

3640 Airline Drive



RE/MAX Commercial Brokers Inc. is proud to present 3640 Airline Drive, Metairie, LA for sale.

This existing retail center is located on Airline Drive in between Causeway Boulevard and Cleary Avenue.

Perfect for an investment redevelopment site or owner-occupier looking for high business visibility!

Please contact agents for showings!

**3640 Airline Drive
For Sale**

RE/MAX Commercial Brokers, Inc
3331 Severn Avenue Ste. 200
Metairie, LA 70002
www.nolacommercial.com
504.838.0001
Licensed in Louisiana

SUMMARY



Property Details

- Freestanding Retail or Redevelopment Land
- Zoning C-2
- 18 Parking Spaces
- Very High Spatial Demand and Business Vitality Scores
- Excellent Visibility
- Easy Access to New Orleans, Metairie, and Kenner

SALE

Land Size: 14,000 Square Feet

Building Area: 12,000 Square Feet

Sale Price: **\$750,000**

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AERIAL

RE/MAX
COMMERCIAL

enterprise



DBS
PHARMACY



3640 Airline Dr

Airline Drive



WAFFLE
HOUSE



Cleary Avenue

Causeway Blvd

Aramco

Airline Drive



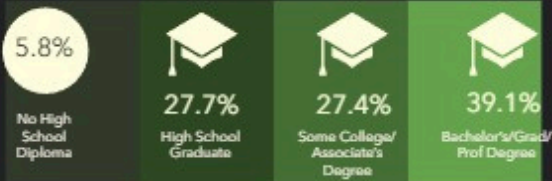


0 - 5 minutes ...

5 - 10 minutes ...

10 - 15 minutes ...

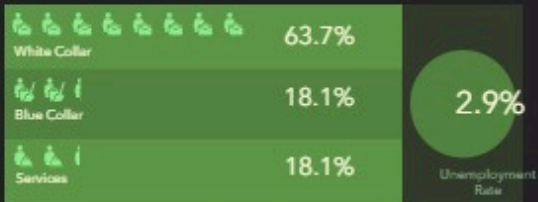
EDUCATION



INCOME



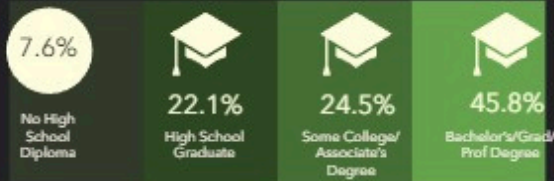
EMPLOYMENT



KEY FACTS



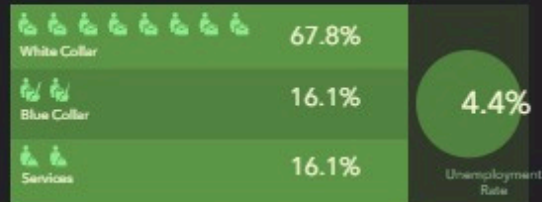
EDUCATION



INCOME



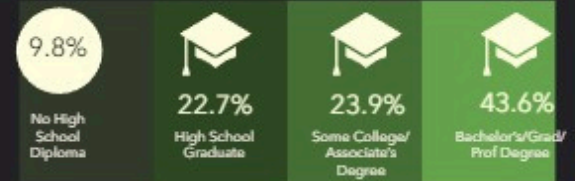
EMPLOYMENT



KEY FACTS



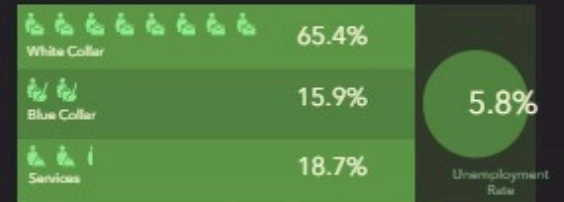
EDUCATION



INCOME



EMPLOYMENT



KEY FACTS



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 3640 airline drive, Metairie, LA 70001

CITY, STATE

Metairie, LA

POPULATION

282,403

AVG. HH SIZE

2.25

MEDIAN HH INCOME

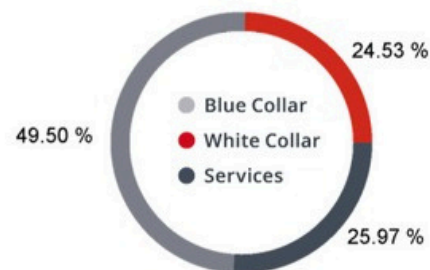
\$51,589

HOME OWNERSHIP

Renters: **73,904**

Owners: **52,514**

EMPLOYMENT



49.54 %

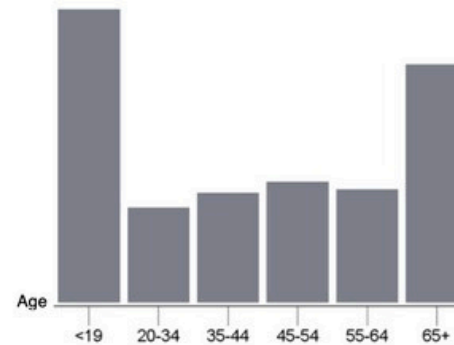
Employed

1.82 %

Unemployed

GENDER & AGE

47.88 %  52.12 % 



RACE & ETHNICITY

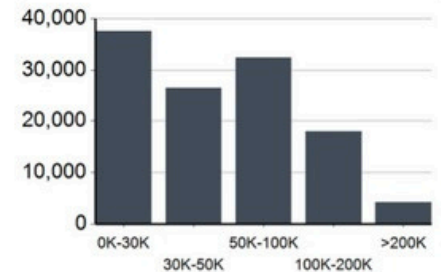
White:	75.36 %
Asian:	0.44 %
Native American:	0.00 %
Pacific Islanders:	0.00 %
African-American:	15.86 %
Hispanic:	6.04 %
Two or More Races:	2.30 %

EDUCATION

High School Grad:	22.23 %
Some College:	22.36 %
Associates:	3.93 %
Bachelors:	34.18 %

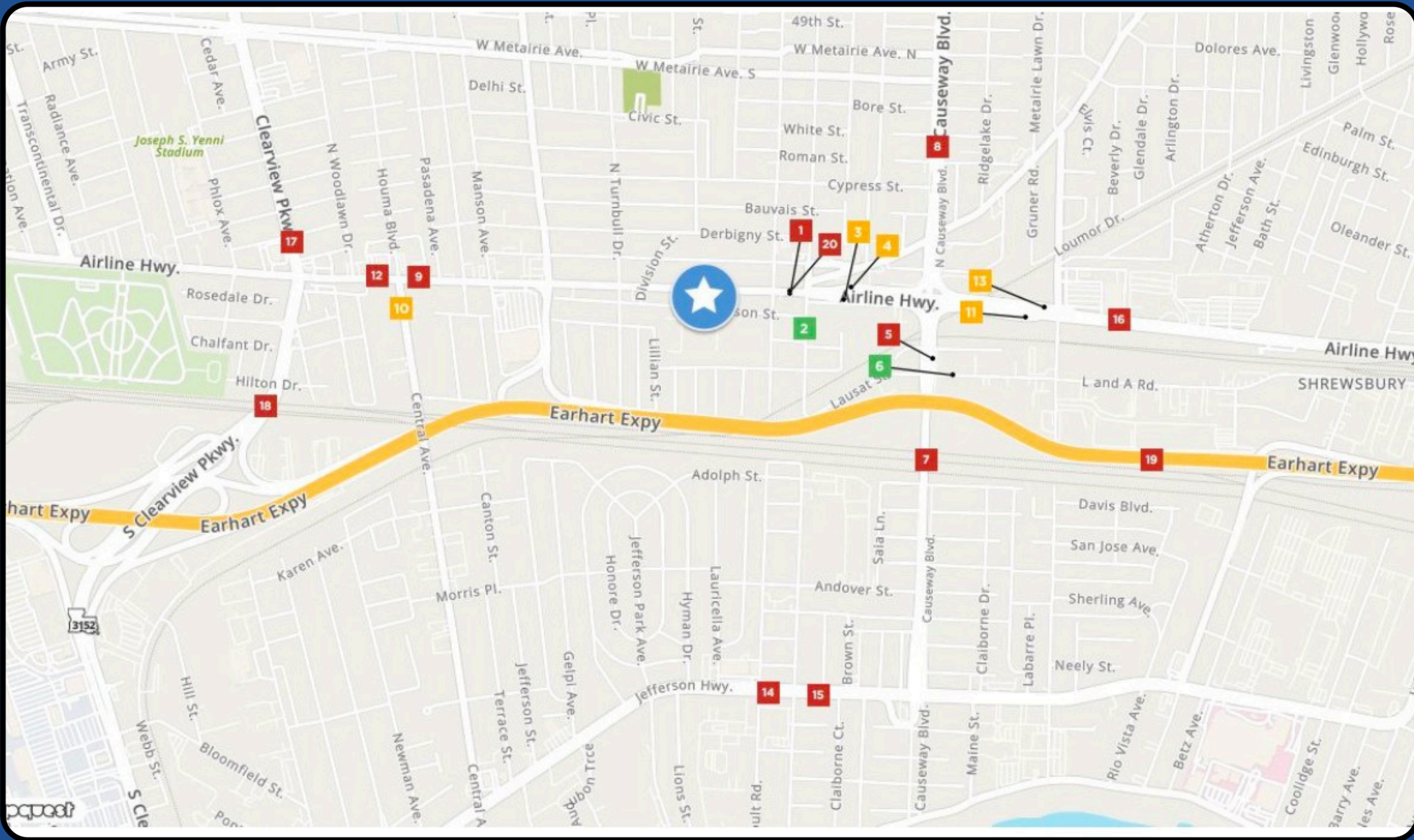
 Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING





US 61 1	Shrewsbury Road 2	Causeway Blvd 3	Airline Dr 4	Claiborne Ave 5
Severn Ave	Robertson St	Causeway Blvd	Airline Dr	Claiborne Ave
Year: 2022 33,888	Year: 2022 1,073	Year: 2022 7,242	Year: 2022 5,181	Year: 2022 15,946
	Year: 2021 1,031	Year: 2021 6,768	Year: 2021 4,842	Year: 2021 14,903
	Year: 2020 954	Year: 2020 6,249	Year: 2020 4,471	
Lausat Street 6	Causeway Boulevard 7	North Causeway Boulevard 8	Airline Drive 9	Central Avenue 10
Causeway Blvd	Earhart Expy	White St	Airline Dr	Airline Dr
Year: 2022 614	Year: 2022 59,914	Year: 2022 58,325	Year: 2022 46,291	Year: 2022 7,426
Year: 2021 590	Year: 2021 55,994	Year: 2021 56,028	Year: 2021 43,263	Year: 2021 7,486
Year: 2020 546	Year: 2020 51,703	Year: 2020 51,830	Year: 2020 39,947	Year: 2020 6,787
S Labarre Rd 11	Airline Drive 12	S Labarre Rd 13	Jefferson Highway 14	US 90 15
S Labarre Rd	Airline Dr	S Labarre Rd	Jefferson Hwy	Claiborne Ct
Year: 2022 8,352	Year: 2022 35,757	Year: 2022 7,512	Year: 2022 38,872	Year: 2022 44,139
Year: 2021 7,806	Year: 2021 33,418	Year: 2021 7,021	Year: 2021 36,329	
Year: 2020 7,208		Year: 2020 6,483		
Airline Drive 16	Clearview Parkway 17	South Clearview Parkway 18	Earhart Expressway 19	US 61 20
S Labarre Rd	Clearview Pkwy	S Clearview Pkwy	Santa Ana Ave	Severn Ave
Year: 2022 33,409	Year: 2022 43,410	Year: 2022 66,092	Year: 2022 43,697	Year: 2021 31,671
Year: 2021 31,223	Year: 2021 40,570	Year: 2021 61,768	Year: 2021 47,394	
Year: 2020 28,830		Year: 2020 57,034	Year: 2020 38,879	

CONTACT DETAILS

Tours by appointment only. Please contact agents for additional information.



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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: _____