



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

RETAIL SPACE | FOR SUBLEASE

Space Between Major Retailers on Veterans Blvd

8855 Veterans Memorial Boulevard

METAIRIE, LA 70003

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EXCELLENT SPACE ON MAJOR RETAIL CORRIDOR

8855 Veterans Memorial Boulevard, Metairie, LA 70003

DESCRIPTION

Sublease a portion of the newly opened ALDI grocery store located in Westgate Plaza Shopping Center, a 206,000-sf regional shopping center. Co-tenants include Marshalls, Michaels, Five Below, and Academy Sports + Outdoors. Veterans Memorial Blvd is the major commercial corridor with approximately 40,591 vpd, providing high visibility. The retail center has multiple curb cuts

and two signalized intersections, which provides easy customer access, and features convenient parking.

The retail space is approximately 4,725 sf and measures 27'x175'. It will be delivered as a cold, dark shell. Zoned C-2 commercial, it is ideal for a variety of retail uses.

OVERVIEW

SIZE

4,725 sf

LEASE RATE

\$22.00/sf, NNN (est. net charges are approximately \$4.00/sf)

PARKING

Plentiful surface parking shared with co-tenants



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40,591 CPD

Canal No. 3

Massachusetts Ave

SITE

4,725 SF
five BELOW



Michaels

GNC

Academy

Marshalls



LITTLEFIELD
PRESCHOOL

MCALISTER'S

CHASE



Veterans Memorial Blvd

Veterans Memorial Blvd

Veterans Memorial Blvd

Massachusetts Ave

Mississippi Ave

DOLLAR TREE

AMERICA'S BEST
CONTACT & EYEGLASSES



Google

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8855 VETERANS BLVD



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Lake Pontchartrain

DEMOGRAPHICS (EST. 2023)

radius	1 mile	3 mile	5 mile	7 mile
Population:	18,171	126,109	209,912	265,873
Median HH Income:	\$69,885	\$71,548	\$72,291	\$73,815
Daytime Population:	6,995	40,656	105,472	134,144



Google

Mississippi River



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