



Commerical Property

615 VETERANS MEMORIAL BOULEVARD

Metairie, LA 70005

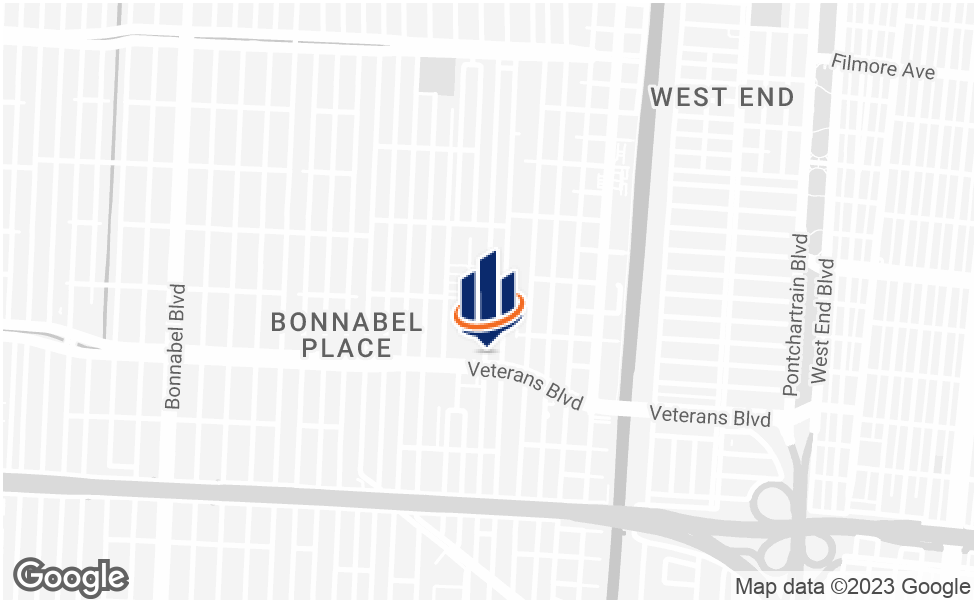
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Contact agent
BUILDING SIZE:	4,164 SF, 2 Stories
LOT SIZE:	21,300 SF
NEARBY RETAILERS:	Dorginac's Food Center Comeaux Furniture El Paso Mexican Grill Winn-Dixie Wilshire Plaza and more!

PROPERTY OVERVIEW

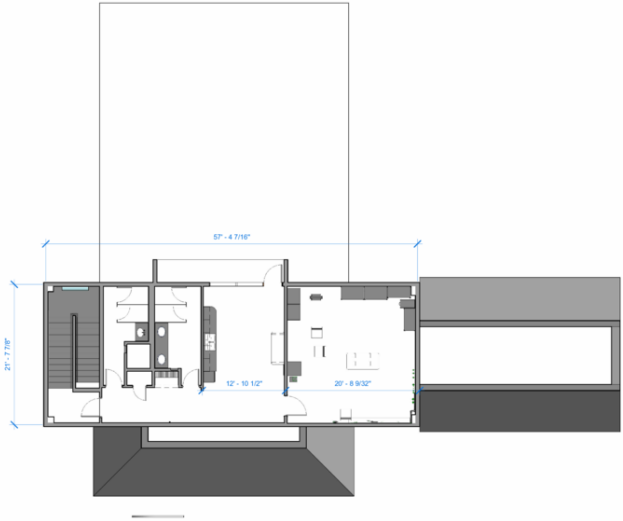
Located on the highly-trafficked Veterans Memorial Boulevard between Aris and Focis Streets. Situated next to Wilshire Plaze and across the street from Dorignac's grocery. This property frontage boasts great visibility with over 100' on Veterans Blvd in the front and 213' along Focis St, allowing for easy site access.

There are (4) drive-thru bays currently in place with parking in both the front and rear of the building. The ground floor measures 3,113 SF with a second floor office measuring 1,051 SF.

ADDITIONAL PHOTOS

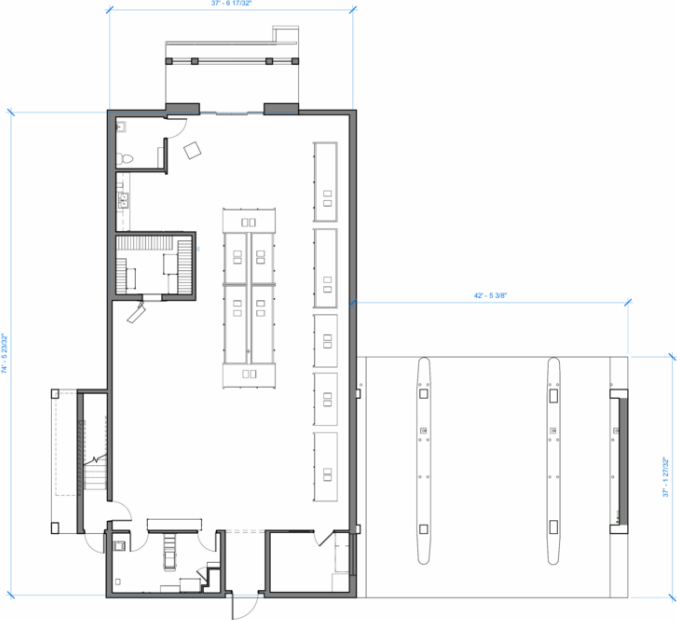


SITE PLANS



2ND FLOOR

2 | 2ND FLOOR PLAN
1/8" = 1'-0"



1ST FLOOR

1 | 1ST FLOOR PLAN
1/8" = 1'-0"

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615 Veterans Blvd
615 VETERANS BLVD
METAIRIE, LA

FLOOR PLANS -
EXISTING

Date 12/14/22

A1

DEMOGRAPHICS MAP & REPORT

POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	1,315	5,241	18,846
AVERAGE AGE	42.8	42.1	43.8
AVERAGE AGE (MALE)	39.8	40.2	40.9
AVERAGE AGE (FEMALE)	44.3	42.7	44.9

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	645	2,692	9,707
# OF PERSONS PER HH	2.0	1.9	1.9
AVERAGE HH INCOME	\$69,990	\$67,436	\$85,249
AVERAGE HOUSE VALUE	\$251,799	\$260,165	\$371,676

* Demographic data derived from 2020 ACS - US Census

