

RETAIL PROPERTY FOR LEASE

Metairie Centre

1700 Chemin Metairie Rd., Youngsville, LA 70592

Presented By:

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2ND GENERATION RESTAURANT OPPORTUNITY!

- Endcap Space
- 2,688 Sq Ft
- Large Open Dining Area
- Drive-Thru
- Hood Vent
- Subsurface Grease Trap
- ADA Restrooms
- Over 450' of Frontage on Chemin Metairie Pkwy.
- High Visibility with a Chemin Metairie Pkwy. traffic count of 18,492 VPD (2024)
- Metairie Centre's foot traffic averages 33,446 visits per month.
- Zoned: BG - Business General provides for a wide range of business uses.
- Flood Zone: X – Area of Minimal Flood Risk

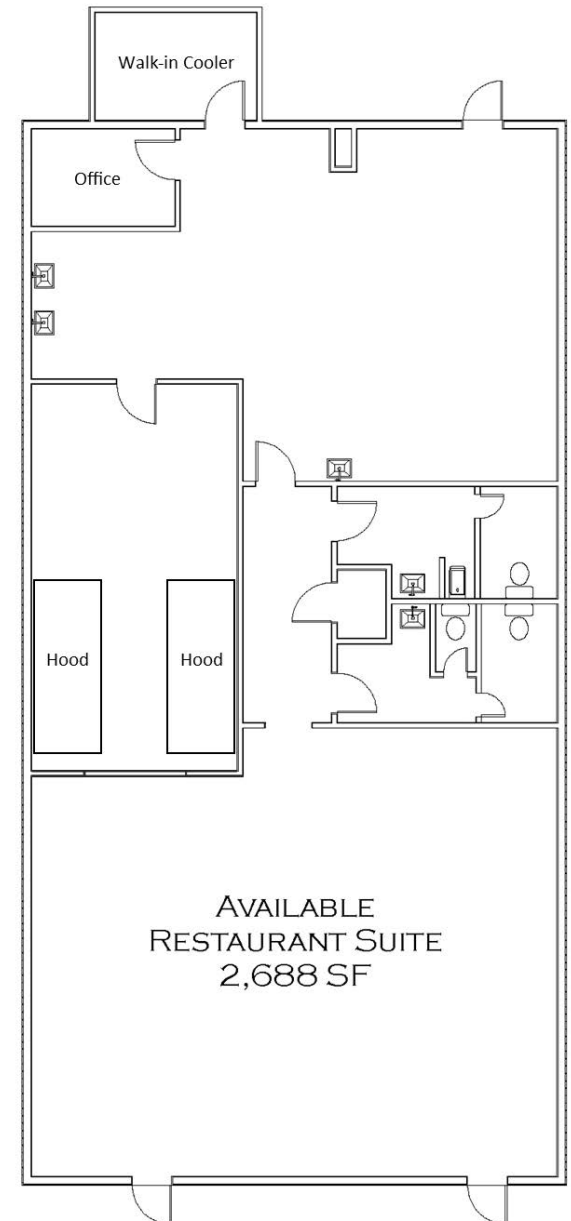
The City of Youngsville is a diverse and vibrant community with one of Louisiana's fastest growing populations. The city fosters business growth through supportive administrative policies aimed at empowering entrepreneurial success. Future growth plans include increasing the traffic capacity of Chemin Metairie Pkwy. and Savoy Rd. to support the growing number of residential developments in the immediate area. Come join this exciting new development in the heart of Youngsville!

Minimum Rate:	\$25.00 SF/YR
CAM, Taxes, & Insurance:	\$5.82/ YR
Available SF:	2,688 SF
Drive-Thru:	Pickup Orders
Grease Trap:	Subsurface
Building Size:	33,500 SF
Lot Size:	2.59 Acres
Parking:	191 Spaces
Zoning:	BG Business General
Flood Zone:	X-Minimal Flood Risk
Traffic Count:	18,492 ADT
Center's Foot Traffic:	33,446 Monthly Visits

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DINE-IN RESTAURANT

Drive time of 10 minutes



KEY FACTS (2024)



44,740

Total Population



16,276

Total Households



\$105,193

Median Household Income



35.8

Median Age



2.74

Average Household Size



\$86,104

Median Disposable Income



1.18%

2024-2029 Growth Rate: Population



1.44%

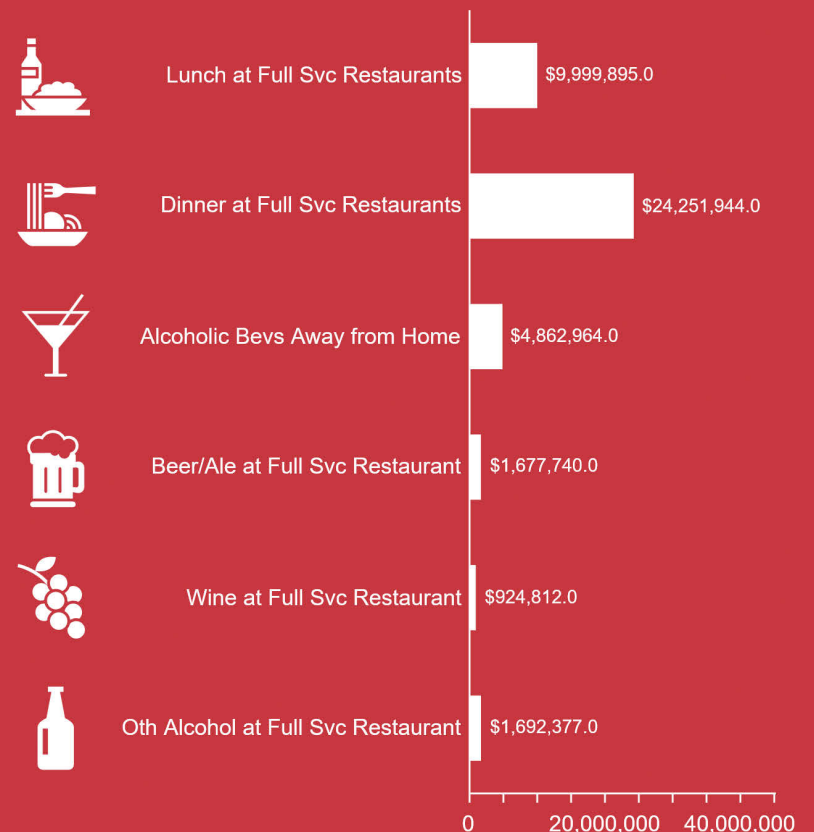
2024-2029 Growth Rate: Households



2.06%

2024-2029 Growth Rate: Median HH Inc

2028 PROJECTED DINING AND ADULT BEVERAGE EXPENDITURES

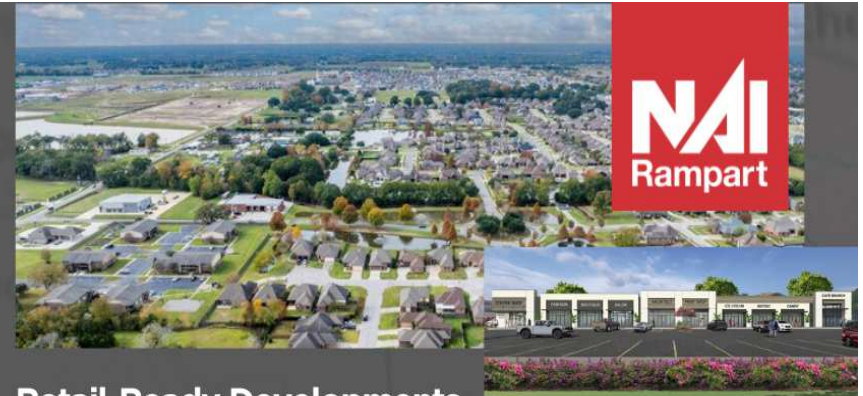


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Local Market Highlights:

Youngsville

LOUISIANA



Unmatched Population Growth



Youngsville's population has exploded by over 370% since 2000 and is projected to continue climbing. With more than 19,000 residents and counting, this sustained growth outpaces regional and state trends, ensuring a steady influx of new households and shoppers. New master-planned communities like Bailey Grove will bring more than 1,600 new homes to market, meaning more rooftops and more customers.

Retail-Ready Developments

Major residential expansions, including the Sugar Mill Pond expansion and the new Bailey Grove community, are incorporating walkable retail and mixed-use space, integrating shopping and services directly into daily life for residents. Retailers can capitalize on built-in foot traffic and visibility in thoughtfully planned environments.

High Traffic from Regional Attractions



The Youngsville Sports Complex draws over 1.2 million visitors annually, serving as a year-round anchor for retail activity. Events draw families and sports teams from across the Gulf South, bringing with them demand for food, apparel, services, hospitality, and entertainment, an ideal opportunity for retail synergy.

Strong Consumer Spending Power

Youngsville's retail economy is outperforming regional and national benchmarks. The city recorded over \$483 million in total retail sales in 2024, a 3.70% year-over-year increase surpassing the U.S. average retail growth of 2.7% and significantly outpacing Louisiana's economic growth rate of 2.6%. This upward trend reflects not only a growing population but also a community with high disposable income and spending confidence. With a median household income exceeding \$111,000 and an average disposable income of \$90,340, Youngsville residents are fueling a strong local retail market. For retailers, this signals a prime opportunity to enter or expand within a market that consistently delivers above-average consumer activity.

Infrastructure Supporting Growth

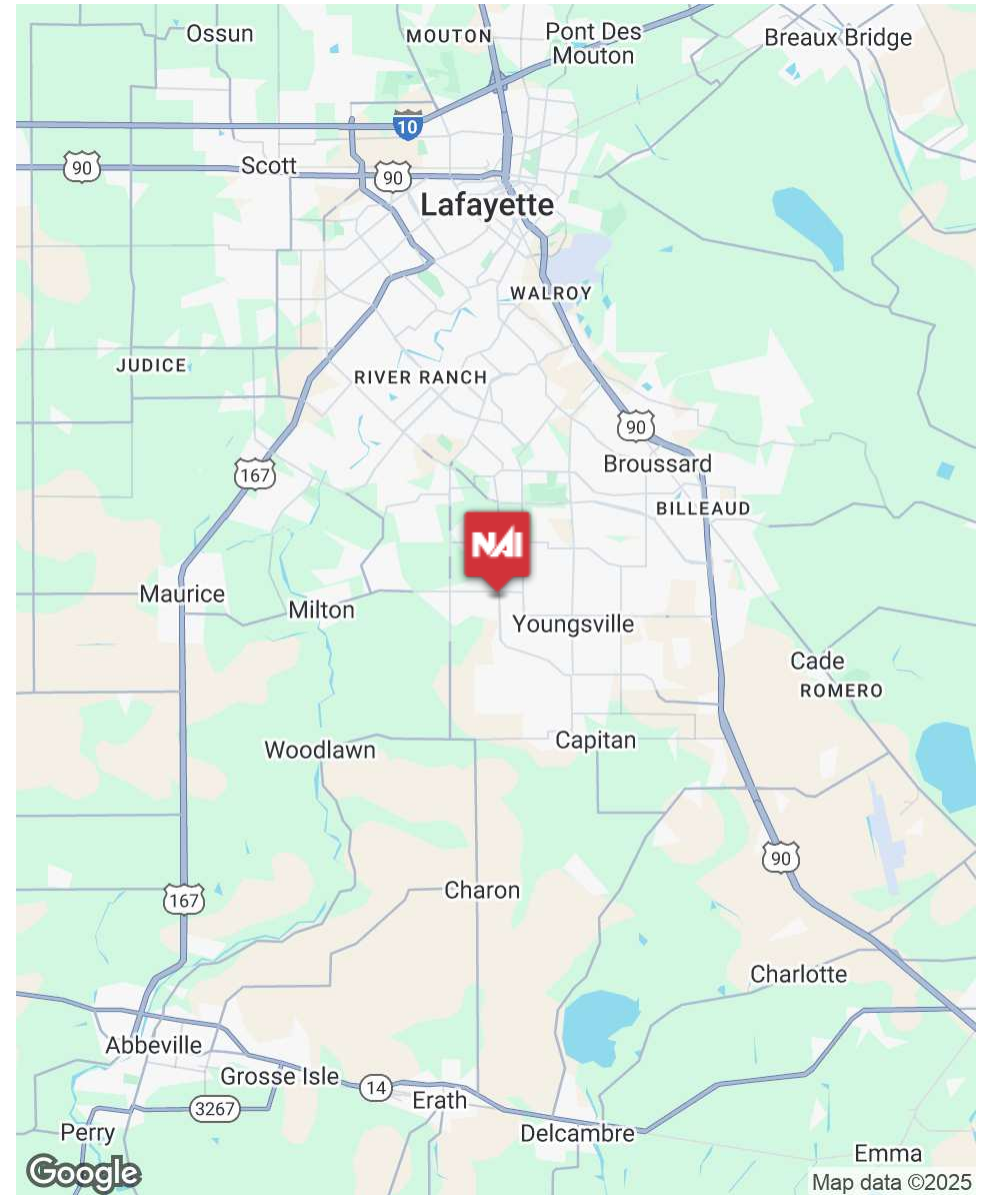


City leadership is proactively investing in roads, drainage, and connectivity improvements to support continued growth and mitigate congestion, creating a stable, business-friendly environment that's ready for retail expansion.

Bottom Line for Retailers

If you're looking to expand in South Louisiana, Youngsville is the market to watch. Its combination of affluence, rapid population growth, and high visitor traffic creates the ideal conditions for both national brands and local entrepreneurs to thrive. Whether you're planning a storefront, restaurant, service business, or anchor location, Youngsville offers location, lifestyle, and lasting value.

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For More Information:

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