



CORPORATE REALTY

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

RETAIL SPACE | FOR SUBLEASE

Space Between Major Retailers on Veterans Blvd

8855 Veterans Memorial Boulevard

METairie, LA 70003

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EXCELLENT SPACE ON MAJOR RETAIL CORRIDOR

8855 Veterans Memorial Boulevard, Metairie, LA 70003

DESCRIPTION

Sublease a portion of the ALDI grocery store located in Westgate Plaza Shopping Center, a 206,000-sf regional shopping center. Co-tenants include Marshalls, Michaels, Five Below, and Academy Sports + Outdoors. Veterans Memorial Blvd is the major commercial corridor with approximately 40,591 vpd, providing high visibility. The retail center has multiple curb cuts and two

signalized intersections, which provides easy customer access, and features convenient parking.

The retail space is approximately 4,725 sf and measures 27'x175'. It will be delivered as a cold, dark shell. Zoned C-2 commercial, it is ideal for a variety of retail uses.

OVERVIEW

SIZE
4,725 sf

LEASE RATE
\$22.00/sf, NNN (est. net charges are approximately \$4.00/sf)

PARKING
Plentiful surface parking shared with co-tenants

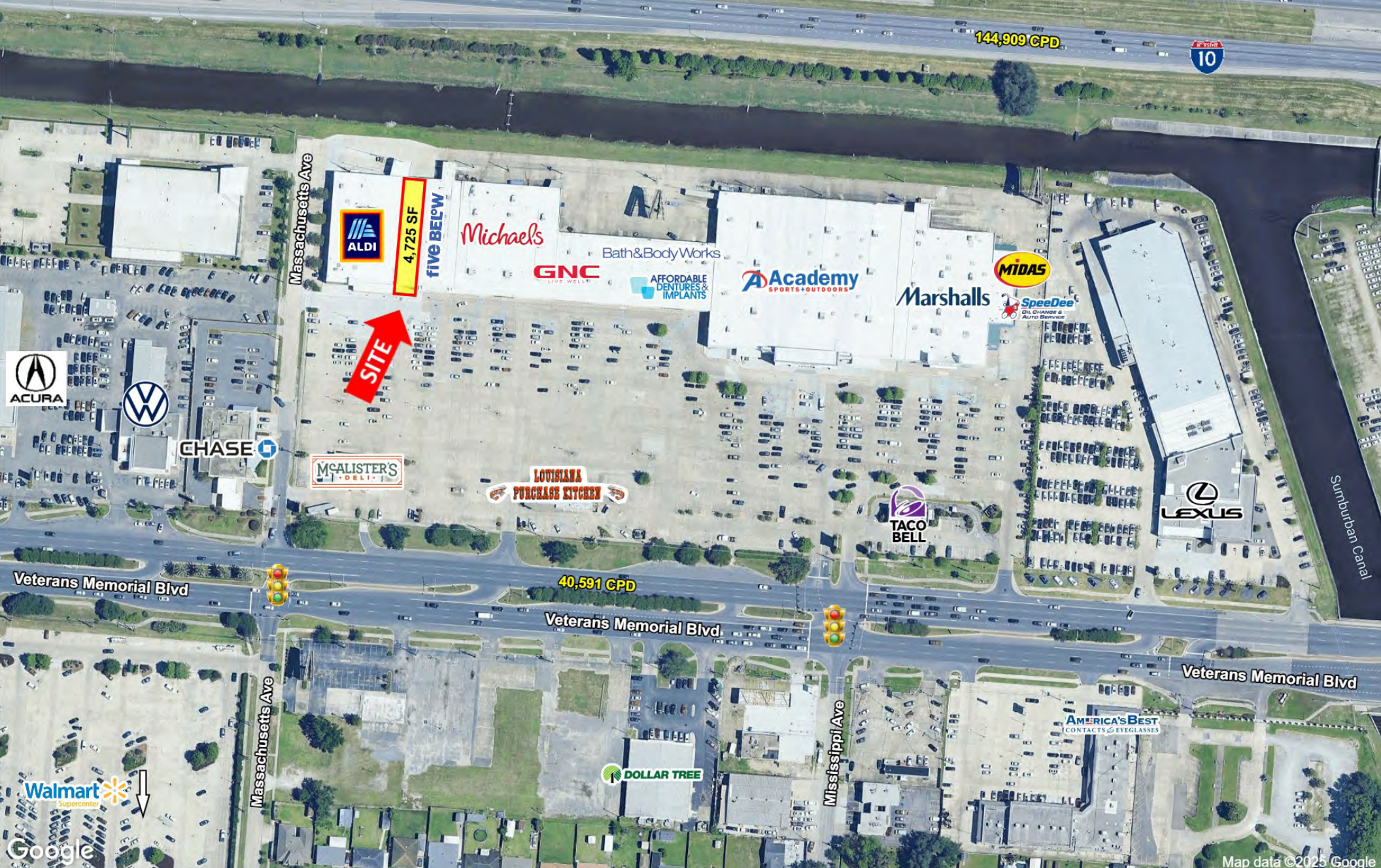


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8855 VETERANS BLVD



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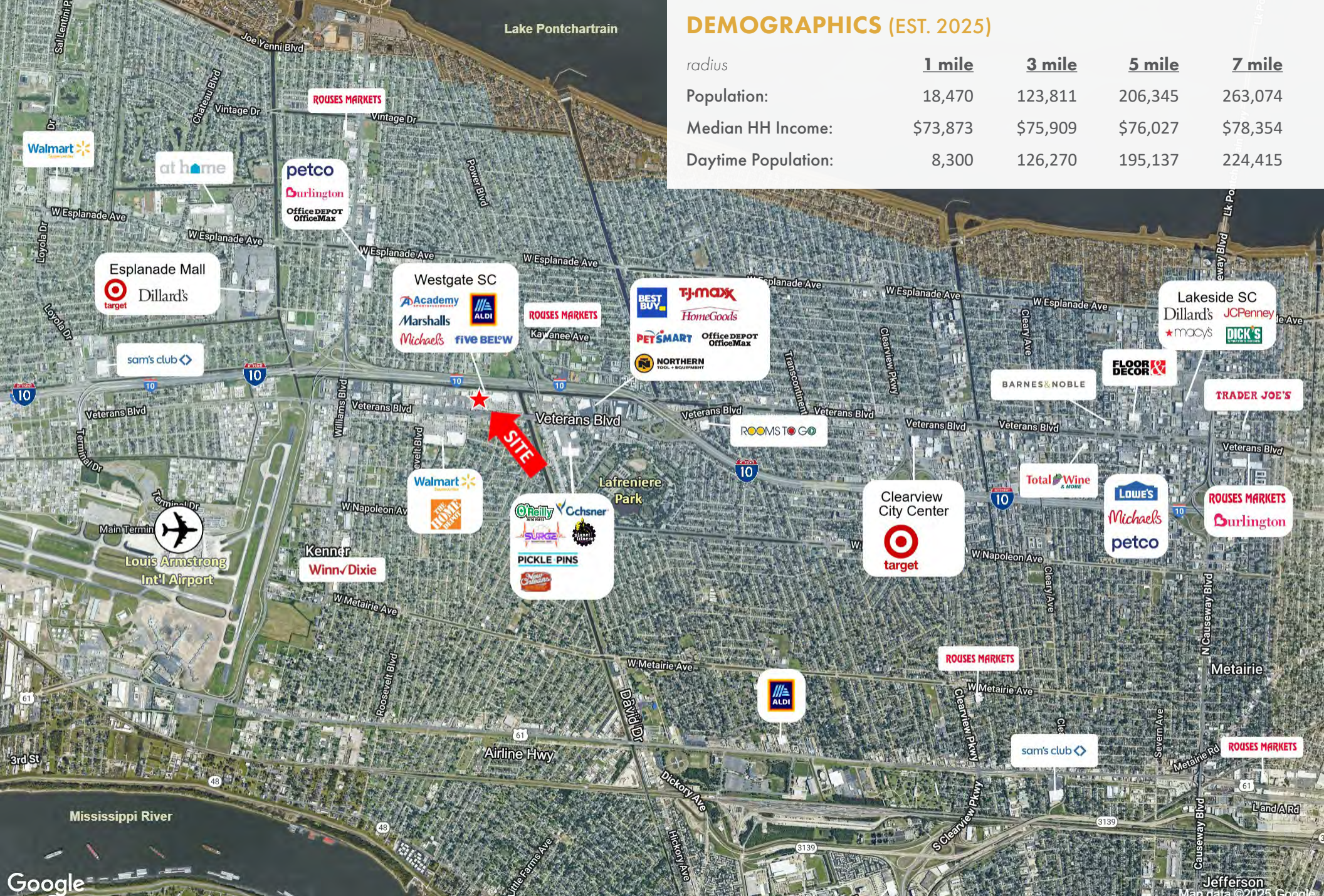
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DEMOGRAPHICS (EST. 2025)

radius	1 mile	3 mile	5 mile	7 mile
Population:	18,470	123,811	206,345	263,074
Median HH Income:	\$73,873	\$75,909	\$76,027	\$78,354
Daytime Population:	8,300	126,270	195,137	224,415



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8855 VETERANS BLVD

SITE PLAN



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