

SUMMARY

AERIAL

SITE PLAN

END-CAP FLOOR PLAN

PROPERTY PHOTOS

DEMOGRAPHICS

FOR LEASE

PROPERTY SUMMARY

Highly sought-after shopping corridor and retail opportunity along Veterans Boulevard. The center is anchored by the area's only Trader Joe's, whose annual store visits rank in the Top 10% of 500+ Trader Joe's in the U.S. and in the Top 10 most-visited chain groceries in Louisiana.

AVAILABLE

- 4,130 SF (34.9' x 118.25') End-Cap
(Additional 1,087 SF mezzanine available at reduced rate or can be removed)
- 4,169 SF (35.25' x 118.25')
- Up to 8,299 SF Combined Spaces

LEASE RATE

- \$35-\$50 PSF

TENANTS

- Trader Joe's, Jefferson Feed, Metairie Modern Dentistry, Adler's Jewelers, AT&T and Sally Beauty

NEARBY LANDMARKS

- Lake Pontchartrain Causeway Bridge - Main corridor connecting the growing "northshore" communities of Mandeville and Covington with Interstate 10 and New Orleans
- Lakeside Shopping Center - regional high-end shopping mall with over 120 stores & restaurants including Macy's, Dillard's, DICK'S Sporting Goods, Pottery Barn, Restoration Hardware, Zara, Apple and many more

TRAFFIC COUNTS (ADT 2024)

- On Veterans Memorial Boulevard: 45,255
- On North Causeway Boulevard: 73,065



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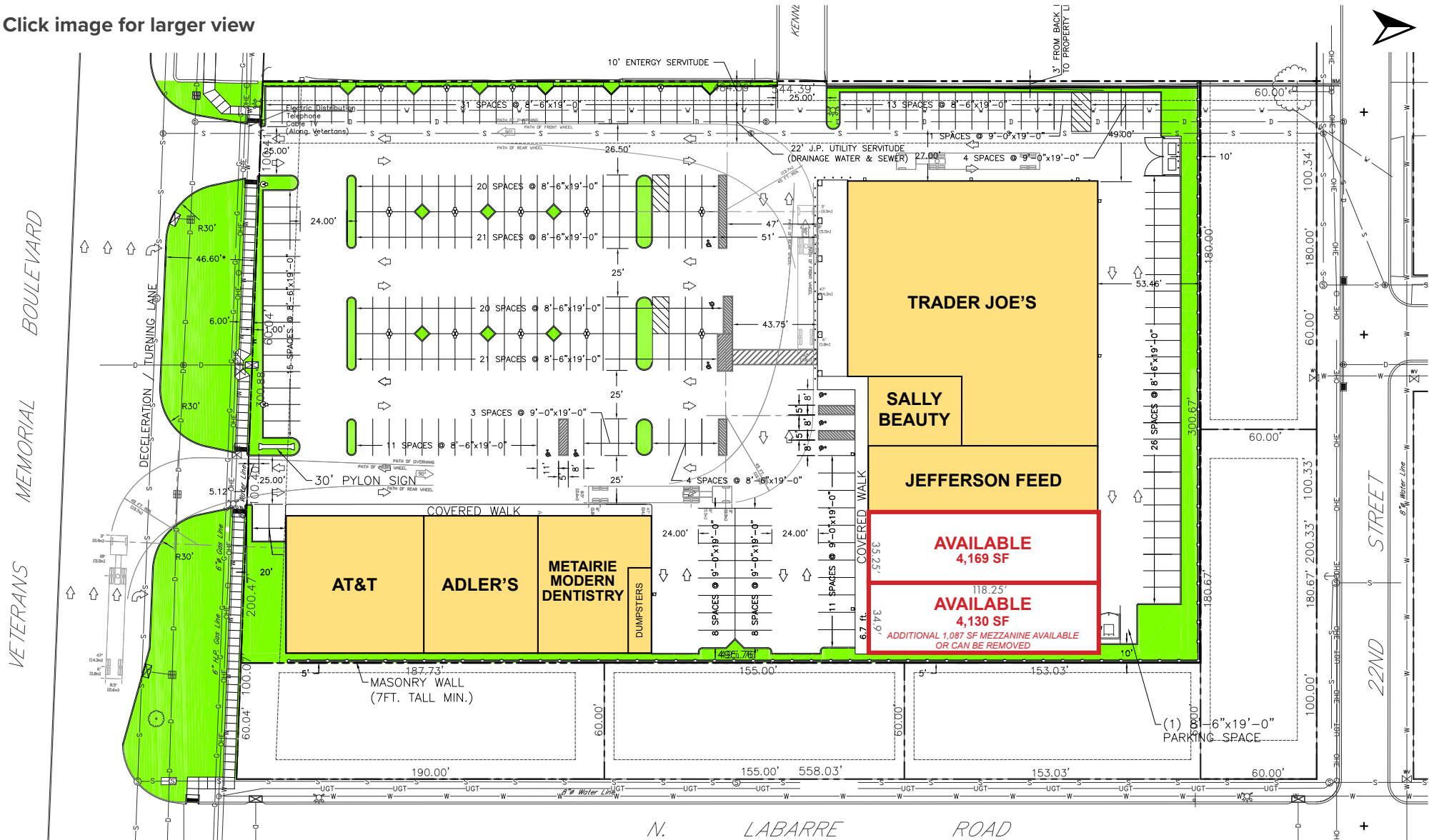
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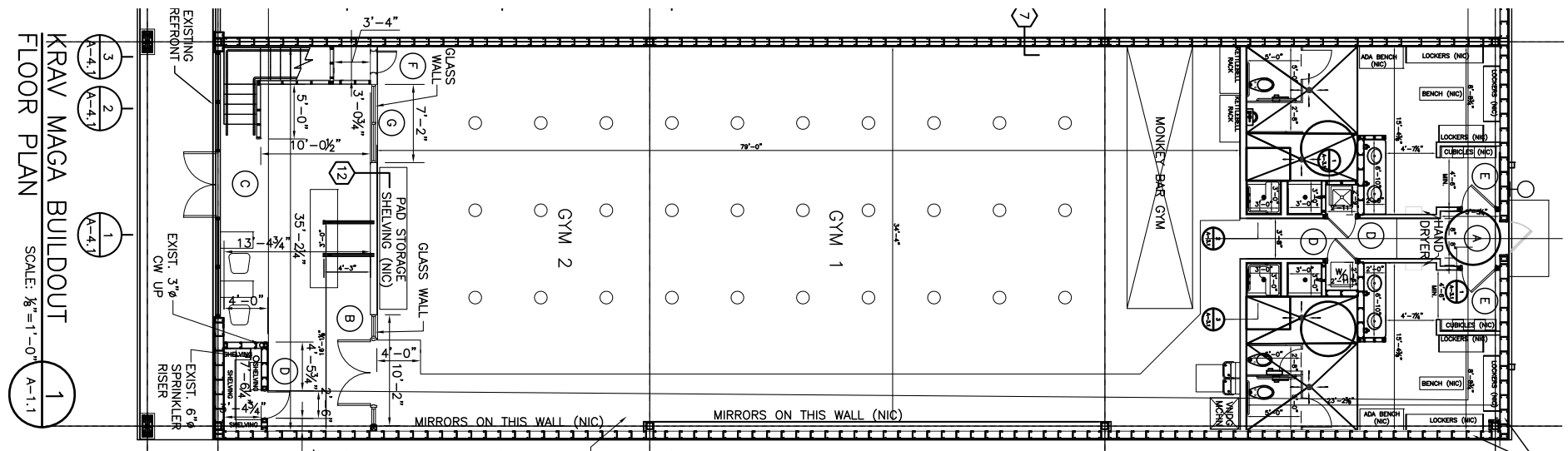
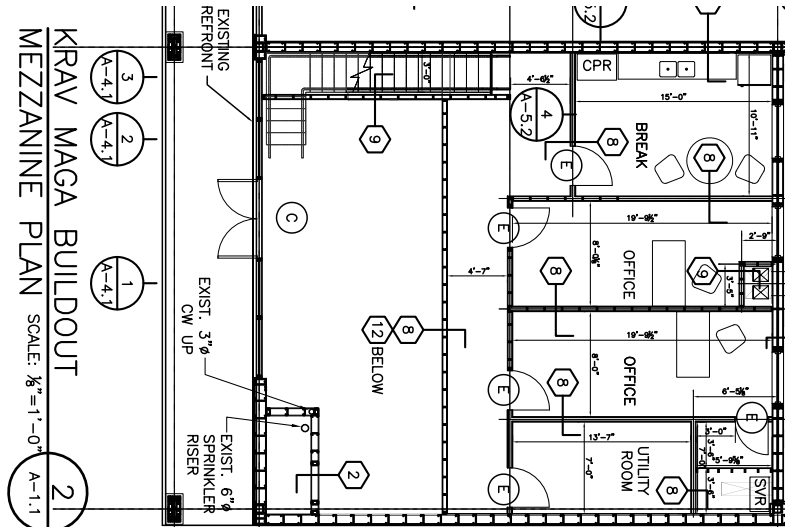
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Available: End-Cap

4,130 Square Feet

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Additional 1,087 SF of 2nd floor office/mezzanine space available at a reduced rate.

[Click image for larger view](#)

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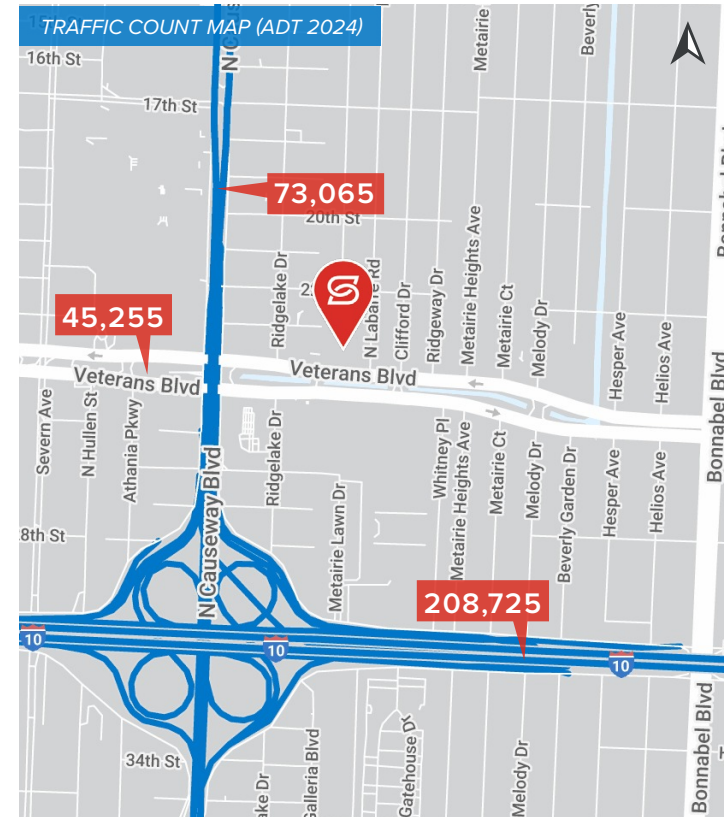
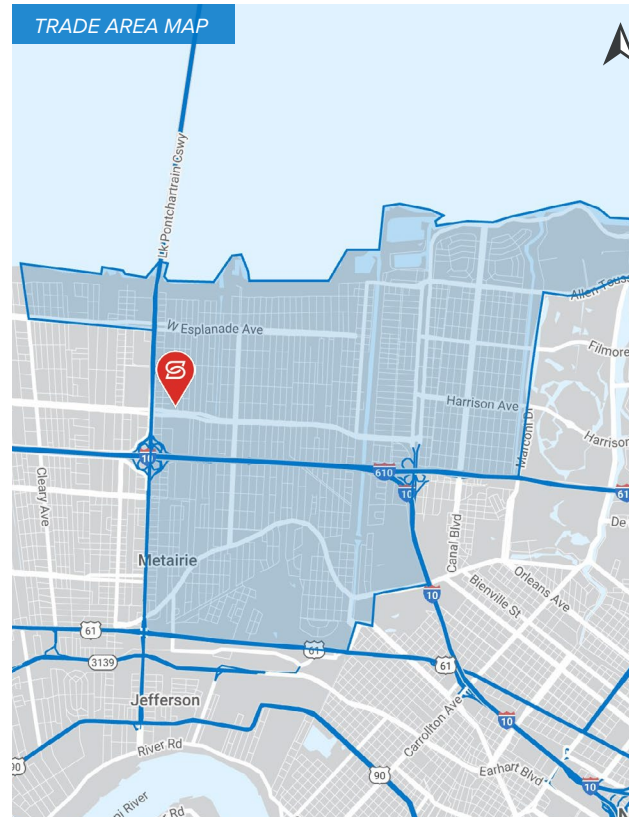
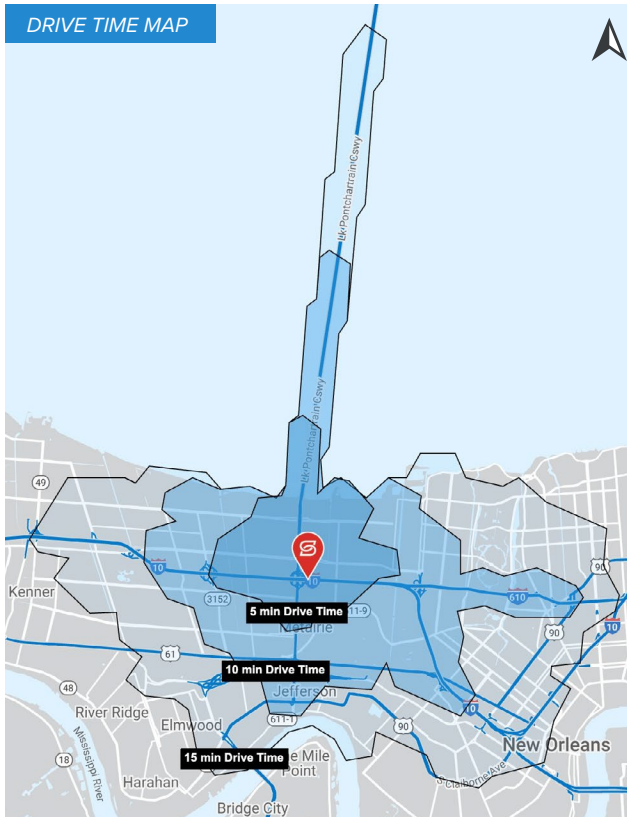
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2024 DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN	TRADE AREA		5 MIN	10 MIN	15 MIN	TRADE AREA
 POPULATION	45,661	129,532	260,618	57,067	 AVG. HH INCOME	\$96,289	\$104,329	\$96,866	\$144,119