



SPACE FOR LEASE

FORMER SALON SPACE

3000 26th Street, Metairie, LA

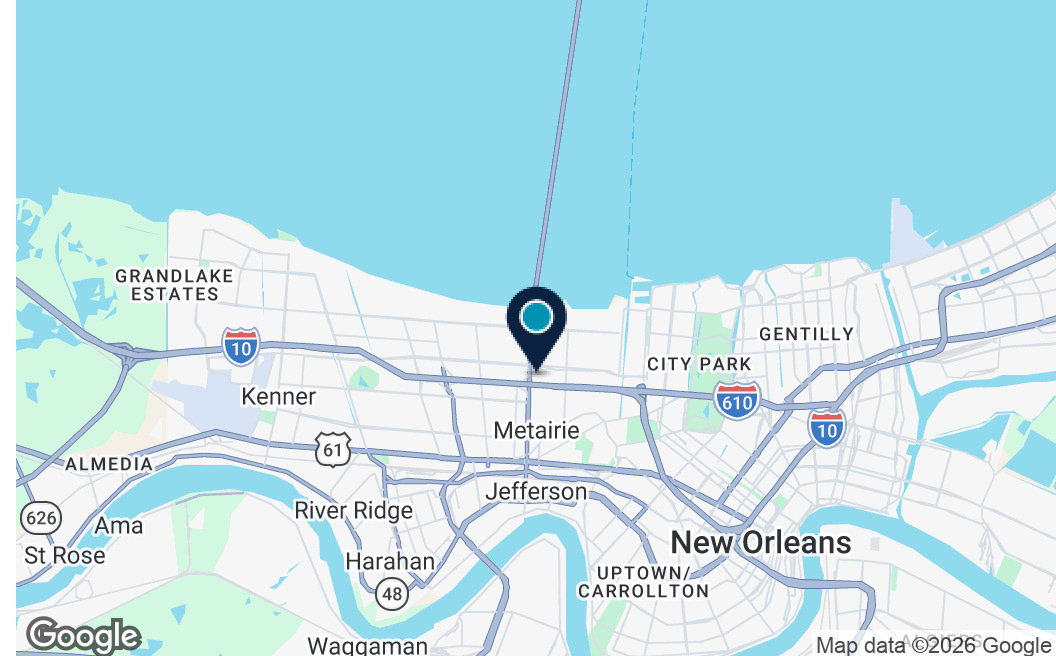


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PROPERTY DESCRIPTION

A versatile two-story commercial space offering 3,000 square feet of flexible opportunity. The two-floor layout provides natural separation between customer-facing areas and private offices or back-of-house operations, making it well-suited for a range of uses. The space was previously built out as a salon and is move-in ready for a similar user, though the configuration also lends itself to professional services, medical or wellness tenants, boutique retail, and creative or studio concepts. This space delivers visibility and accessibility without paying top-tier Veterans Boulevard rents. Tenant is responsible for electricity.

Located just minutes from Lakeside Shopping Center and surrounded by established residential neighborhoods, the surrounding density translates to consistent daytime foot traffic and a built-in customer base for the right operator.

360° VIRTUAL TOUR

PROPERTY HIGHLIGHTS

- Flexible Two-Floor Layout
- Excellent Parking
- Close Proximity to Regional Retail and Major Destinations

OFFERING SUMMARY

Lease Rate:	\$3,800.00 per month (MG)
Available SF (2nd & 3rd Floors):	3,000 SF

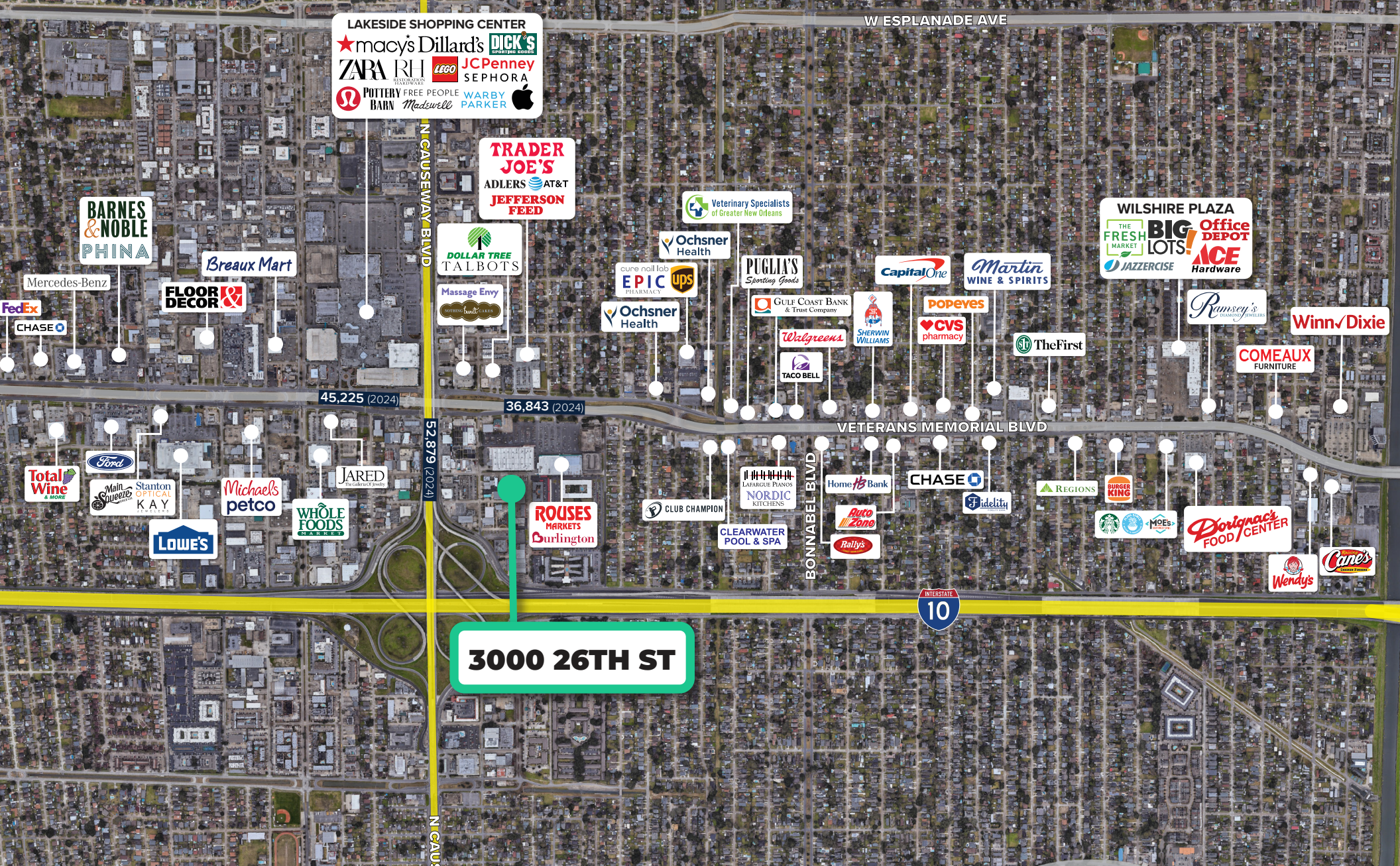


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LAKESIDE SHOPPING CENTER
 macy's Dillard's DICK'S
 ZARA RH LEGO JCPenney SEPHORA
 POTTERY BARN FREE PEOPLE WARBY PARKER
 Madswell Apple

TRADER JOE'S
 ADLERS AT&T
 JEFFERSON FEED

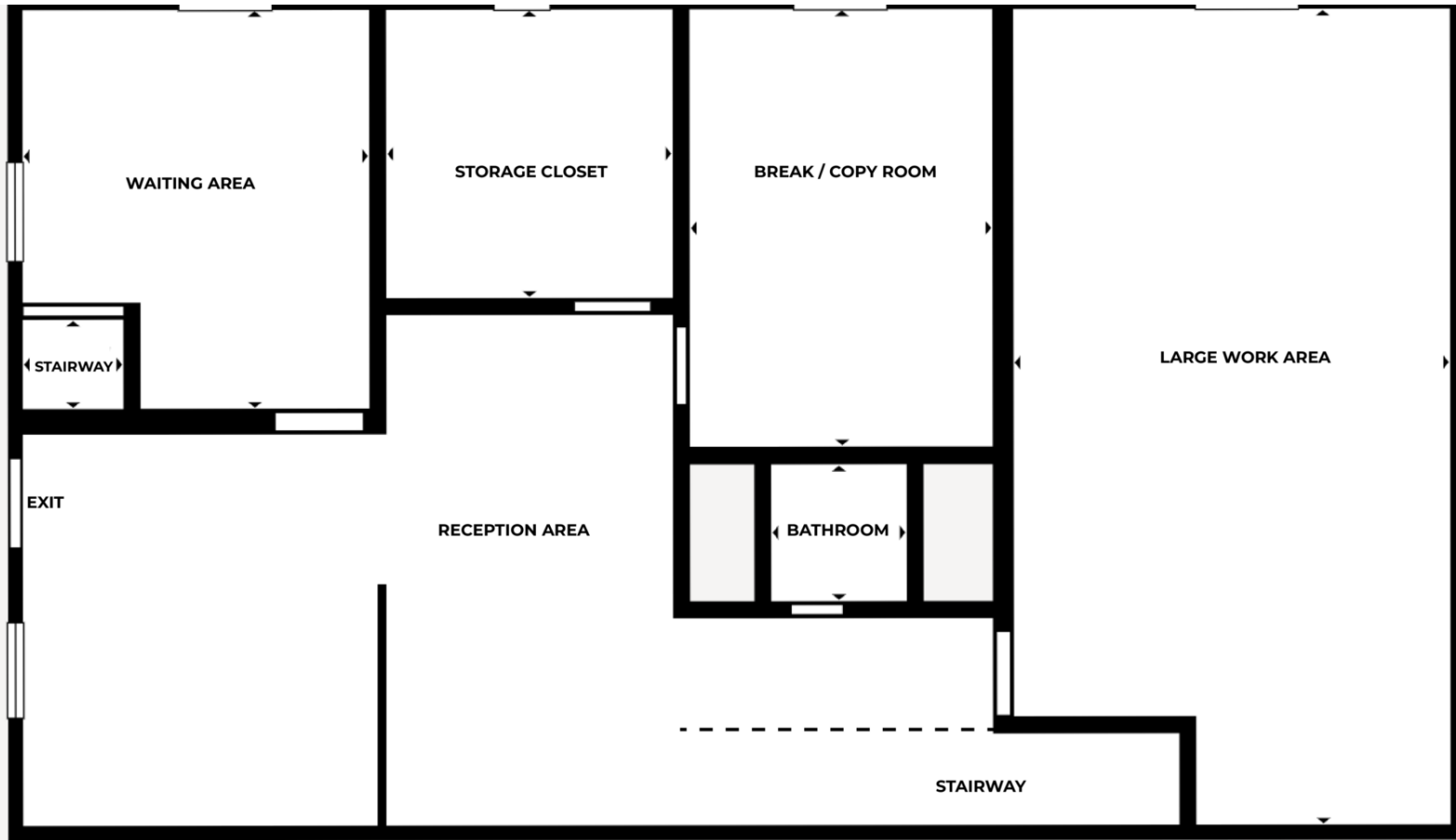
WILSHIRE PLAZA
 THE FRESH MARKET BIG LOTS! Office DEPOT
 JAZZERCISE ACE Hardware

3000 26TH ST


SRSA COMMERCIAL REAL ESTATE

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SECOND FLOOR PLAN

Visit 3D space on
 Matterport



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THIRD FLOOR PLAN

Visit 3D space on
 Matterport[®]





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DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	15,490	135,937	389,037
DAYTIME POPULATION	29,559	148,626	457,363
TOTAL HOUSEHOLDS	7,547	61,877	177,597
MEDIAN HH INCOME	\$68,050	\$69,872	\$64,119
TOTAL BUSINESSES	2,808	9,526	25,941



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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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