



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170

504.581.5005 | corp-realty.com

COMMERCIAL SPACE | FOR LEASE

Retail Space on Busy Jefferson Hwy in Elmwood

6005 Jefferson Highway

HARAHAN, LA 70123

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SUITES CAN BE COMBINED OR SUBDIVIDED

6005 Jefferson Highway, Harahan, LA 70123

DESCRIPTION

The 36,096-sf single-story shopping center has recently undergone extensive exterior renovations, including upgrades to the façade, roof, and siding. The property offers high visibility along Jefferson Highway, with more than 37,128 vpd.

This is an industrial/commercial corridor for Jefferson Highway. Surrounding activity includes Elmwood Business Park with 20 million sf of industrial and Elmwood Shopping Center, New Orleans' largest power center that consists of 1.2 million sf of retail located one mile along Clearview Parkway. The Huey P. Long Bridge is

less than one mile east of Jefferson Highway and offers excellent connectivity with the West Bank side of the Mississippi River.

There is 32,177 sf available for lease in various configurations. The landlord is seeking long-term, regional, or national credit tenants and will consider dividing the space as required.

OVERVIEW

SIZE

32,177 sf total space available

RENTAL RATE

\$10.00-\$14.00/sf, NNN

PARKING

130 spaces shared with co-tenants

SIGNAGE

pylon signage available



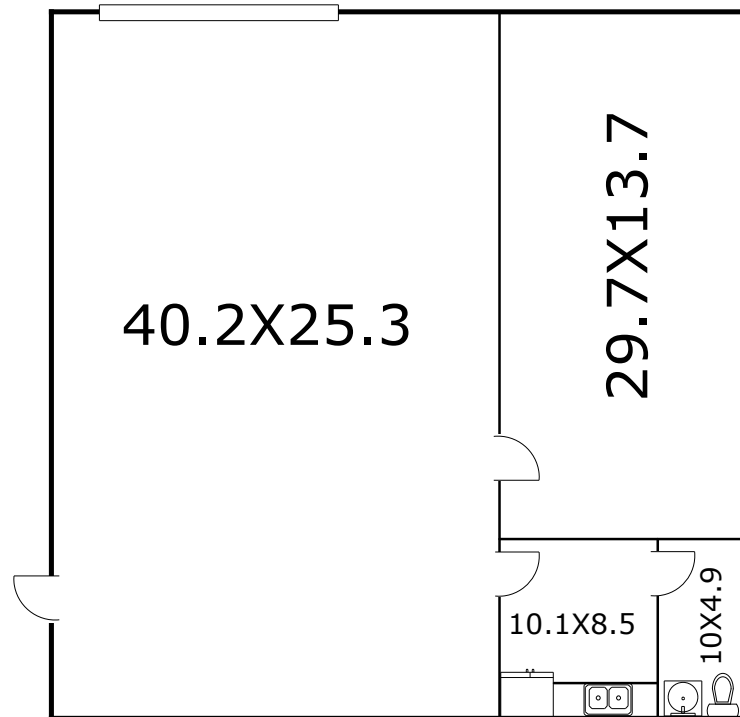
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6005 JEFFERSON HWY

SUITE A | 1,588 SF



For guidance only. Measurements are approximate and are not guaranteed.

FEATURES

- » roll up-door
- » large open space
- » breakroom
- » can be rented individually or as additional storage space along with another unit



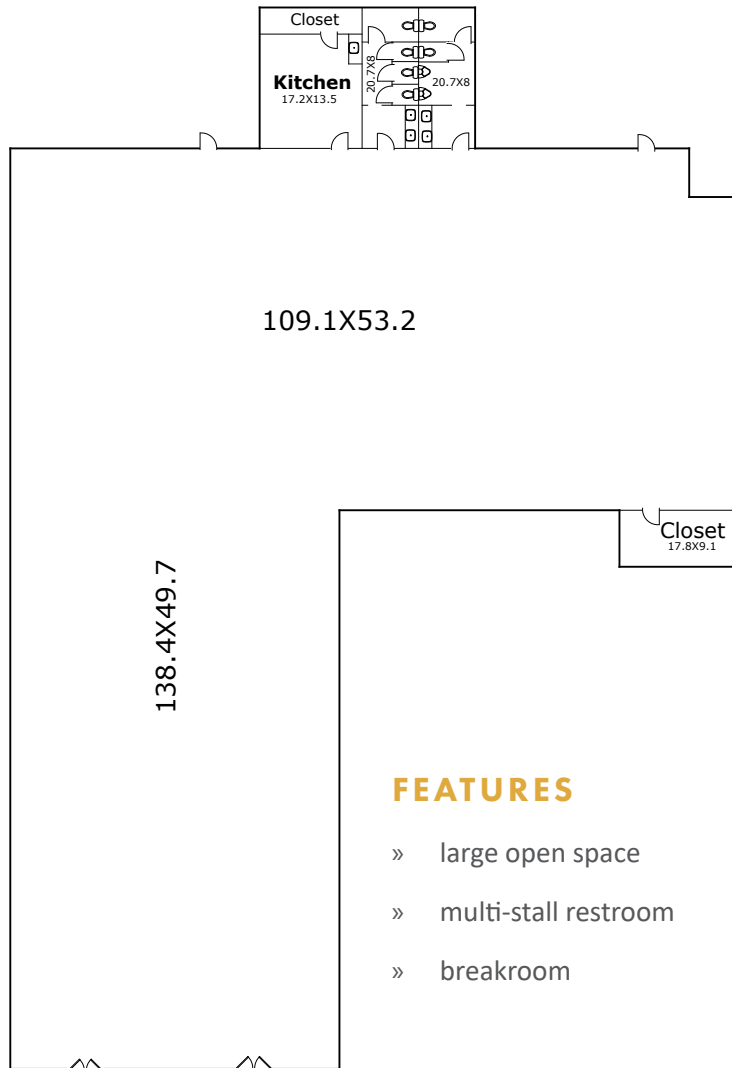
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6005 JEFFERSON HWY

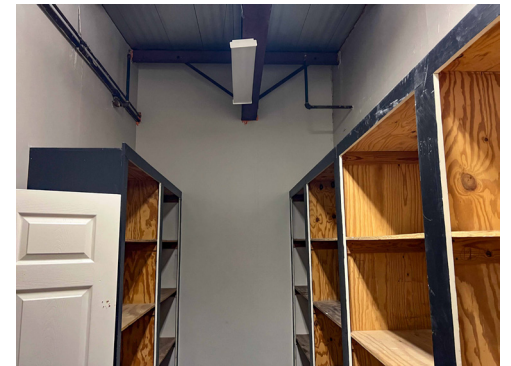
SUITE C | 10,905 SF



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FEATURES

- » large open space
- » multi-stall restroom
- » breakroom



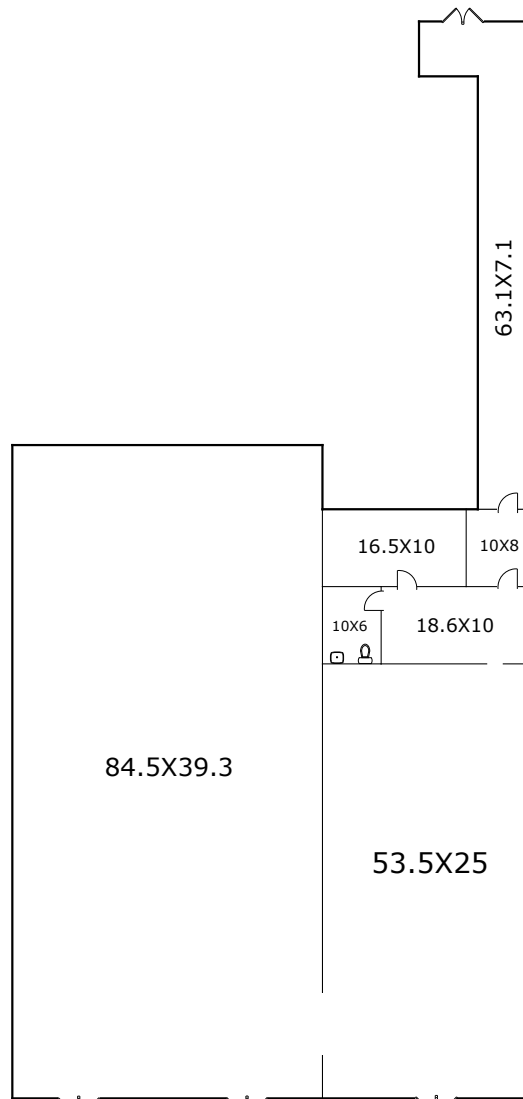
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6005 JEFFERSON HWY

SUITE D | 5,879 SF



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FEATURES

- » large open spaces
- » rear access through hallway
- » can be rented as a whole or two separate units



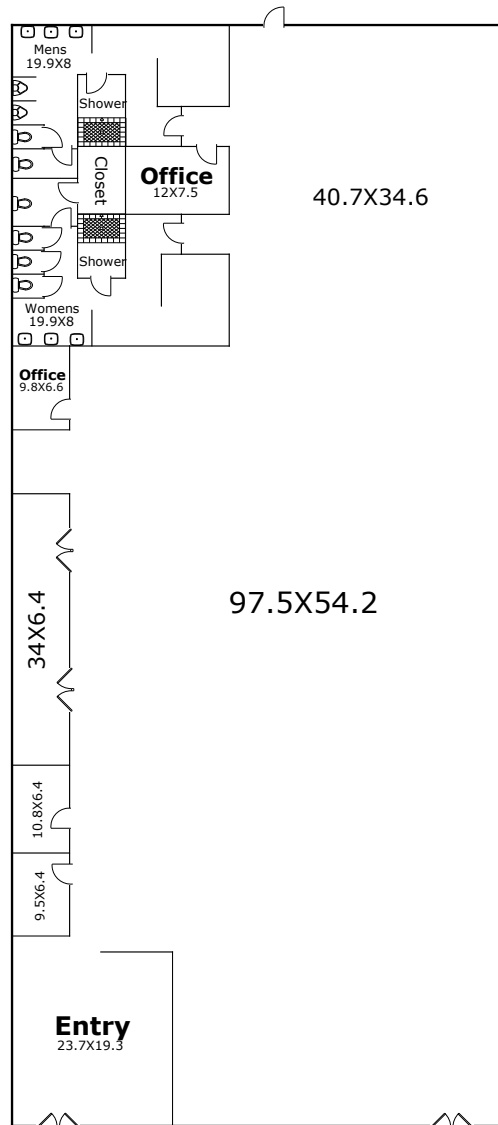
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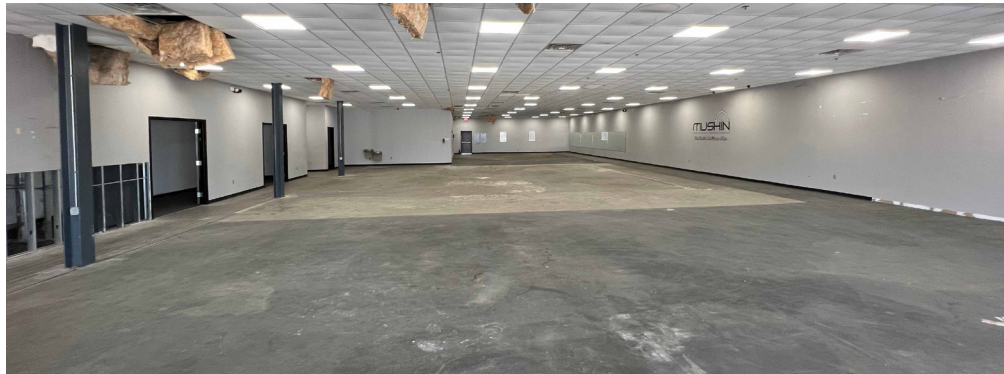
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6005 JEFFERSON HWY

SUITE F | 8,467 SF



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FEATURES

- » dedicated entry area
- » very large open space
- » storage closets along wall
- » locker rooms with restroom, locker/dressing area, and a shower



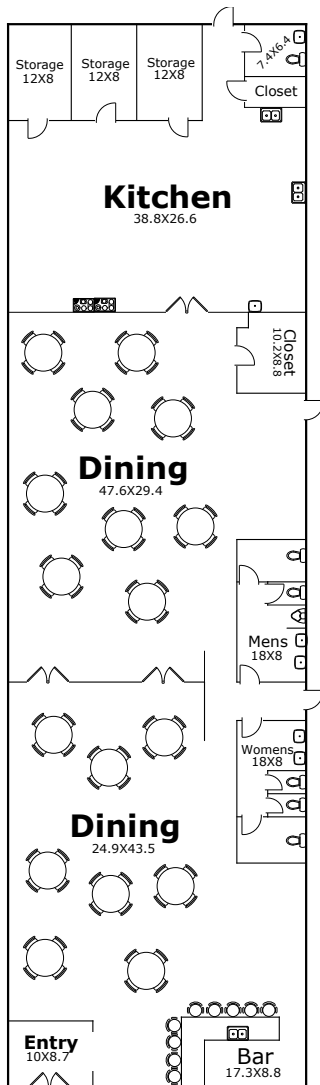
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6005 JEFFERSON HWY

SUITE G | 5,837 SF



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FEATURES

- » entry vestibule
- » bar near entrance
- » two dining rooms
- » large kitchen



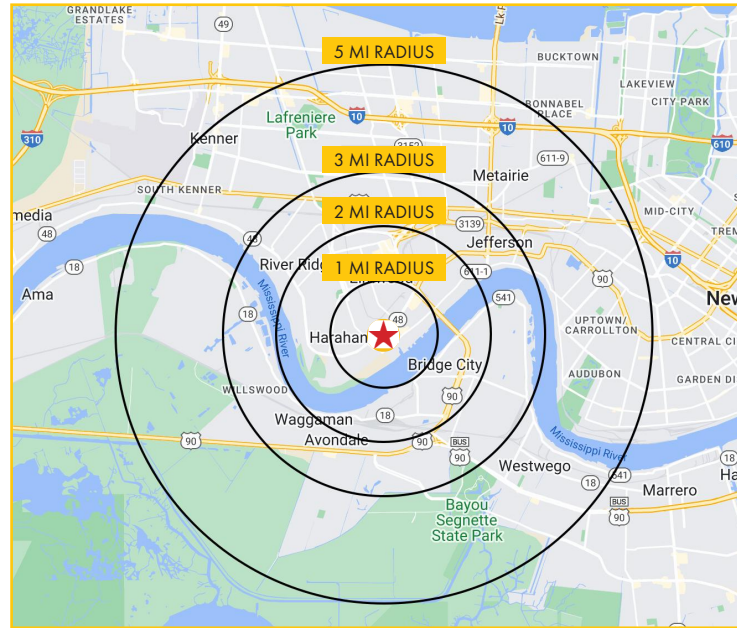
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DEMOGRAPHICS



DEMOGRAPHICS (EST. 2024)

	<u>1 mile</u>	<u>2 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	4,628	25,506	55,525	220,155
Average HH Income:	\$119,554	\$112,044	\$97,056	\$105,015
Median HH Income:	\$83,645	\$78,848	\$69,724	\$70,312
Daytime Population:	15,453	31,381	44,029	114,292



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