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+ 504.301.1002



VETERANS 2nd FLOOR RETAIL/OFFICE FOR LEASE

3434 Veterans Memorial Blvd, Metairie, LA 70002



VETERANS RETAIL/OFFICE

3434 Veterans Memorial Blvd, Metairie, LA 70002

DESCRIPTION

Ideal retail, bar, or office space available on the prime stretch of Veterans Memorial Blvd. The site is the second floor of the Buffalo Wild Wings, and includes over 2,300 SF of conditioned space in addition to an exceptionally positioned ~2,000 SF outdoor patio, complete with misting system, roll-up garage doors, panorama views, and plumbing for natural gas heaters. The interior space features full bar buildout, ADA restrooms, elevator access, dimmable lights throughout, and was previously operated as an auxiliary bar/dining space for the ground floor restaurant.

Signage can be added on both the West and North sides (facing Veterans) of the building. There is also an opportunity to add a free-standing pylon sign. Nearly 100 off street parking spaces are available to share with the ground floor restaurant.

The property received some damage from Hurricane Ida, and ownership is willing to offer a Tenant Improvement Allowance for repairs/buildout.

INTERIOR SIZE: 2,316 SF

RENT: \$6,250/mo + NNN

PATIO SIZE: 1,974 SF

ZONING: BC2

DEMOGRAPHICS

DEMOGRAPHICS	5 minutes	10 minutes	15 minutes
ESTIMATED POPULATION	47,989	177,924	438,301
HOUSEHOLDS	\$81,860	\$87,180	\$80,219

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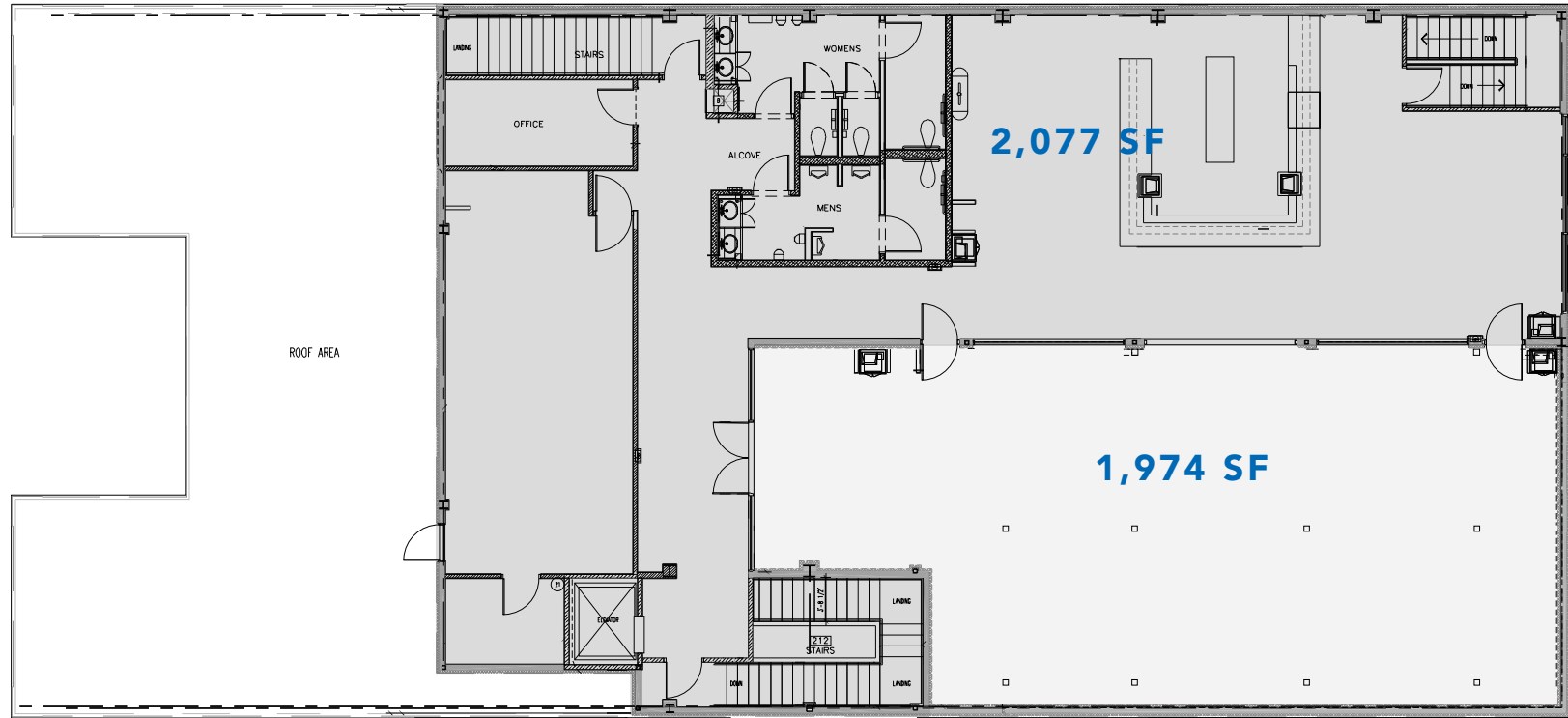
POINTS OF INTEREST MAP

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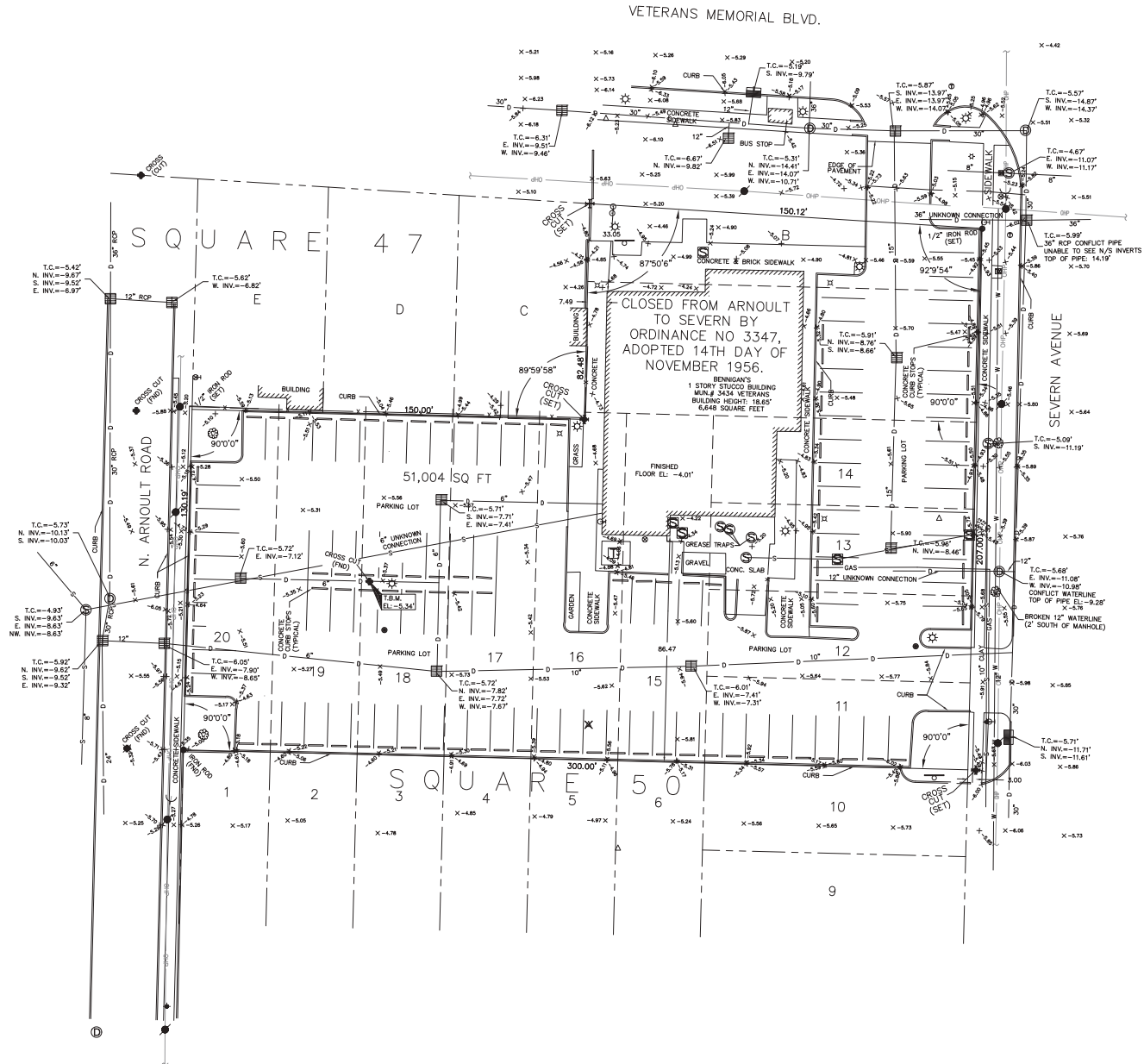
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01 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

SECOND FLOOR PLAN





Veterans Memorial blvd

N Arnoult Street

Severn Ave

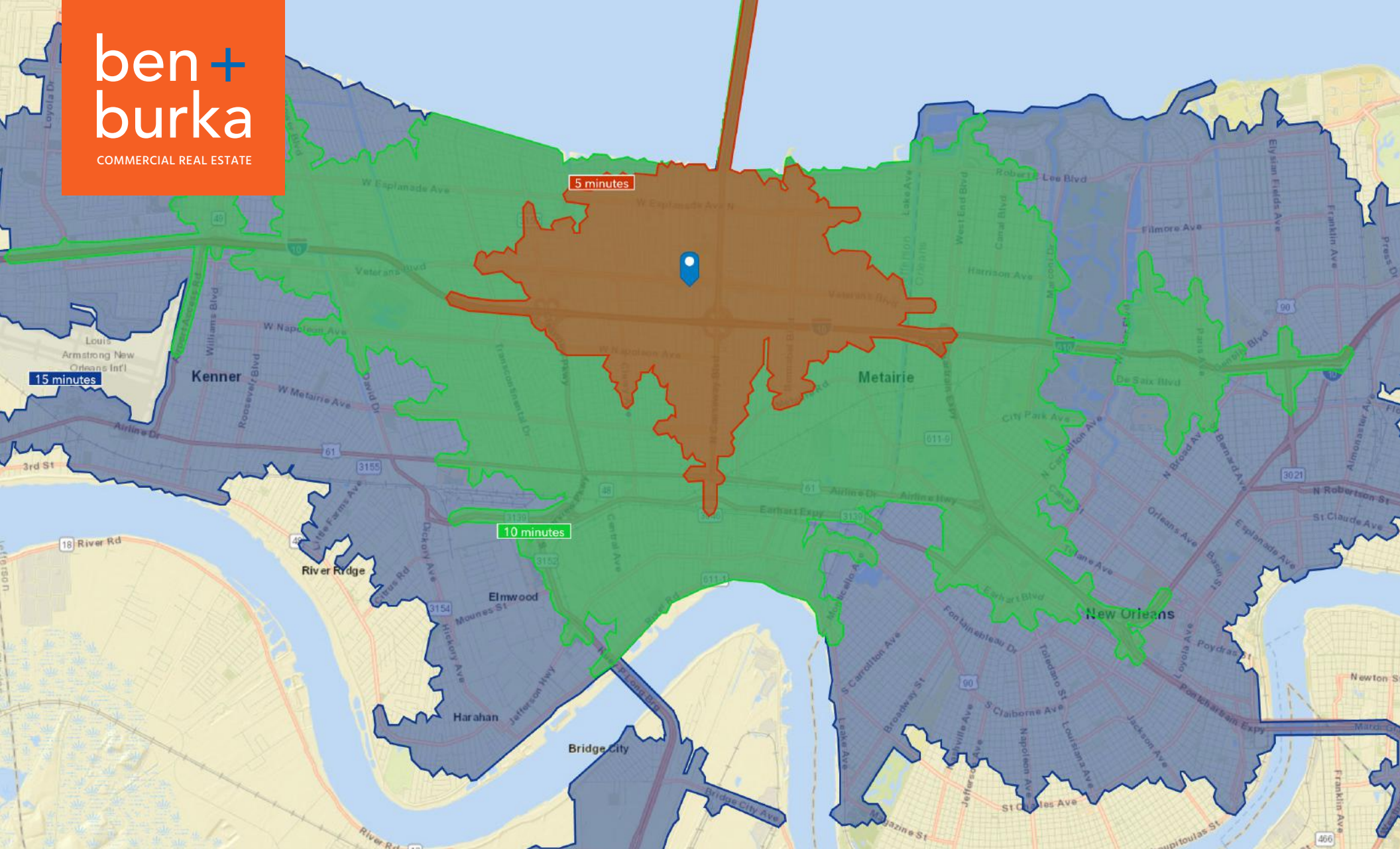
AERIAL VIEW

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DRIVE TIME MAP

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For more information, please contact the Owner's exclusive representative:

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Owner is a licensed Real Estate Broker in the State of Louisiana

CASEY BURKA

AGENT

1900 Cadiz Street, Suite A
New Orleans, LA 70115
504.301.1002
casey@benburka.com

AARON KAZANOFF

AGENT

1900 Cadiz Street, Suite A
New Orleans, LA 70115
504.301.1002
aaron@benburka.com

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