



## PROPERTY DESCRIPTION

### High-Visibility Ground-Floor Office Space For Lease Off I-10 in Metairie

Position your business for success with this highly visible ground-floor space located off the North I-10 Service Road in Metairie, Louisiana. Just off the Clearview Parkway exit and moments from Target, this location offers exceptional access and exposure in one of the area's most active commercial corridors.

Visible from I-10, your brand will be seen by thousands of daily commuters, offering constant exposure. The ground-level suite provides a retail-style storefront, ideal for businesses looking to attract foot traffic while also offering convenient access for customers, guests, and employees. Ample parking and efficient access to I-10 make this a strategic location for both local traffic and regional connectivity.

Surrounded by national retailers, office users, and dense residential neighborhoods, this is a rare opportunity to secure a versatile space in a high-demand area of Jefferson Parish. Whether you're expanding your retail footprint or seeking a central and convenient office/showroom location, this space checks all the boxes.

## 360° VIRTUAL TOUR

## PROPERTY HIGHLIGHTS

- **4449 N I-10 Service Rd w, Metairie, LA 70002**
- High-visibility location and visible from I-10, near the Clearview Parkway exit
- Ground-floor space ideal for showroom, retail, or customer-facing office use
- Easy access and parking lot for customers, guests, and employees
- Strategically located in Metairie's commercial corridor with strong demographics and traffic counts

## OFFERING SUMMARY

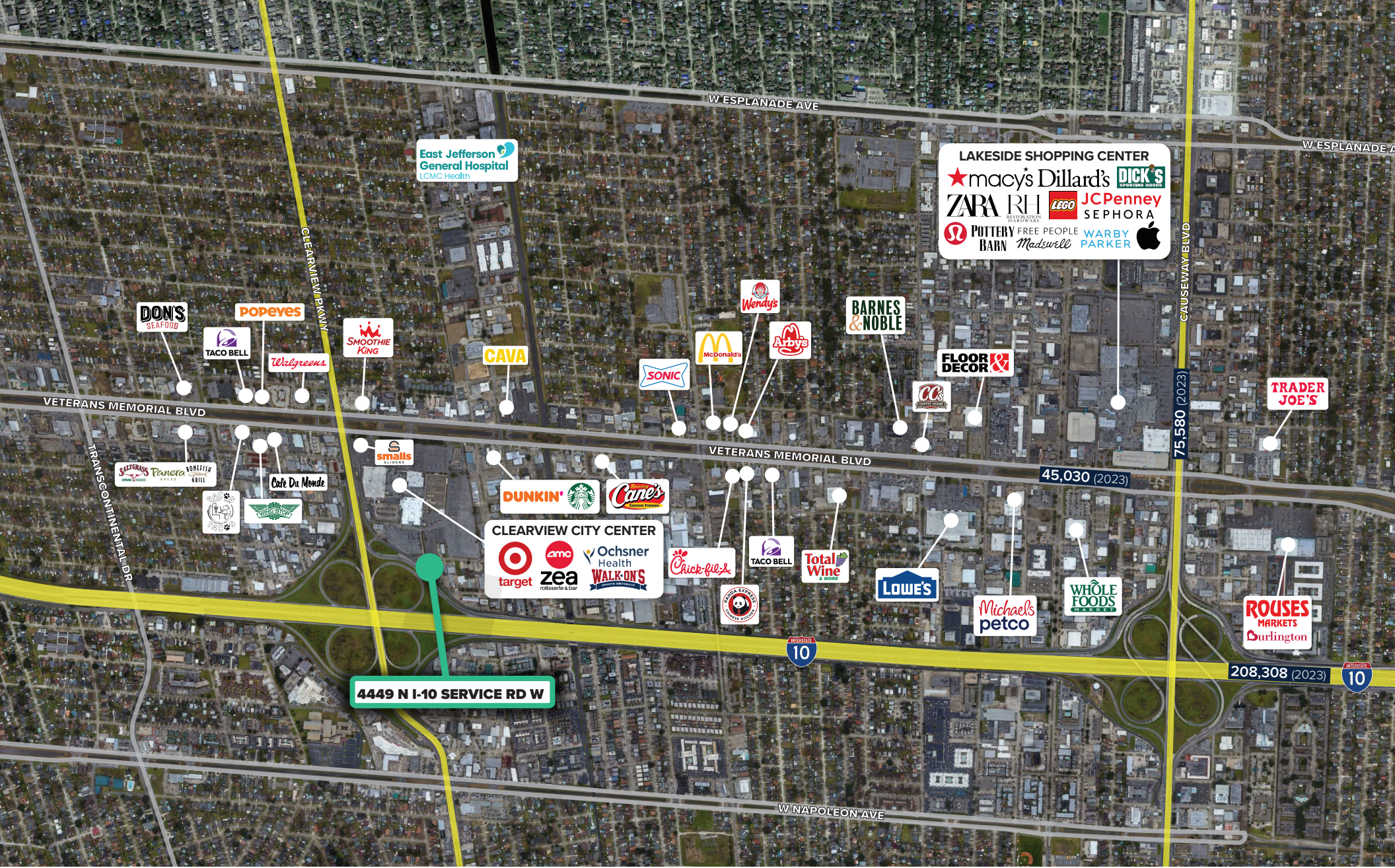
Lease Rate:	\$20.00 SF/yr (Net of CAM, Electrical, and Water)
Available SF:	2,600 SF
Building Size:	5,000 SF



**Stephanie Hilferty**

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East Jefferson  
General Hospital  
LCMC Health

LAKESIDE SHOPPING CENTER  
 macy's Dillard's DICK'S  
 ZARA RH I LEGO JCPenney SEPHORA  
 POTTERY FREE PEOPLE WARBY PARKER  
 BARN Madewell BARBER

4449 N I-10 SERVICE RD W

CLEARVIEW CITY CENTER  
 target amo Ochsner Health  
 zea WALK-ON'S

ROUSES  
MARKETS  
Burlington





**4449 N I-10 SERVICE RD W**



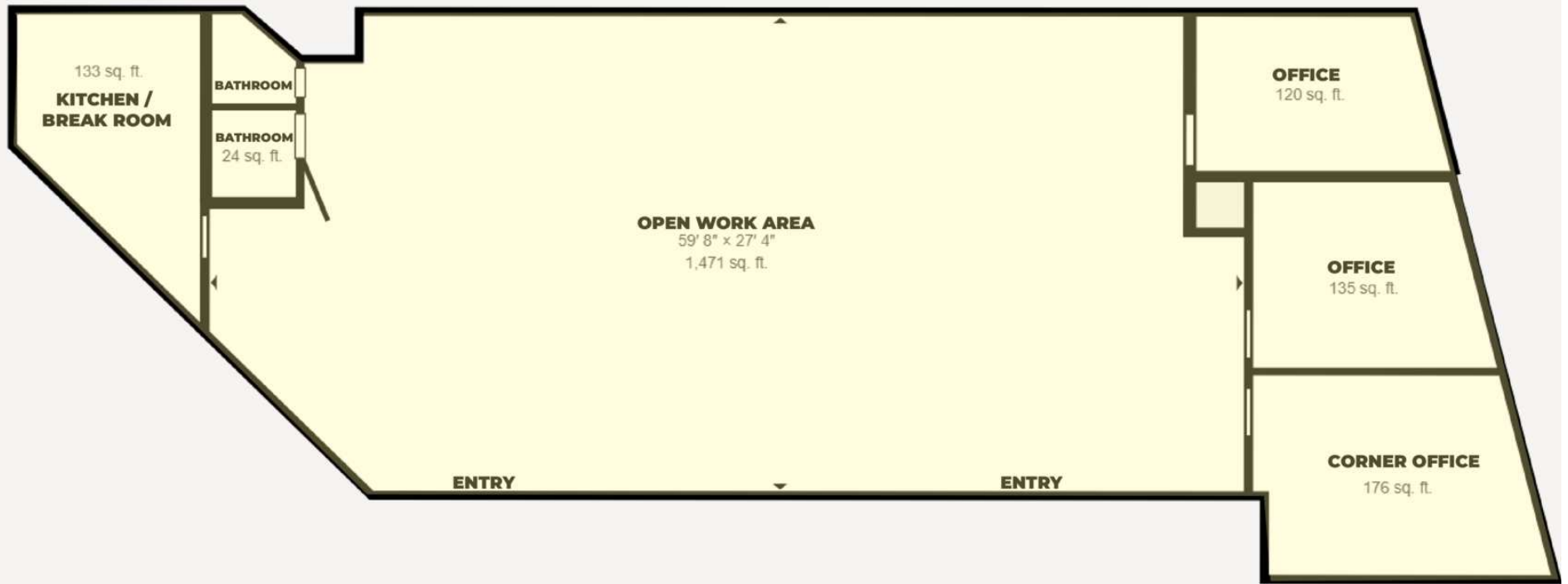
**COMMERCIAL  
REAL ESTATE**

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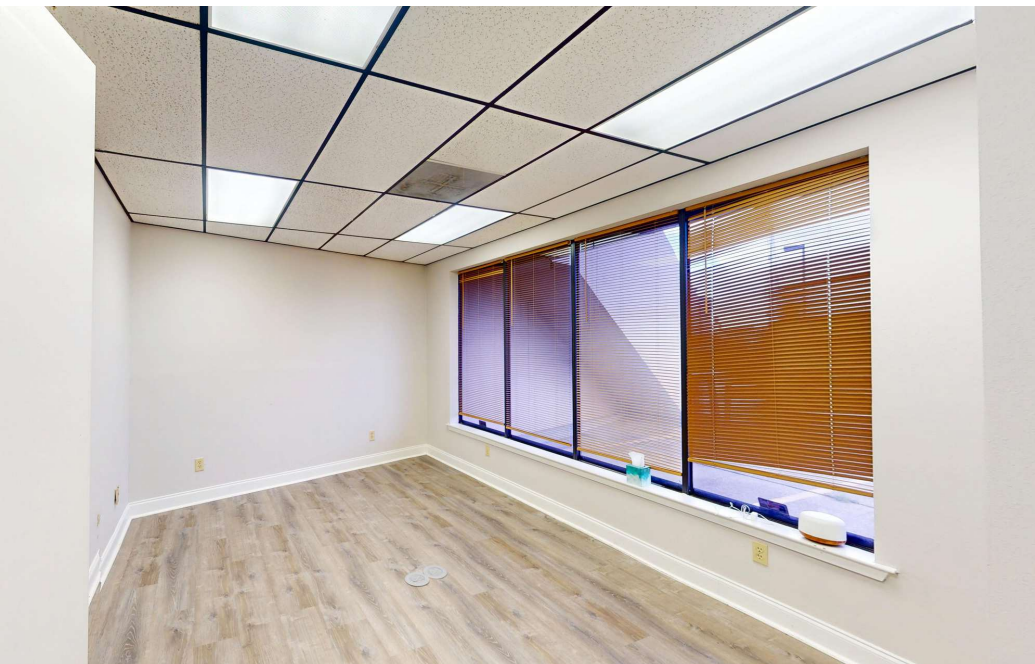




**AVAILABLE SPACES**

SUITE	TENANT	SIZE	RATE	DESCRIPTION
<span style="color: yellow;">■</span> Ground Floor Space	Available	2,600 SF	\$20.00 SF/yr	CAM: \$3.00/SF tenant pays portion of water and electricity is separately metered









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## DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	32,484	148,318	367,073
DAYTIME POPULATION	40,588	149,441	415,948
TOTAL HOUSEHOLDS	23,538	83,511	182,057
MEDIAN HH INCOME	\$60,217	\$72,473	\$64,657
TOTAL BUSINESSES	2,746	9,664	23,607



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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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