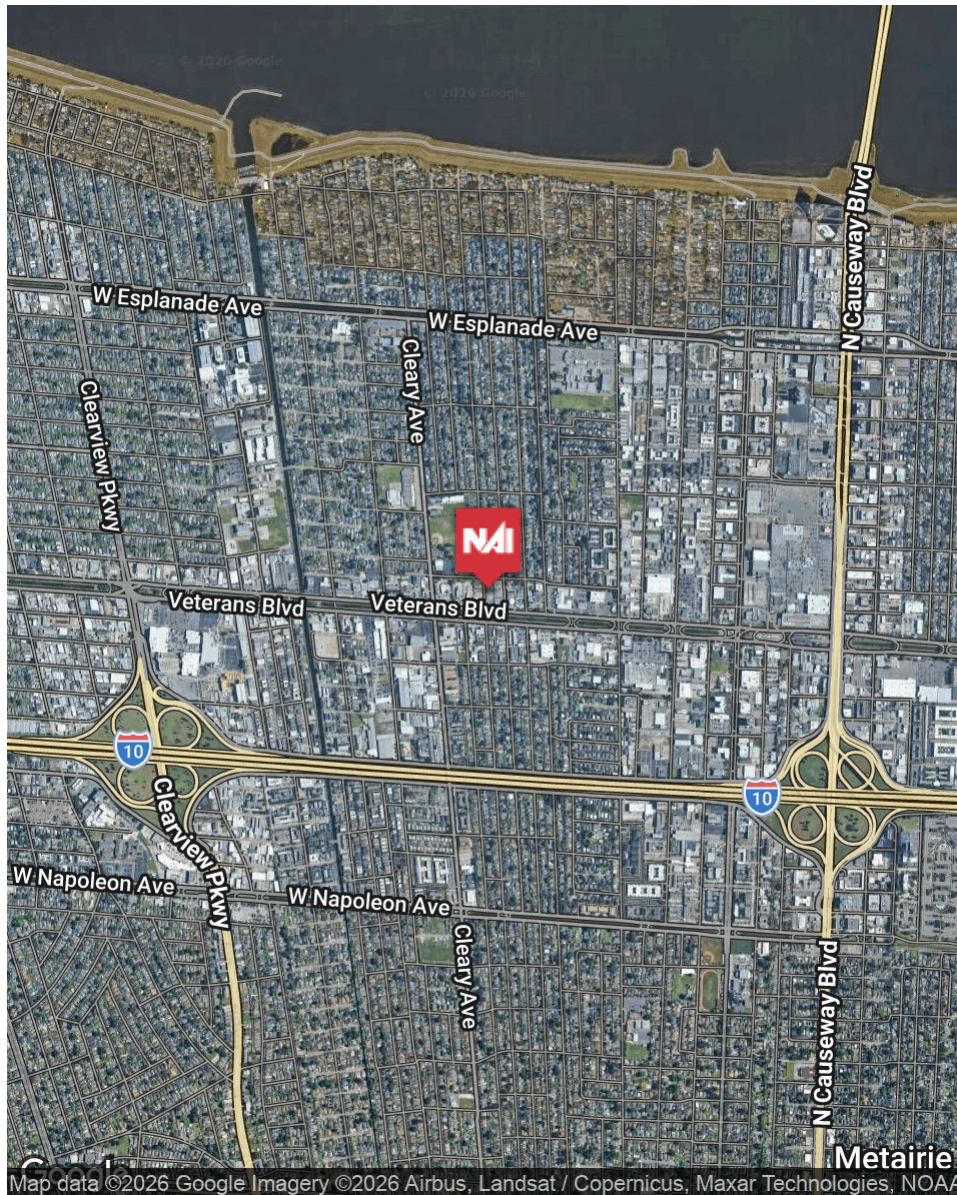
Suite 204



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LEASE INFORMATION

Lease Type:	Modified Gross
Total Space:	1,400 - 3,000 SF

Lease Term:	Negotiable
Lease Rate:	\$1,500 - \$4,500 per month

AVAILABLE SPACES

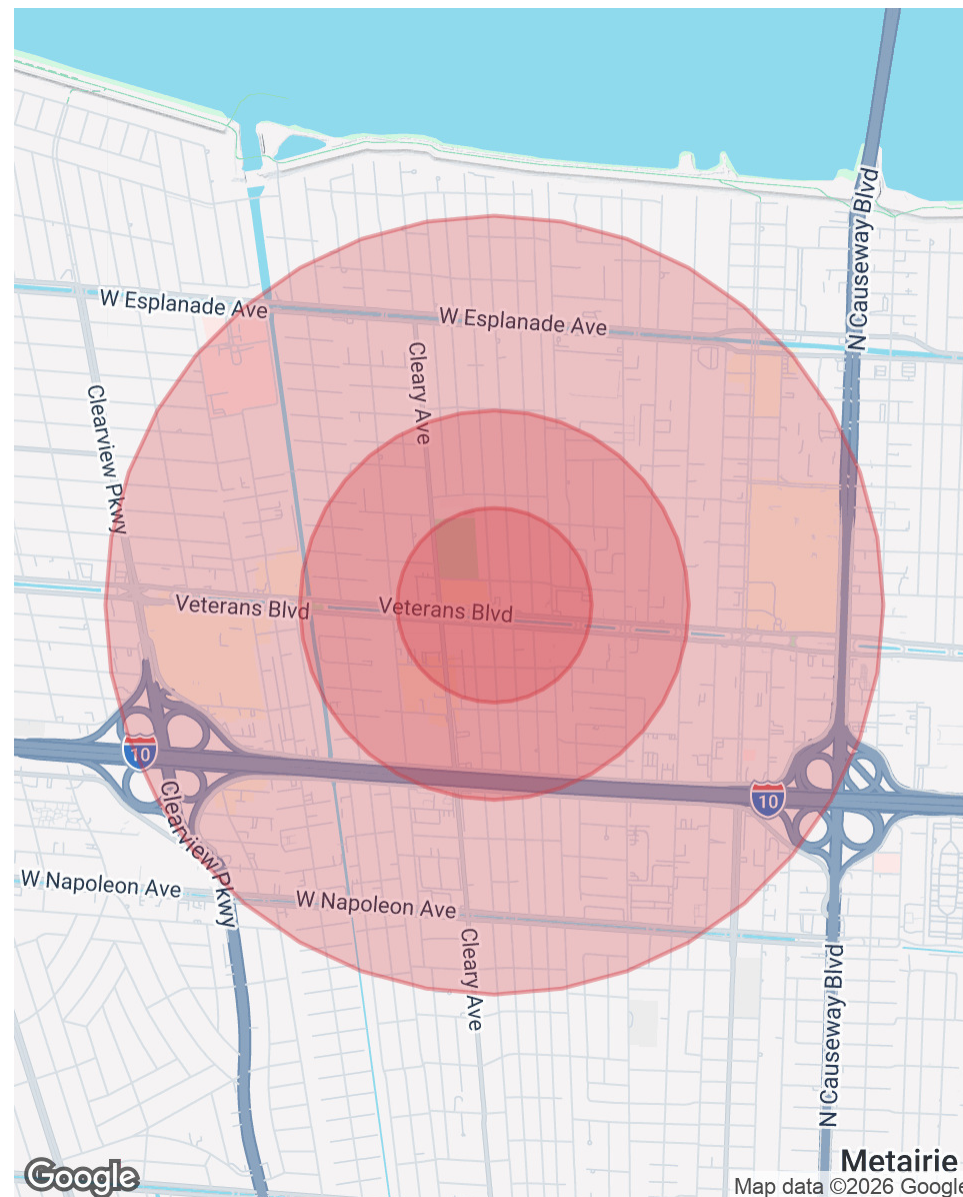
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 103	Available	1,503 SF	Modified Gross	\$4,500 per month
Units 200 & 202	Available	1,600 SF	Modified Gross	\$2,400 per month
Unit 204	Available	1,400 SF	Modified Gross	\$1,500 per month
Units 200, 202 & 204	Available	1,400 - 3,000 SF	Modified Gross	\$3,900 per month

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,504	5,943	25,214
Average Age	37.5	36.0	35.8
Average Age (Male)	37.5	35.5	34.0
Average Age (Female)	38.7	36.7	37.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	678	2,533	11,375
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$102,668	\$97,928	\$82,789
Average House Value	\$327,988	\$313,500	\$314,351

2023 American Community Survey (ACS)



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For More Information:

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