



2600 Airline Drive, Metairie, LA 70001

PRIME RETAIL SPACE NEAR OLD METAIRIE

COLLIN HOLMES • DIRECTOR OF BROKERAGE

OFFICE: 504.414.0703

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cholmes@southeastcre.com

* TENANT IMPROVEMENT PACKAGE AVAILABLE • ASK AGENT FOR DETAILS *



PROPERTY DESCRIPTION

Be part of a premier retail lineup alongside PJ's Coffee, Jimmy John's, and Airline Physical Therapy & Spine at this modern retail center in Metairie, LA, built in 2022! Situated just off the signalized intersection of Airline Dr and Labarre Rd, the property enjoys prime visibility across from Labarre Shopping Center and Rouses Markets, with excellent exposure and high traffic counts. Surrounded by national retailers, the center accommodates a wide variety of potential uses. The available space is offered as a "cold dark shell." This blank canvas offers the ideal opportunity to design and customize the perfect space for your business.

TENANT IMPROVEMENT PACKAGE

- **White-Box Delivery**
Walls, flooring, and lighting completed by Owner.
- **Free Rent Option**
Owner will deliver space as-is with 6-8 months of free rent in lieu of white-box delivery.
- **A/C Unit Provided**
Owner delivers A/C unit; all ductwork excluded and to be provided by Tenant.

OFFERING SUMMARY

| | |
|----------------------|------------------|
| Lease Rate: | \$35 SF/yr (NNN) |
| Available Unit: | 1,505 SF |
| Total Building Size: | 7,911 SF |

| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 62,252 | 147,911 | 303,130 |
| Total Population | 134,829 | 331,904 | 711,457 |
| Average HH Income | \$97,340 | \$97,292 | \$86,766 |

RETAIL PROPERTY FOR LEASE

PROPERTY SUMMARY





2600 Airline Drive, Metairie, LA 70001

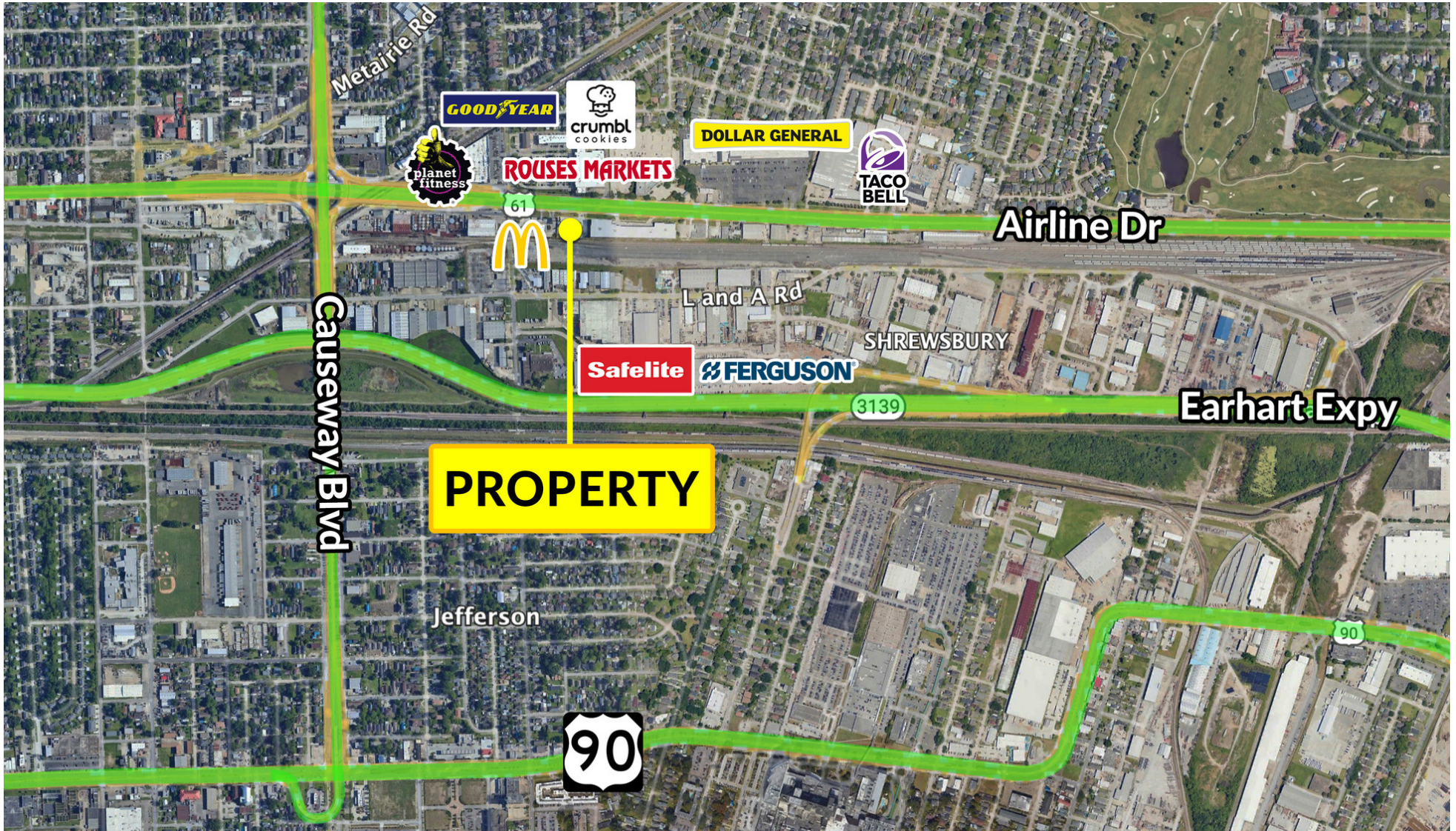
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RETAIL PROPERTY FOR LEASE

AERIAL



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

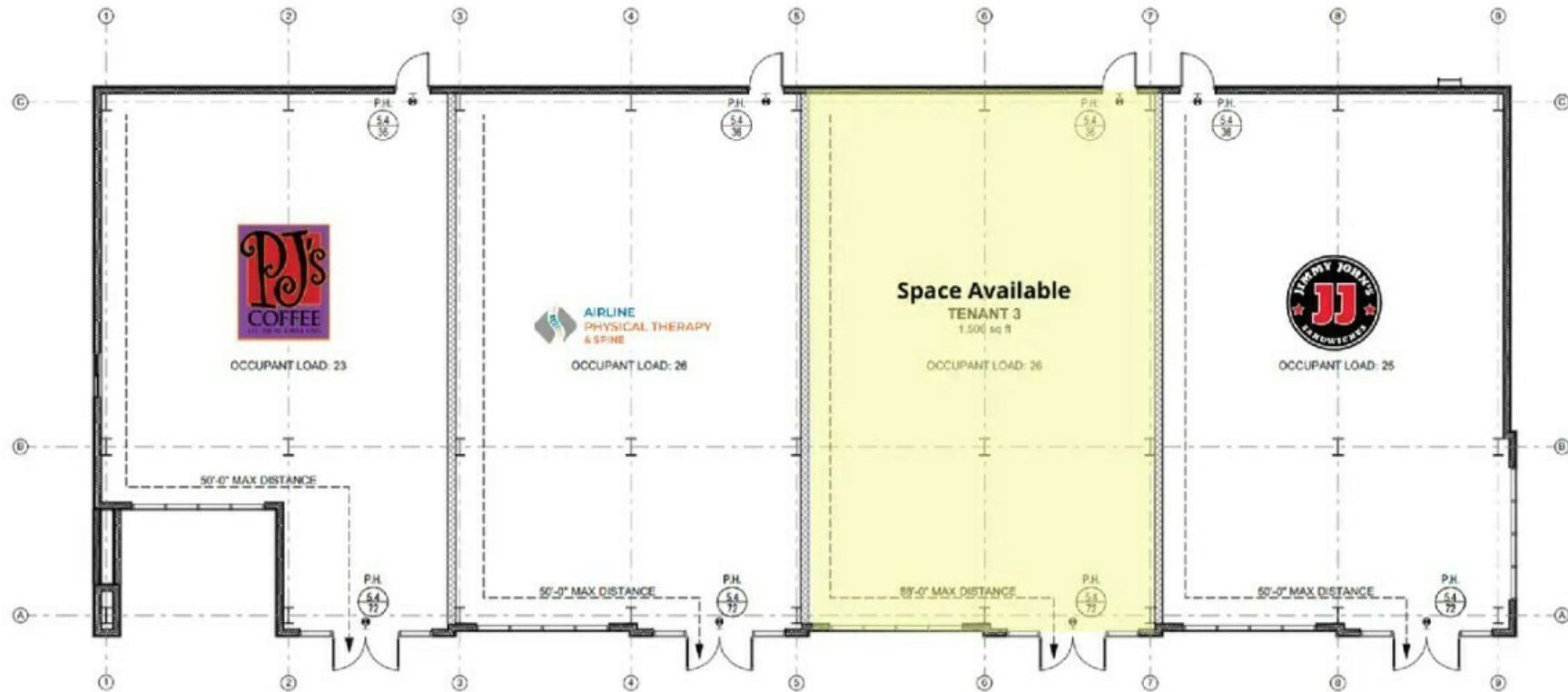
SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com





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2 1st FLOOR PLAN
SCALE: 1/8" = 1'-0"
N

RETAIL PROPERTY FOR LEASE

SITE PLAN



**SOUTHEAST
COMMERCIAL
REAL ESTATE**