

## RETAIL FOR SALE

# 11,770 SF ON I-10 SERVICE RD - METAIRIE

3220 S I-10 Service Rd, Metairie, LA 70001



### PROPERTY OVERVIEW

Excellent location and visibility on the corner of I-10 and N Causeway. 11,772 total sq ft available with parking in front, rear, and within 3586 SF garage/ warehouse. First floor retail/ office space of 4886 SF and second level office of 3298 SF with elevator access. Zoned BC2. Adjacent land also for sale.

<b>SALE PRICE:</b>	\$1,200,000
<b>LOT SIZE:</b>	13,247 SF
<b>BUILDING SIZE:</b>	11,772 SF
<b>ZONING:</b>	BC-2
<b>MARKET:</b>	New Orleans
<b>PRICE / SF:</b>	\$101.94
<b>BROCHURE DATE</b>	04/01/2019

### PROPERTY HIGHLIGHTS

**KW COMMERCIAL**  
1522 W. Causeway Approach  
Mandeville, LA 70471

**CORDELL EUSTIS GROUP**  
Brent Cordell  
O: 985.727.7000  
C: 985.373.6417  
bcordell@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

**RETAIL FOR SALE**

# 11,770 SF ON I-10 SERVICE RD - METAIRIE

3220 S I-10 Service Rd, Metairie, LA 70001



**KW COMMERCIAL**  
1522 W. Causeway Approach  
Mandeville, LA 70471

**CORDELL EUSTIS GROUP**  
Brent Cordell  
O: 985.727.7000  
C: 985.373.6417  
bcordell@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## RETAIL FOR SALE

# 11,770 SF ON I-10 SERVICE RD - METAIRIE

3220 S I-10 Service Rd, Metairie, LA 70001



**KW COMMERCIAL**  
1522 W. Causeway Approach  
Mandeville, LA 70471

**CORDELL EUSTIS GROUP**  
Brent Cordell  
O: 985.727.7000  
C: 985.373.6417  
bcordell@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## RETAIL FOR SALE

# 11,770 SF ON I-10 SERVICE RD - METAIRIE

3220 S I-10 Service Rd, Metairie, LA 70001

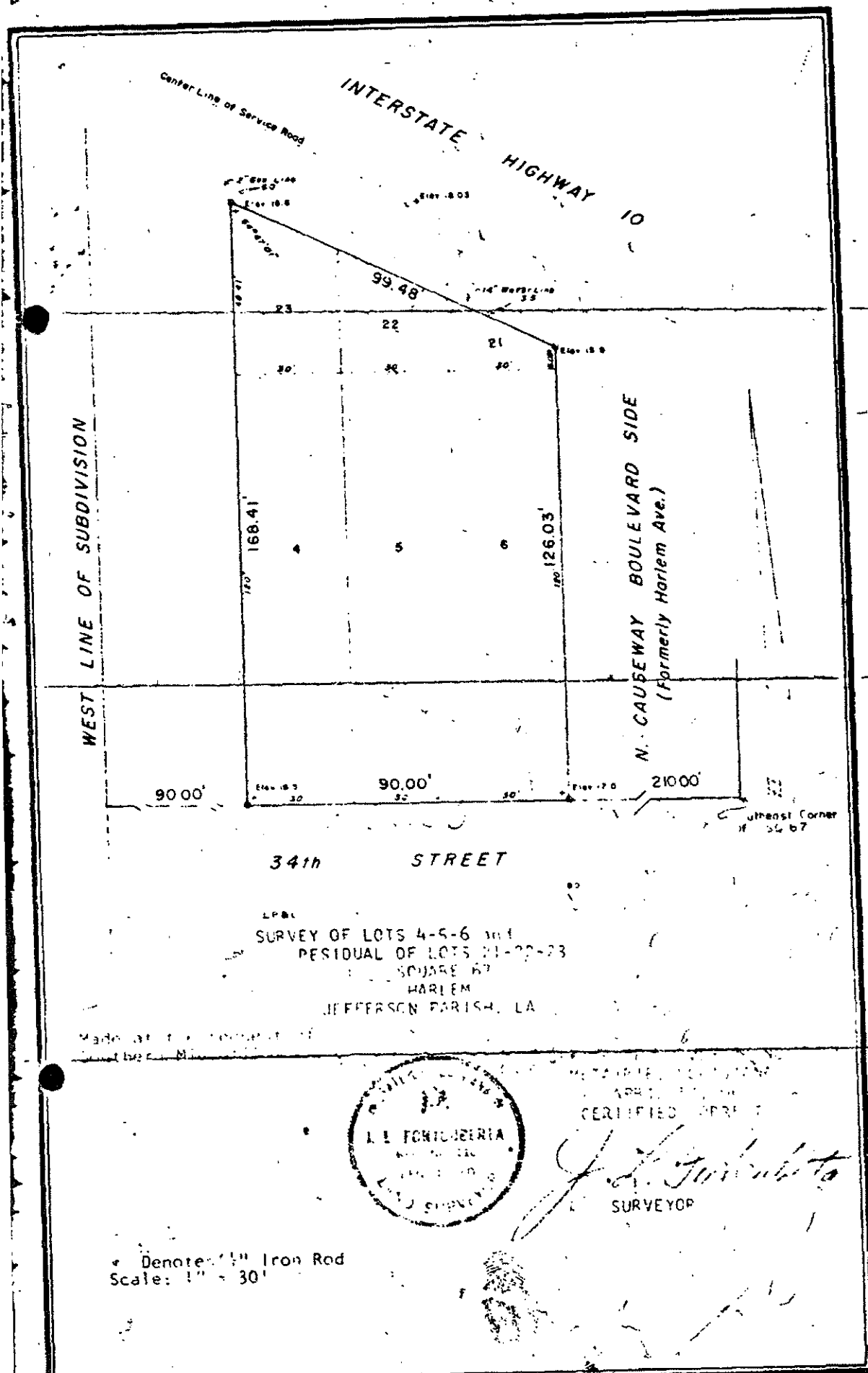


**KW COMMERCIAL**  
1522 W. Causeway Approach  
Mandeville, LA 70471

**CORDELL EUSTIS GROUP**  
Brent Cordell  
O: 985.727.7000  
C: 985.373.6417  
bcordell@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



INTERSTATE HIGHWAY 10

Center Line of Service Road

WEST LINE OF SUBDIVISION

N. CAUSEWAY BOULEVARD SIDE  
(Formerly Harlem Ave.)

34th STREET

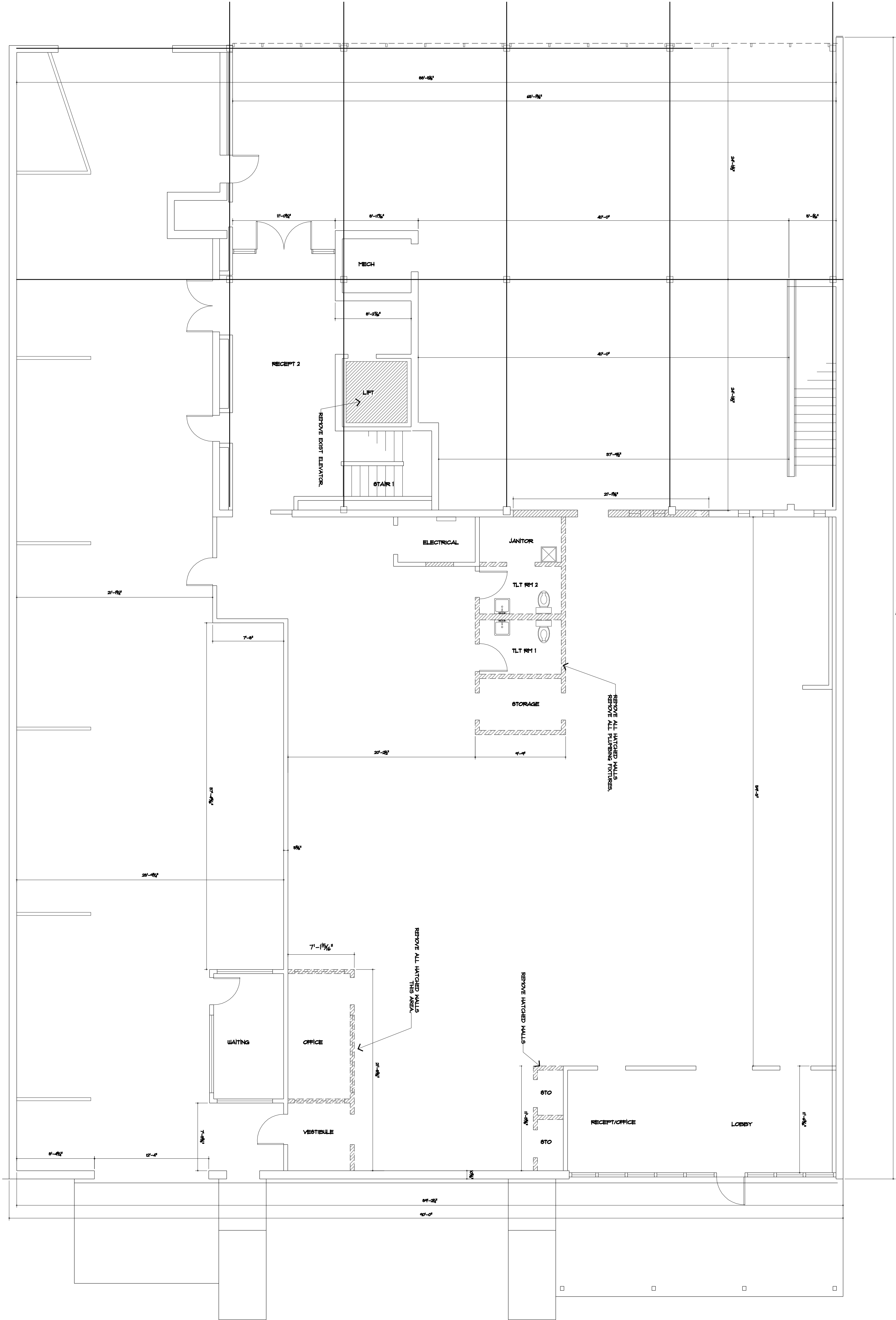
SURVEY OF LOTS 4-5-6 and  
RESIDUAL OF LOTS 21-22-23  
SQUARE 67  
HARLEM  
JEFFERSON PARISH, LA



CERTIFIED TRUE  
*J. L. Fortuzzeria*  
SURVEYOR

Denotes 1/4" Iron Rod  
Scale: 1" = 30'

ARCHITECT OF RECORD			
REVISIONS			
DATE	NO	TECH	DESCRIPTION
DATE			
DATE			
DATE			
DATE			
CAD FILE			
CAD TECH CHECKED BY			



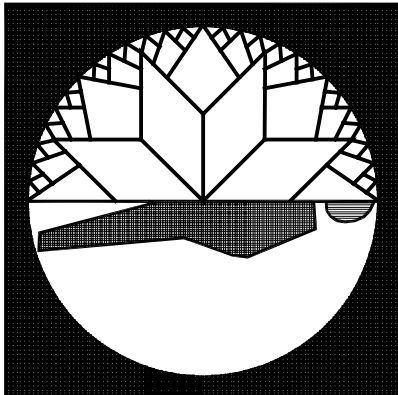
1st FL  
SCALE 3/8"=1'-0"

FIRST

FLOOR

PLAN

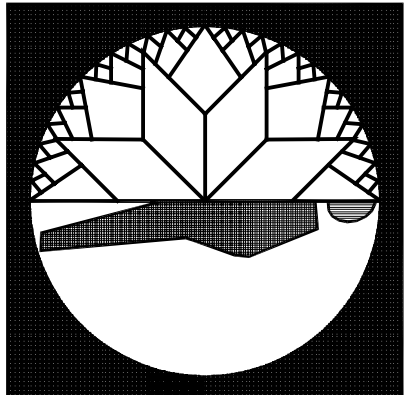
DEMOLITION



**SPEARS THERAPY CENTER**  
3220 I 10 SERVICE ROAD  
METAIRIE, LOUISIANA

SHEET DESCRIPTION	
PLAN	DETAILS
PROJECT NUMBER	03-2009-HF-B
DATE	SEPTEMBER 16, 2006
SHEET NUMBER	OF
A1	

ARCHITECT OF RECORD			
REVISIONS			
DATE	NO.	TECH	DESCRIPTION
DATE			
DATE			
DATE			
CAD FILE			
CAD TECH. CHECKED BY			



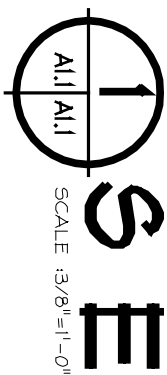
H. FREDDIE BOOHE, JR.  
ARCHITECT  
FIDELITY, LOUISIANA 70007

SHEET DESCRIPTION	
PLAN	DETAILS
PROJECT NUMBER	03-2009-HFB
DATE	SEPTEMBER 16, 2009
SHEET NUMBER	OF
All	

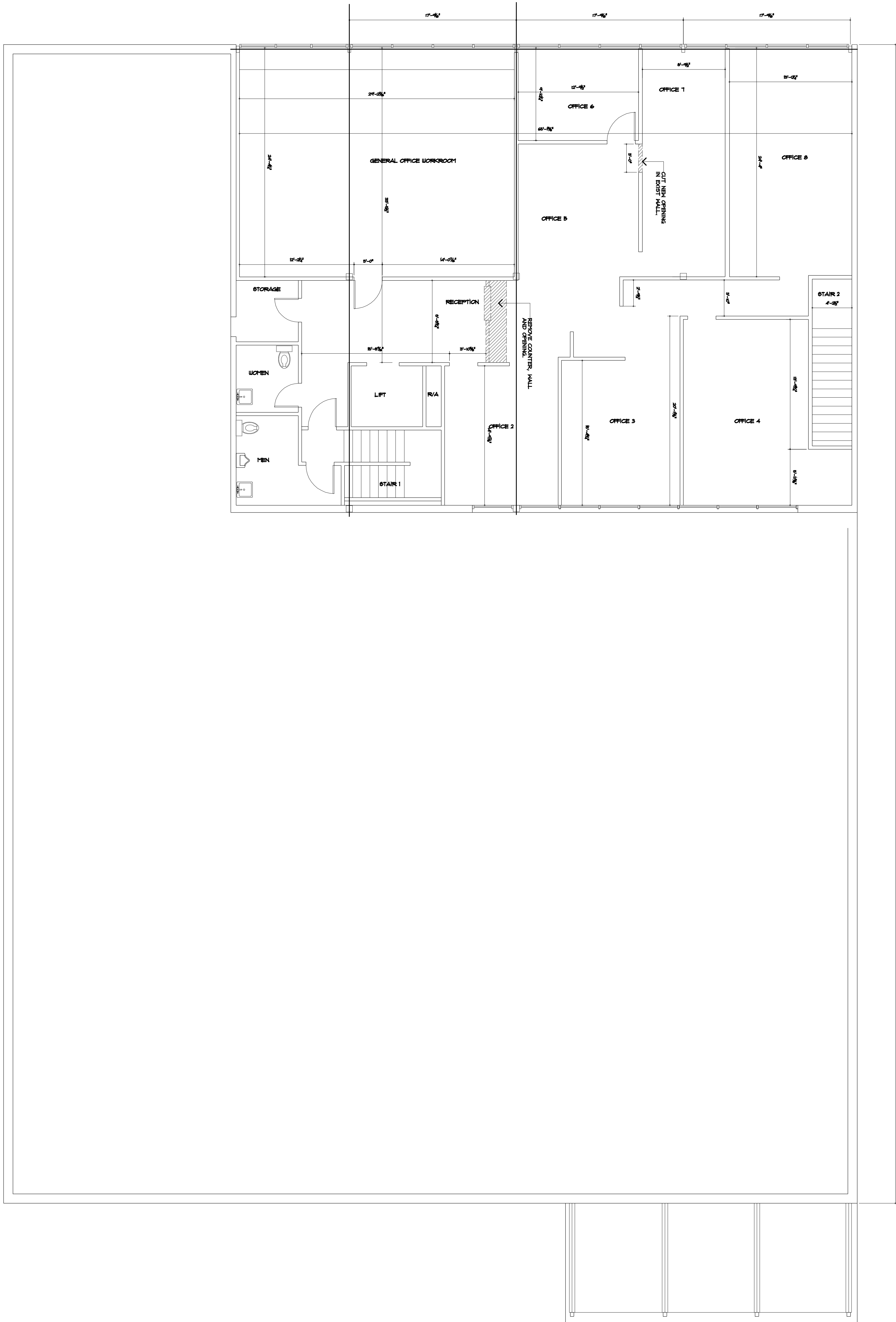
# SPEARS THERAPY CENTER

3220 I 10 SERVICE ROAD  
METAIRIE, LOUISIANA

## SECOND FLOOR PLAN DEMOLITION



SCALE: 3/8"=1'-0"

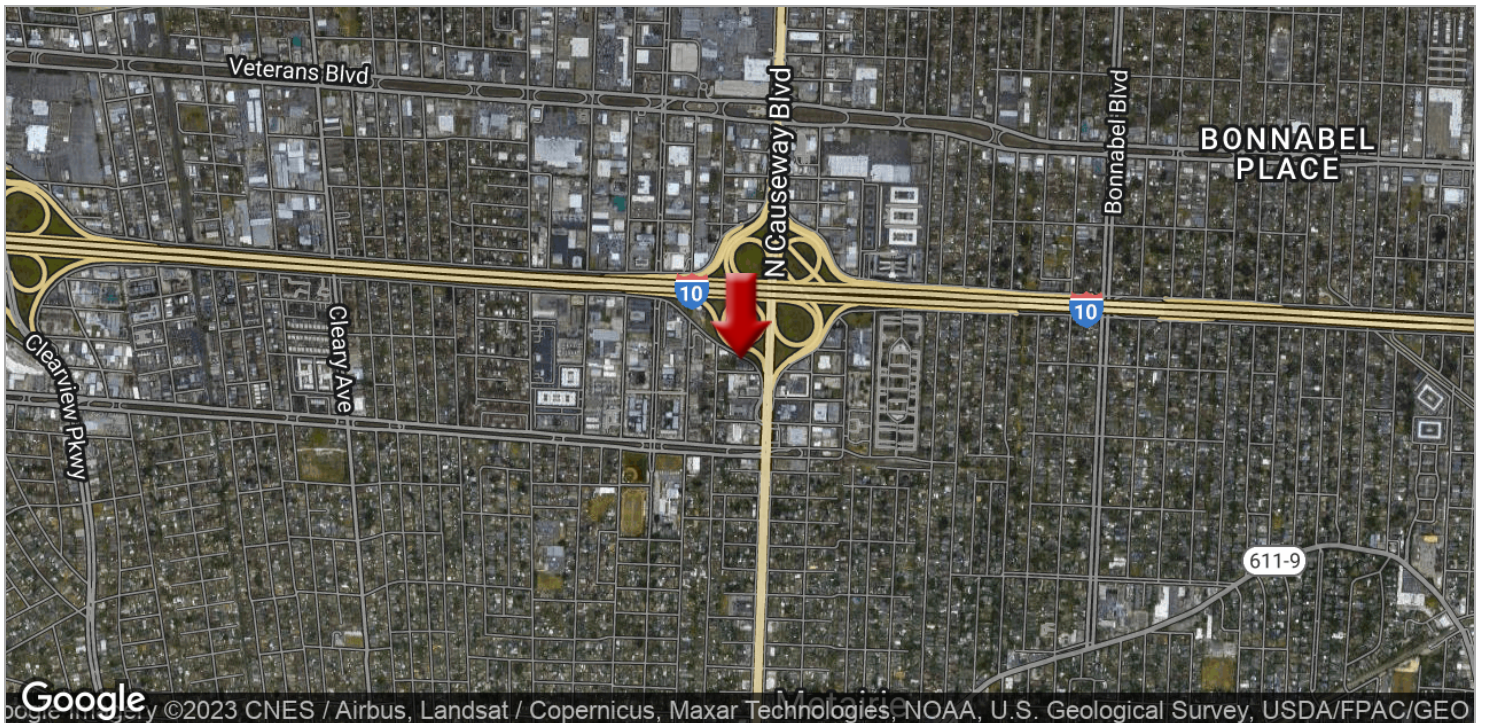




**RETAIL FOR SALE**

# 11,770 SF ON I-10 SERVICE RD - METAIRIE

3220 S I-10 Service Rd, Metairie, LA 70001



**KW COMMERCIAL**  
1522 W. Causeway Approach  
Mandeville, LA 70471

**CORDELL EUSTIS GROUP**  
Brent Cordell  
O: 985.727.7000  
C: 985.373.6417  
bcordell@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

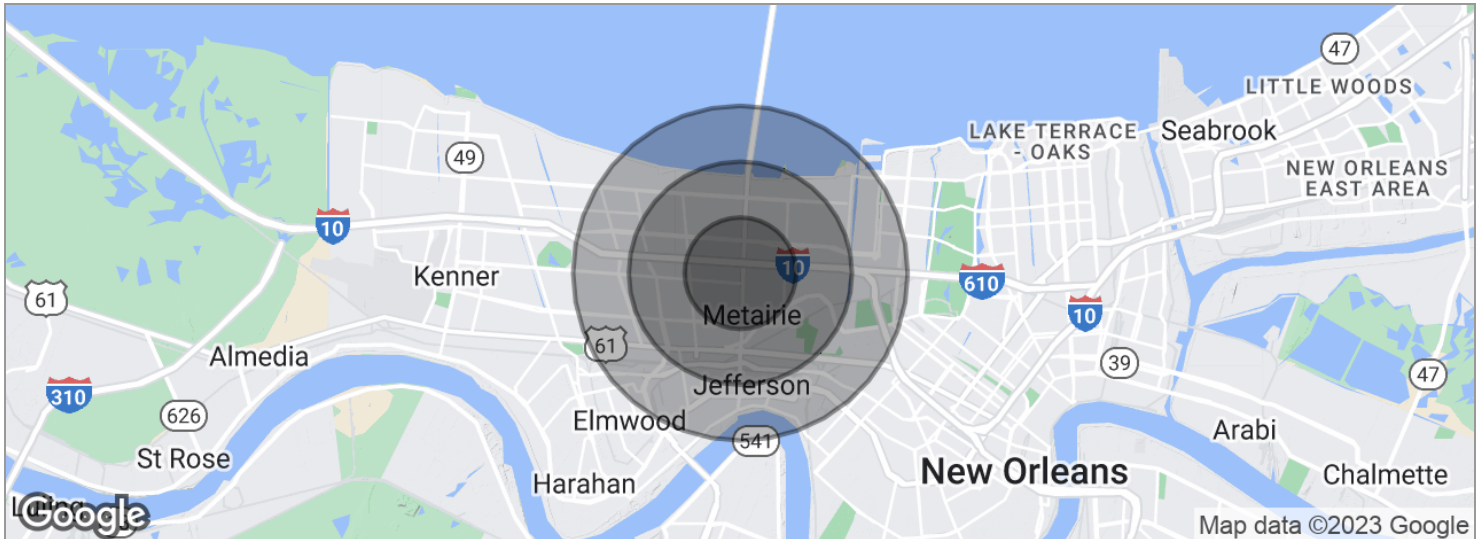
Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## RETAIL FOR SALE

# 11,770 SF ON I-10 SERVICE RD - METAIRIE

3220 S I-10 Service Rd, Metairie, LA 70001



POPULATION	1 MILE	2 MILES	3 MILES
Total population	20,604	73,438	122,491
Median age	40.9	41.3	41.5
Median age (male)	40.2	40.0	40.0
Median age (Female)	41.9	42.7	43.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	10,148	31,948	52,777
# of persons per HH	2.0	2.3	2.3
Average HH income	\$62,858	\$76,914	\$74,512
Average house value	\$288,174	\$327,950	\$298,589

\* Demographic data derived from 2020 ACS - US Census

**KW COMMERCIAL**  
1522 W. Causeway Approach  
Mandeville, LA 70471

**CORDELL EUSTIS GROUP**  
Brent Cordell  
O: 985.727.7000  
C: 985.373.6417  
bcordell@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](https://www.kwcommercial.com)