

IMPROVED PRICE! HIGH-VISIBILITY METAIRIE LAND FOR SALE

3520 AIRLINE DRIVE

27,000 SF
3520 AIRLINE HWY

Metairie, LA

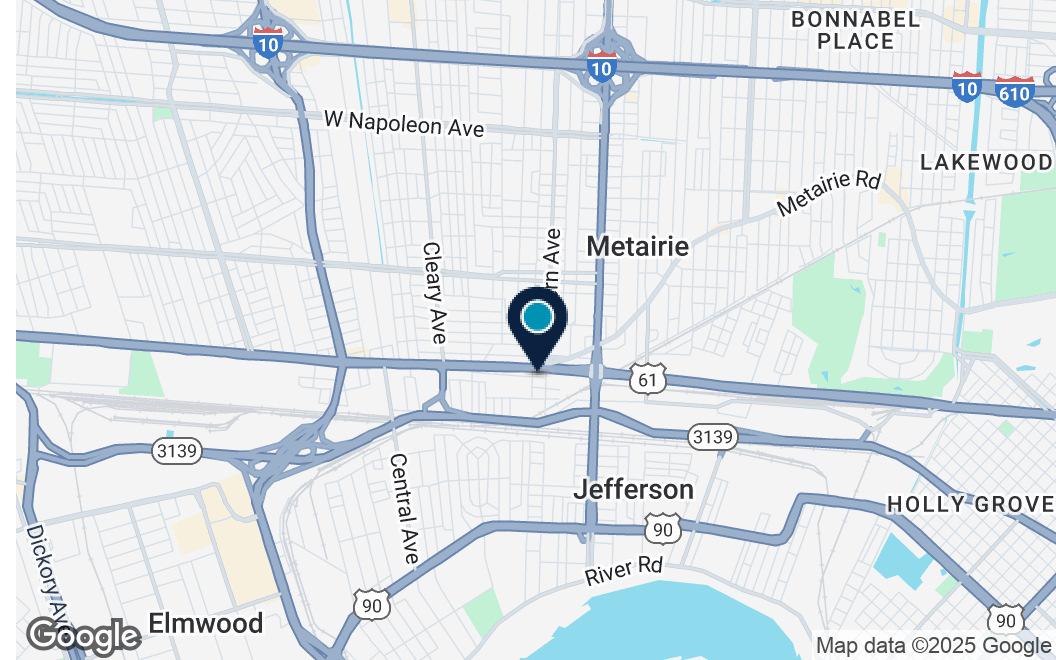


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PROPERTY DESCRIPTION

3520 Airline Drive presents a valuable opportunity for investors and developers in the heart of Metairie's commercial corridor. Zoned C-2 with a 65-foot height restriction, this property offers flexibility for a range of retail and commercial uses. Strategically located along Airline Highway, the site benefits from a traffic count of 14,836 VPD-24, providing strong visibility and consistent activity. Directly across from the property is Metairie's newest Chick-Fil-A, further enhancing the location's appeal and drawing additional foot traffic. Its proximity to established businesses and major thoroughfares makes it an ideal location for new development in a high-demand market. This is a rare chance to secure well-positioned land in a growing commercial area with long-term potential.

PROPERTY HIGHLIGHTS

- Zoned C-2 with 65' height restriction, flexible commercial use
- Located on Airline Highway with 14,836 VPD-24
- Excellent visibility and access, across the street from Metairie's newest Chick-Fil-A

OFFERING SUMMARY

Sale Price:	IMPROVED PRICE! \$1,875,000
Lot Size:	27,007 SF



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AIRLINE HWY



27,000 SF

SHREWSBURY RD

Brennell Rd

Clatborne Ave

Clatborne Ave

Clatborne Ave



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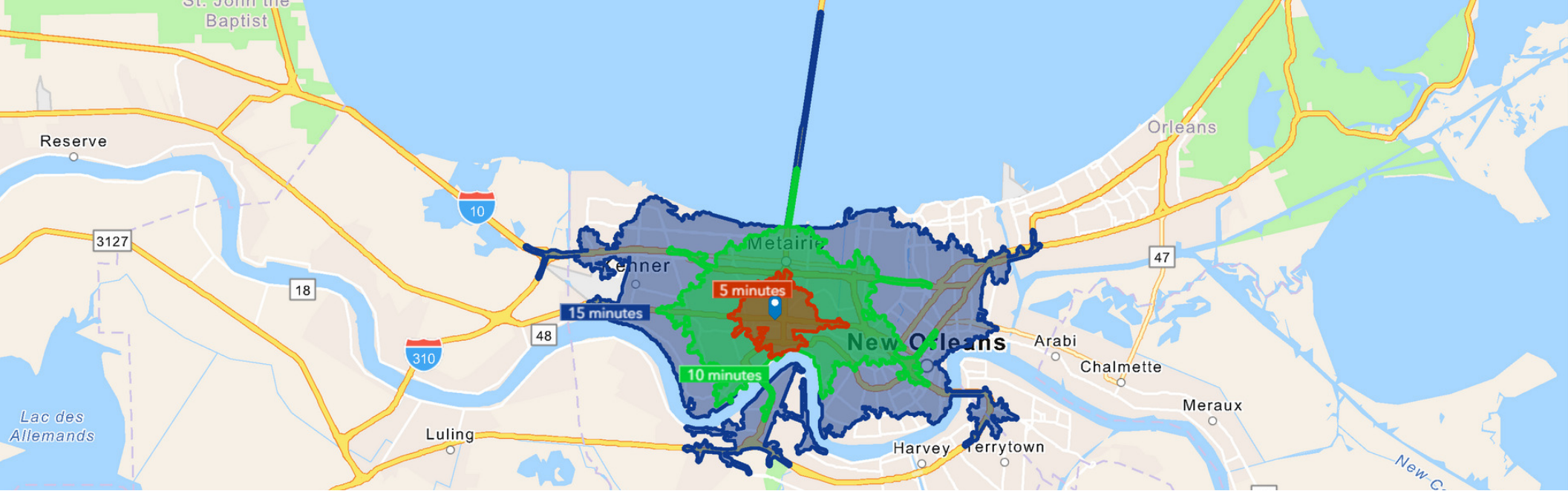
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DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	25,173	149,036	410,805
DAYTIME POPULATION	22,991	200,956	506,609
TOTAL HOUSEHOLDS	11,874	68,205	184,752
MEDIAN HH INCOME	\$71,560	\$65,729	\$63,839
TOTAL BUSINESSES	1,716	13,453	30,935



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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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