

SUMMARY

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RETAIL CENTER FOR SALE

Labarre Center is a premier 5,554 SF neighborhood retail center situated at the high-visibility intersection of Metairie Road and N. Labarre Road. Located in Old Metairie—the New Orleans region’s most affluent and prominent suburban submarket—the property sits squarely within the area’s prime retail corridor. Currently 100% leased, the center is surrounded by high-end boutique destinations and benefits from an exceptionally low submarket vacancy rate. Driven by unparalleled neighborhood demographics, the property boasts an average household income exceeding \$145,000 within a one-mile radius, making this an unmatched Old Metairie location.

PROPERTY DETAILS

Address	2700 Metairie Rd, Metairie, LA 70001
Year Built	2000
Building Size	5,554 SF
Land Size	0.454 Acres
Occupancy	100%
Zoning	Commercial with Commercial Parkway Pedestrian Overlay

TENANCY

Suite A	3,300 SF	Ruby Slipper Restaurant
Suite B	1,101 SF	Geneva Nails
Suite C	1,154 SF	Wildflower Boutique



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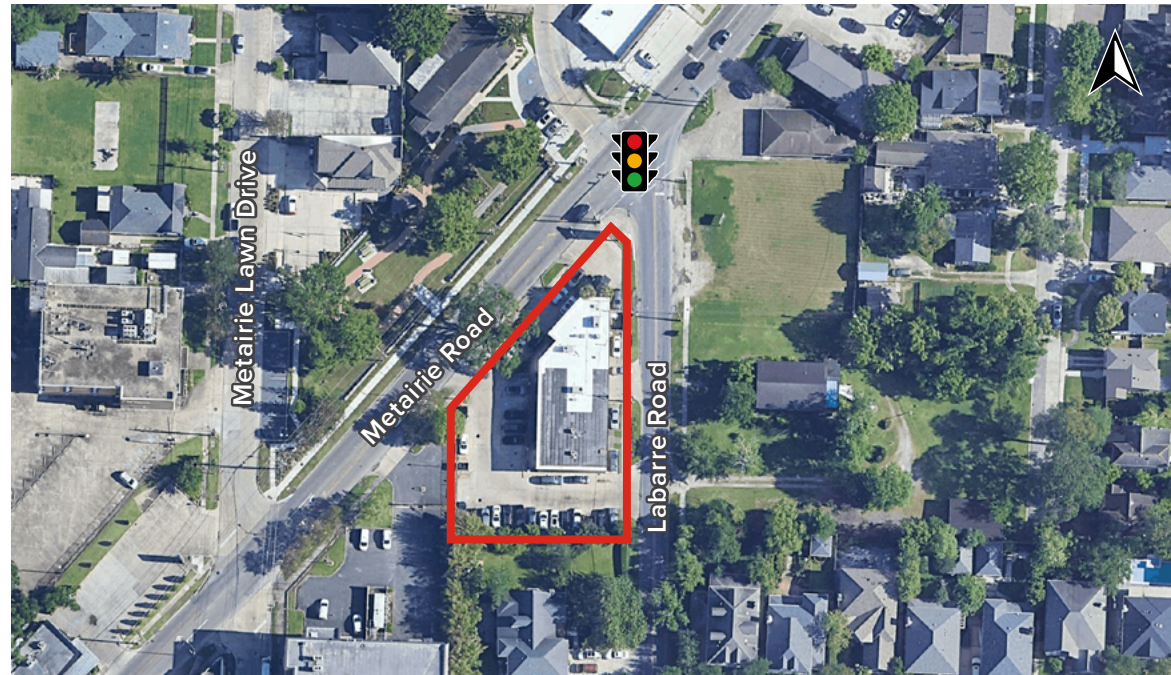
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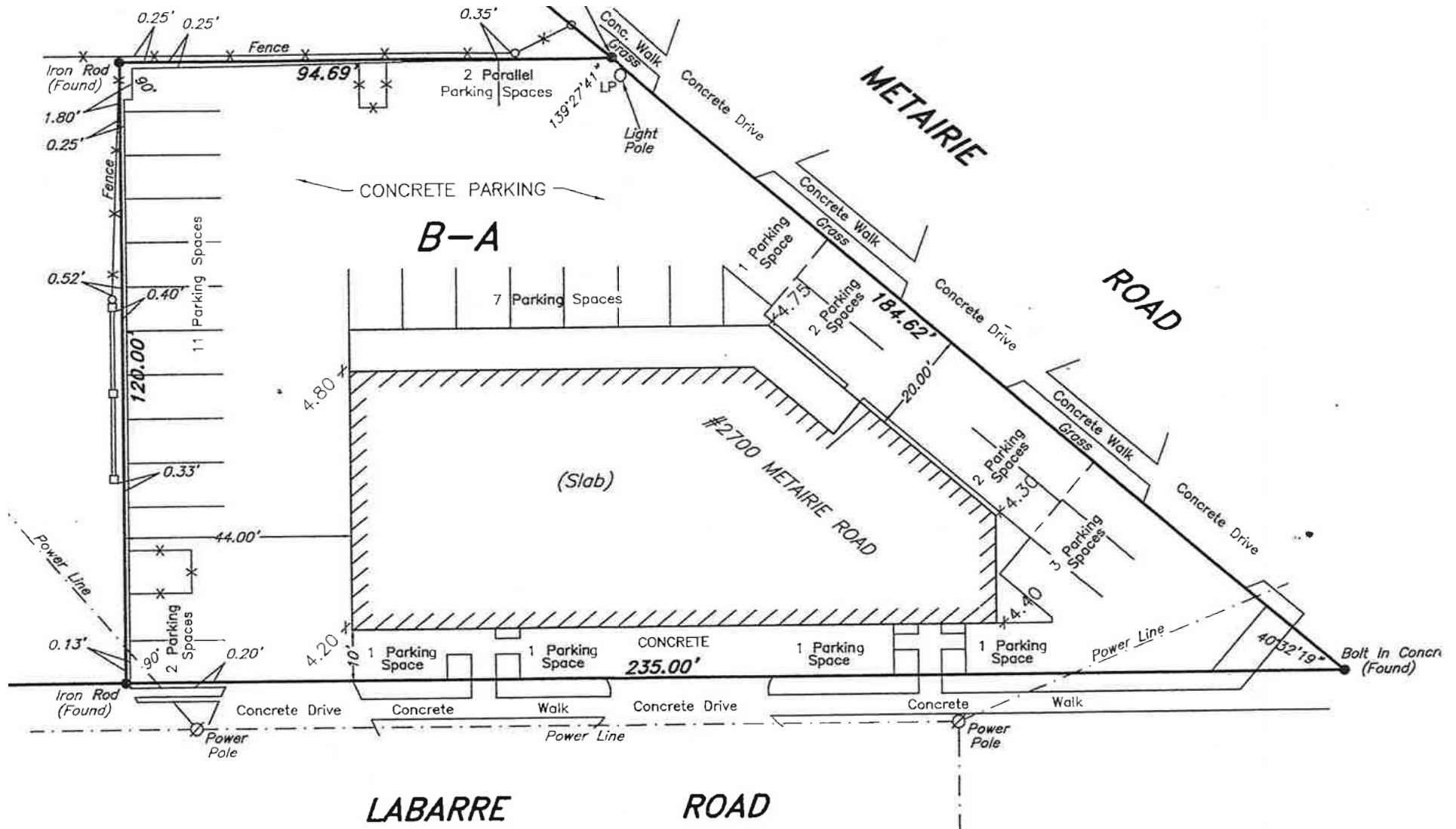
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OLD METAIRIE OVERVIEW

Old Metairie is known for its historic homes and tree-lined streets, offering a blend of classic architecture and modern amenities within one of the most established and sought-after pockets of Jefferson Parish. Old Metairie's commercial backbone is Metairie Road, a walkable, mixed-use corridor that functions as one of the most tightly held retail strips in the Greater New Orleans region. It features an appealing mix of boutiques selling luxury goods, established and high-end restaurants, and health and wellness service providers. In 2015, Jefferson Parish created an overlay district along Metairie Road designed to encourage pedestrian-friendly development with buildings closer to the street. There have been several new construction or major renovation projects along the corridor, bringing in tenants like Club Pilates, Loft 18, Ruby Slipper, and Rock N Sake. The demand for space has made supply critically scarce: brokers describe it as "very tough to find property to buy or lease on Metairie Road," with zoning constraints, required setbacks, and lot sizes leaving little room for new entrants. That scarcity is a direct value driver for retail investors — existing leasable space commands a premium, and turnover is rare.

The consumer base underpinning Old Metairie retail is notably affluent and stable. The average annual household income in Old Metairie reached nearly \$190,000 in 2025, and skews well above the metro average, drawing in professionals and established families with significant disposable income. For retail investors, Old Metairie offers the combination most markets can't: a wealthy, captive consumer base, near-zero new supply, strong parish infrastructure investment, and a corridor identity that draws both locals and visitors reliably year-round.



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2026 DRIVE TIME DEMOGRAPHICS



POPULATION

10 MIN	15 MIN	20 MIN
130,783	282,475	417,273



AVG. HH INCOME

10 MIN	15 MIN	20 MIN
\$109,978	\$108,547	\$111,660



HOUSEHOLDS

10 MIN	15 MIN	20 MIN
60,784	130,787	193,012

