

stirling

FOR LEASE



701 METAIRIE ROAD | METAIRIE, LA

FOR LEASE

PROPERTY OVERVIEW

Old Metairie Village is a recently renovated, 3-story mixed-use development with upscale retail occupying the first floor and medical and office tenants occupying the second and third floors. Located in Metairie, a suburb of New Orleans, the immediate neighborhood near Old Metairie Village is known as Old Metairie. The income demographics and housing prices in Old Metairie are among the highest in the New Orleans area. Old Metairie Village and Oakridge Place (across the street) play a dominant role in this Metairie submarket due to the diverse tenant mix, traffic counts and affluent market base.

AVAILABILITY

First Floor

- Suite H: 1,500 SF
 Former Scholars

Second Floor

- Suite MM-1A: 1,385 SF
 Portion of Former Fitness Club

Third Floor

- Suite AAA-1: 6,200 SF
 Former Longbranch Healthcare

TRAFFIC COUNT (ADT 2024)

- Metairie Road: 19,559

TENANTS

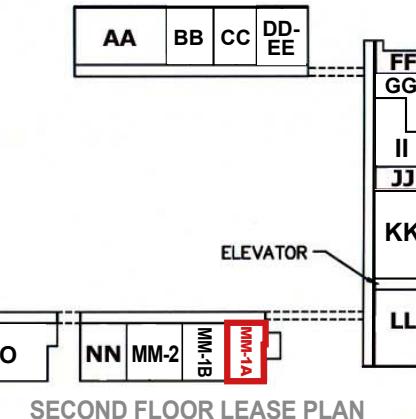
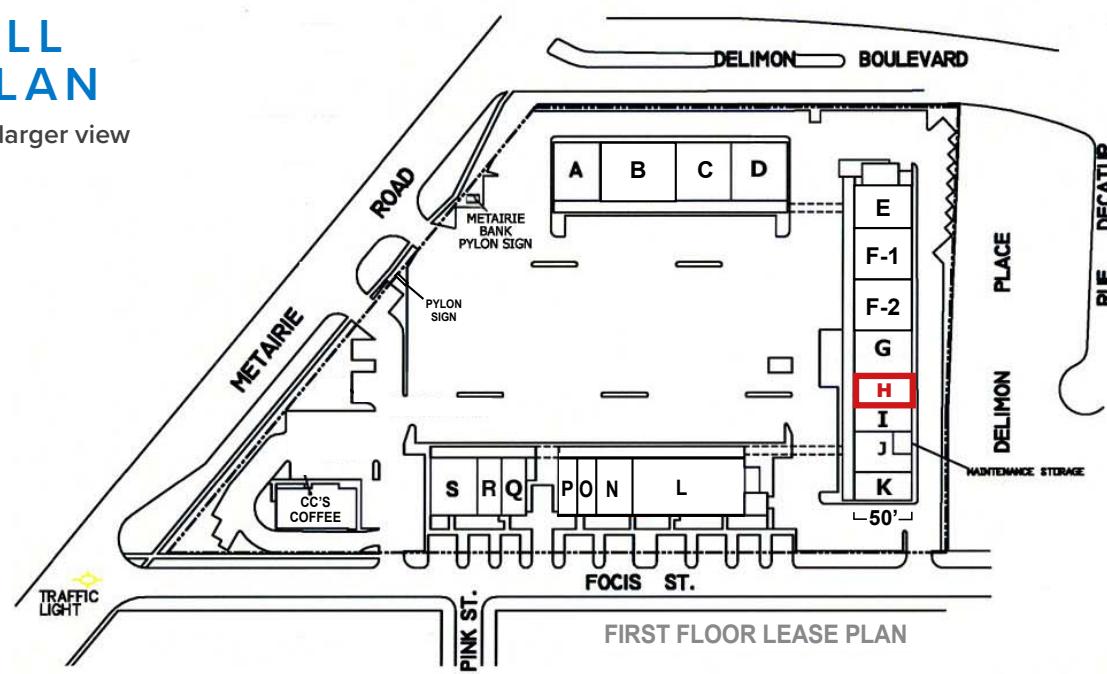
- U.S. Post Office
- Sola Salon Studios
- LCMC Primary Care
- Massage Envy
- NuWell Medicine
- CC's Coffee House
- Taziki's
- Bricks & MiniFigs
- Metairie Bank & Trust
- Boudreux's Jewelers
- Sanova Dermatology
- European Wax Center
- and many more!



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OVERALL SITE PLAN

Click image for larger view



| TENANTS | | | | | |
|---------------------------------------|-----------------|--|----------|---|-----------------|
| A: Metairie Bank & Trust | 2,170 SF | N: About Face Cosmetics | 1,716 SF | JJ: Edward Jones | 1,000 SF |
| B: Massage Envy | 3,409 SF | O: Elizabeth's Fine Footwear | 1,000 SF | KK: LCMC Health Primary Care | 4,140 SF |
| C: Taziki's | 2,567 SF | P: iNails Spa | 1,000 SF | LL: Dr. Gerald Tully, Dentist | 1,658 SF |
| D: ZukaBaby | 2,000 SF | Q: TCBY | 1,000 SF | MM-1A: Available (Former Fitness Club) | 1,385 SF |
| E: Pure Barre | 2,002 SF | R: Subway | 1,000 SF | MM-1B: Zivel | 1,655 SF |
| F-1: Stretch Zone | 1,886 SF | S: Boudreax's Jewelers | 2,050 SF | MM-2: NeuroJust | 2,700 SF |
| F-2: Poke Loa | 1,000 SF | AA: Old Metairie Orthopedic & Sports Therapy | 3,050 SF | NN: Krewe of Smiles Pediatric Dentistry | 2,200 SF |
| G: European Wax Center | 2,000 SF | BB: Crescent Physicians | 2,000 SF | OO: Sola Salon Studios | 4,046 SF |
| H: Available (Former Scholars) | 1,500 SF | CC: Stuckey Orthodontics | 2,000 SF | AAA-1: Available (Former Longbranch Medical) | 6,200 SF |
| I: Sharkey's Cuts for Kids | 1,000 SF | DD-EE: Bricks & MiniFigs | 3,075 SF | AAA-2: NuWell Medicine | 3,200 SF |
| J: Dr. Lisa Wyatt, DDS | 2,000 SF | FF: Tillary & Tillary Law Offices | 1,000 SF | BBB: Pain Intervention Center | 2,280 SF |
| K: Bleu Blowdry Bar | 1,050 SF | GG: Dr. David Myers, Internest | 1,635 SF | Outparcel: CC'S Coffee House | |
| L: U.S. Post Office | 4,253 SF | II: Sanova Dermatology | 3,218 SF | | |

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Member of
 RETAIL BROKERS NETWORK

SUMMARY

OVERALL SITE PLAN

SUITE MM-1A FLOOR PLAN

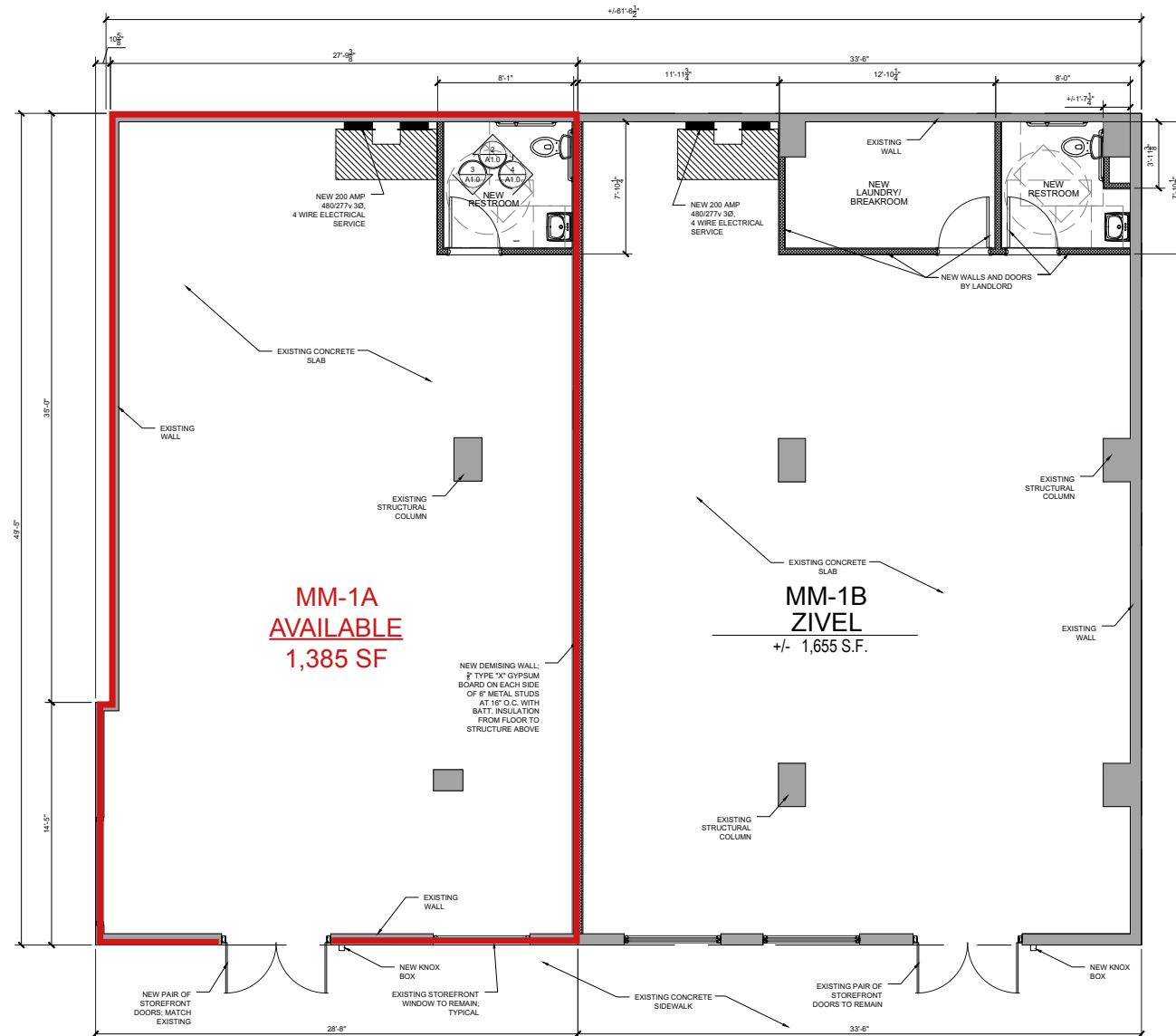
SUITE AAA FLOOR PLAN

PHOTOS

DEMOGRAPHICS

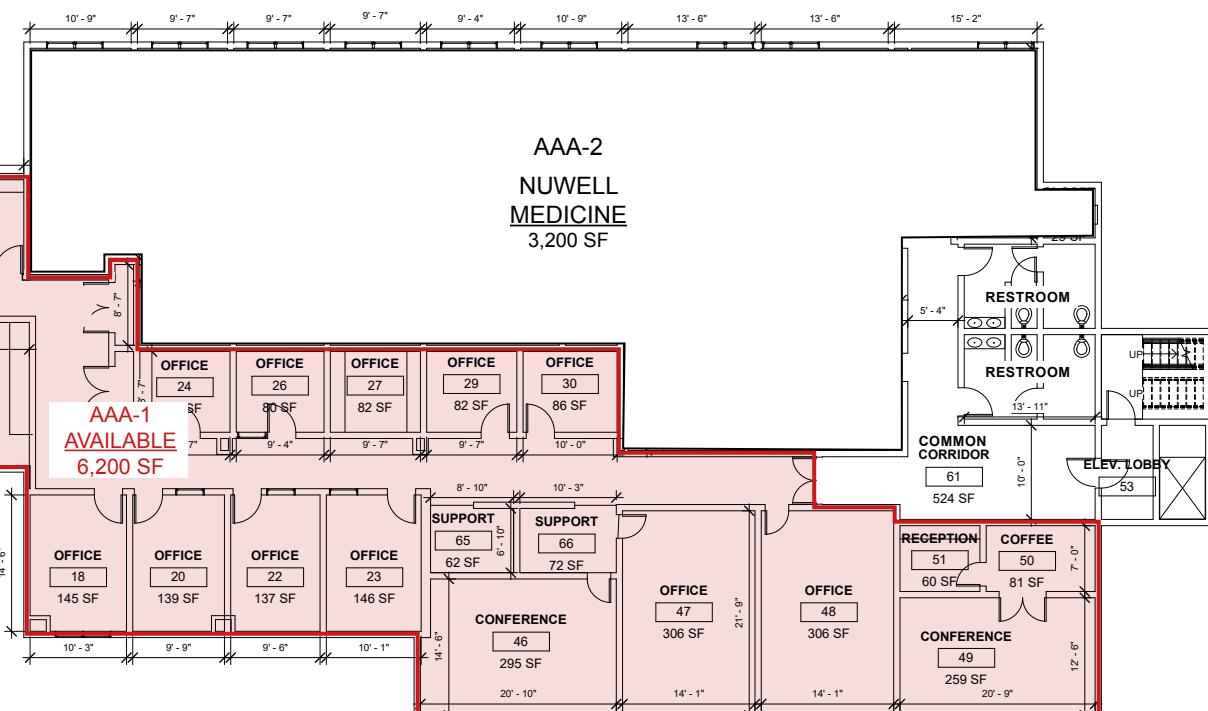
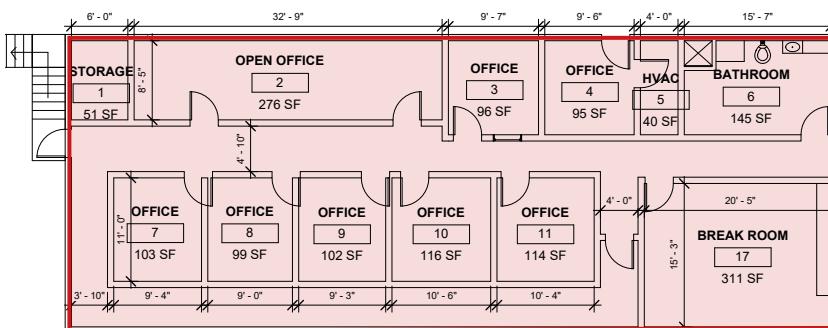
SUITE MM-1A 1,385 SF

Click image for Larger View



SUITE AAA 6,200 SF

Click image for larger view



SUMMARY

OVERALL SITE PLAN

SUITE MM-1A FLOOR PLAN

SUITE AAA FLOOR PLAN

PHOTOS

DEMOGRAPHICS



SUMMARY

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SUITE MM-1A FLOOR PLAN

SUITE AAA FLOOR PLAN

PHOTOS

DEMOGRAPHICS

2025 DEMOGRAPHICS



| | 1 MILE | 2 MILE | 3 MILE |
|------------|--------|--------|---------|
| POPULATION | 13,618 | 64,685 | 141,160 |



| | 1 MILE | 2 MILE | 3 MILE |
|----------------|-----------|-----------|-----------|
| AVG. HH INCOME | \$164,835 | \$121,371 | \$112,304 |



| | 1 MILE | 2 MILE | 3 MILE |
|------------|--------|--------|--------|
| HOUSEHOLDS | 6,264 | 30,792 | 65,981 |

