



## STANDALONE CORNER RETAIL / OFFICE IN OLD METAIRIE

129 FOCIS ST METAIRIE, LA 70005



# OFFERED: FOR LEASE

# LEASE RATE: \$3,792.00 PER MONTH

## 1,011 SF | MODIFIED GROSS LEASE TERMS

- High-traffic corner location in Old Metairie
- Adjacent to Old Metairie Village shopping center
- Premises delivered in "white-box" condition for 5-year leases

### CONTACT:

NOAH LOVELAND    WILL CHADWICK, MBA  
720.703.5491    225.368.7667

800.895.9329 | <https://elifinrealty.com> | April 2024  
640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.



# OFFERING SUMMARY



## PROPERTY SUMMARY

- Now available for lease, 129 Focis St offers a corner retail or office space in the heart of Old Metairie. This highly desirable location is just off Metairie Rd, positioned to capture high foot and vehicle traffic.
- The space benefits from its proximity to the Old Metairie Village shopping center and is directly across the street from CC's Coffee, enhancing its visibility and convenience for customers.
- The property is ideal for businesses looking to establish a presence in a bustling retail corridor, surrounded by well-established commercial entities and amenities.
- For qualified tenants committing to a minimum 5-year term, the premises will be delivered in "white-box" condition, providing a clean slate for customization and branding according to specific business needs.

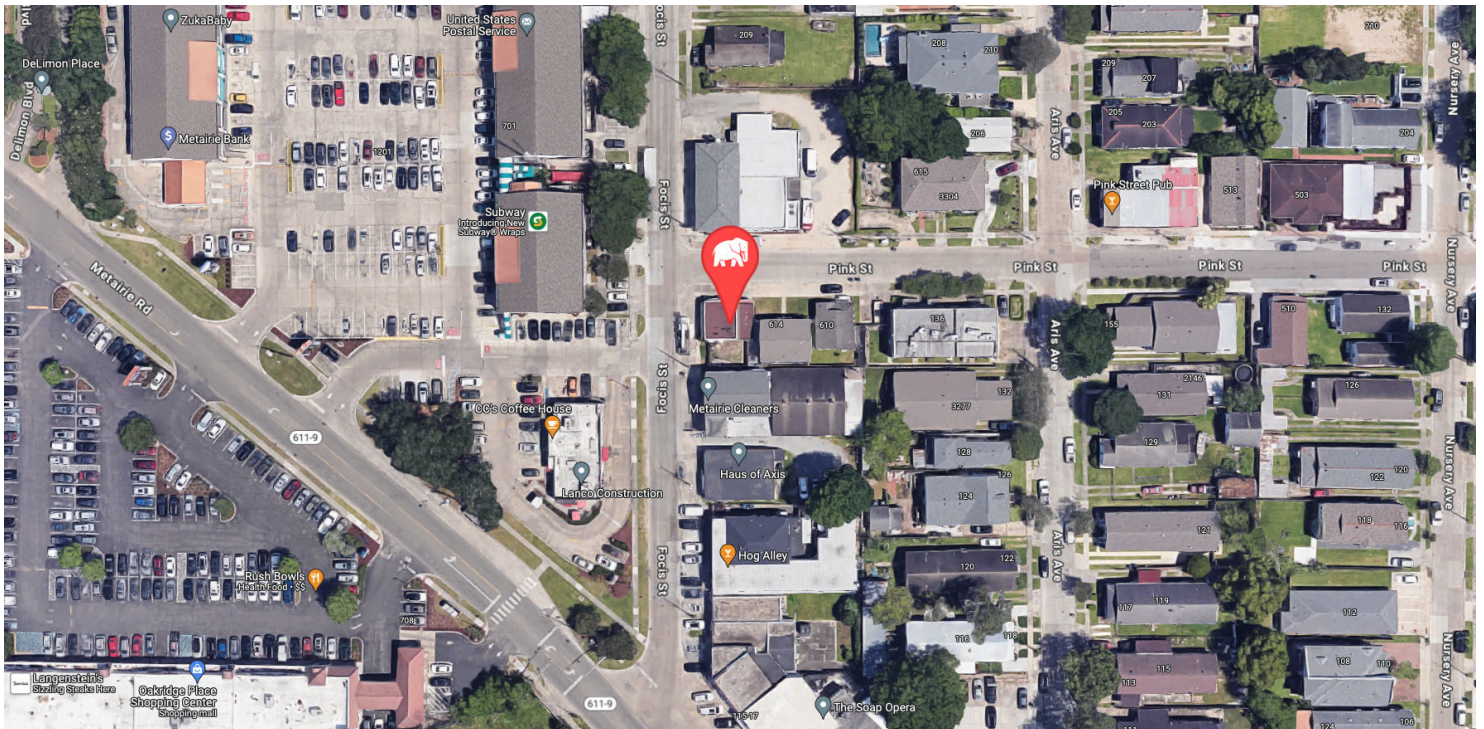
### CONTACT:

NOAH LOVELAND    WILL CHADWICK, MBA  
720.703.5491        225.368.7667

800.895.9329 | <https://elifinrealty.com> | April 2024  
640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.



# AERIAL PHOTOS



## CONTACT:

NOAH LOVELAND 720.703.5491  
WILL CHADWICK, MBA 225.368.7667

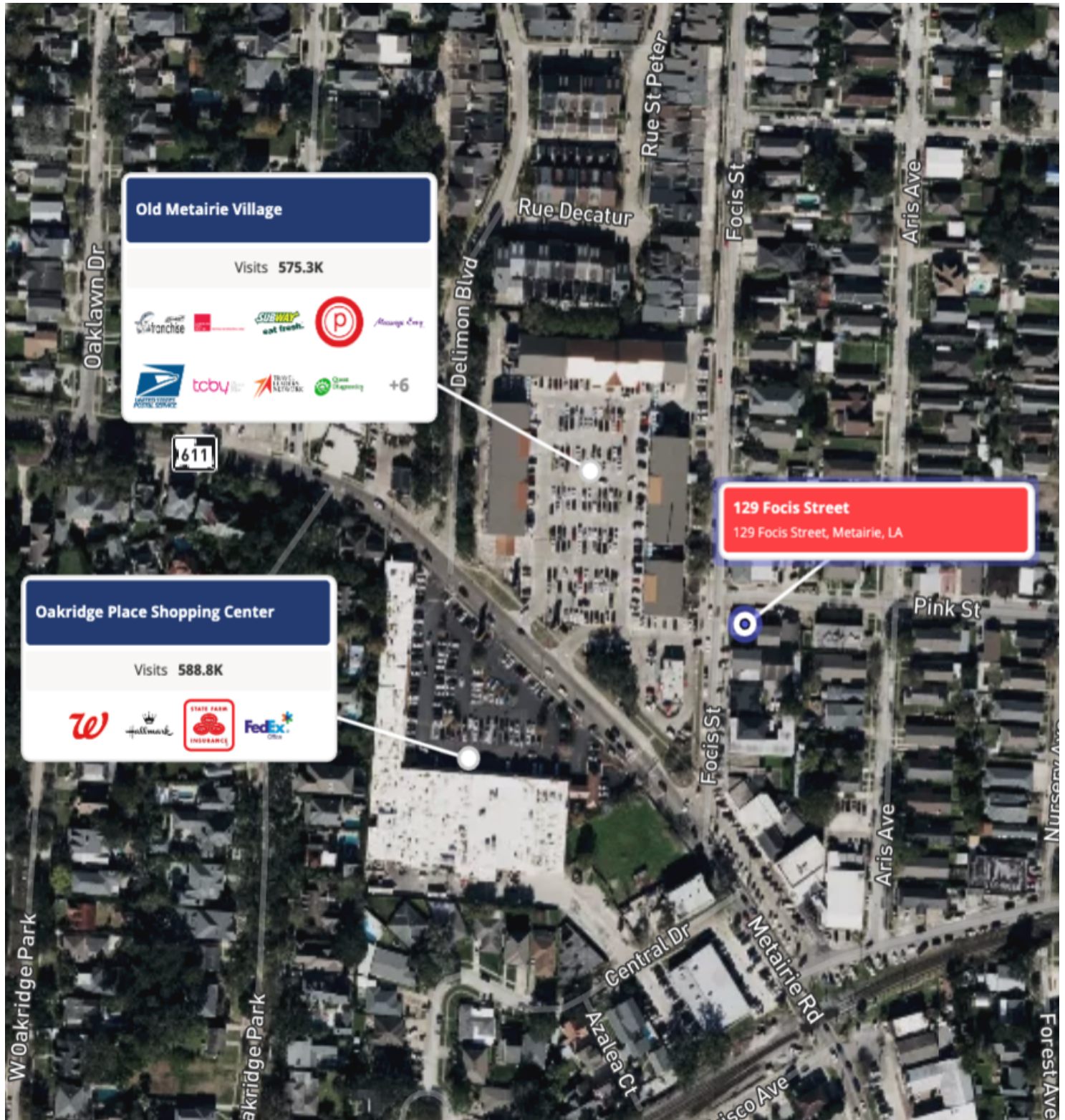
800.895.9329 | <https://elifinrealty.com> | April 2024

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.



# RETAILER MAP



## CONTACT:

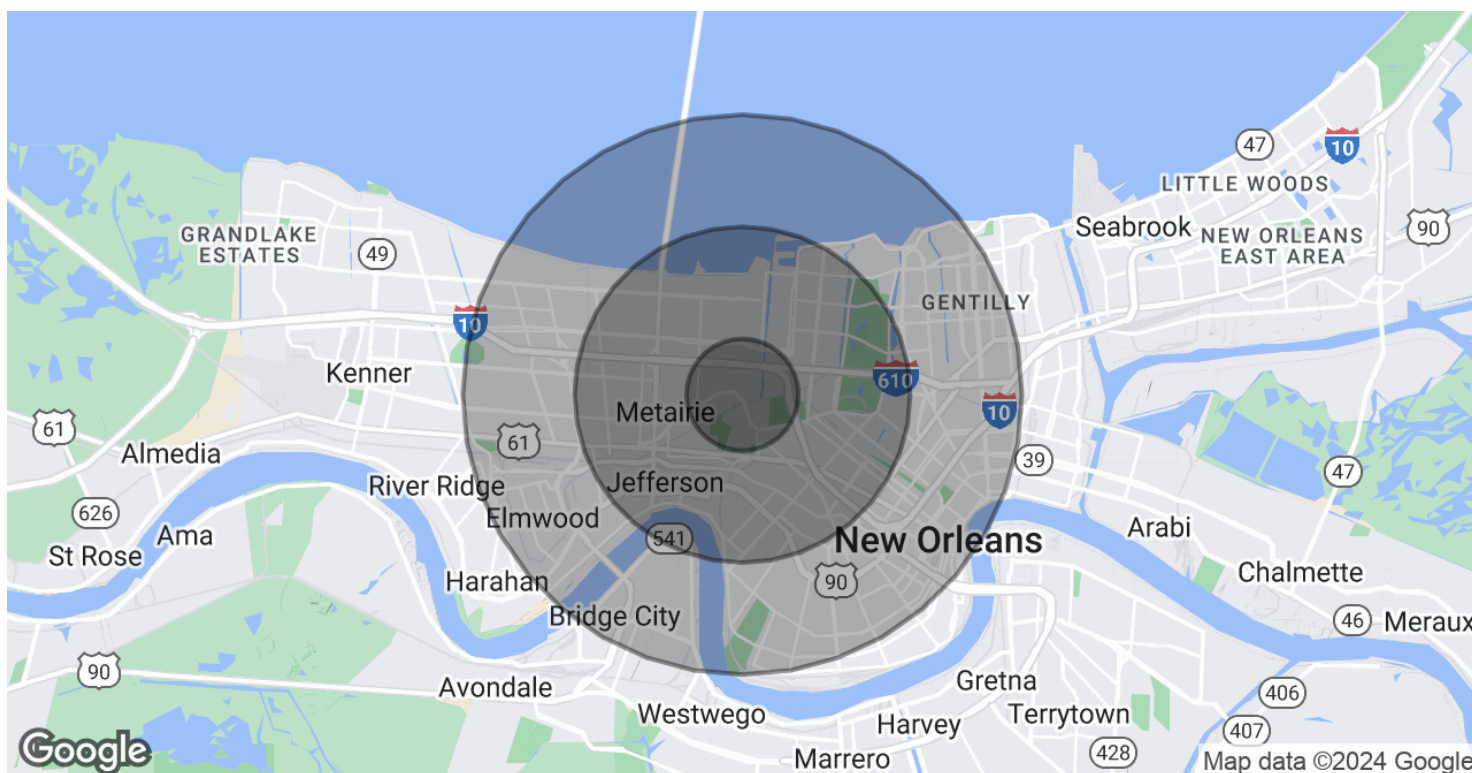
NOAH LOVELAND 720.703.5491  
WILL CHADWICK, MBA 225.368.7667

800.895.9329 | <https://elifinrealty.com> | April 2024

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,103	143,644	331,197
Average Age	45	41	41
Average Age (Male)	43	40	40
Average Age (Female)	46	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,367	65,498	150,631
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$135,382	\$101,602	\$97,178
Average House Value	\$659,336	\$439,172	\$460,793

Demographics data derived from AlphaMap

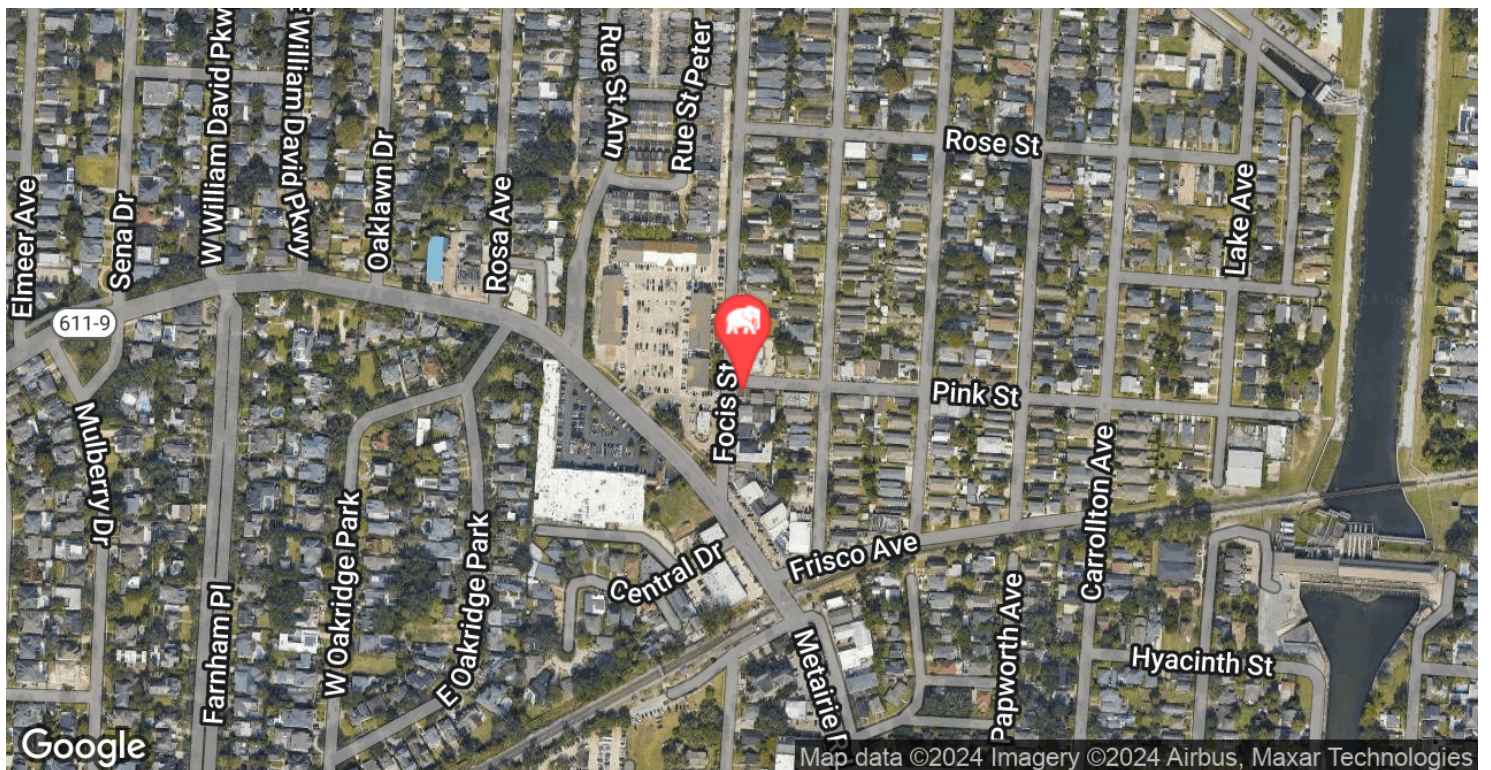
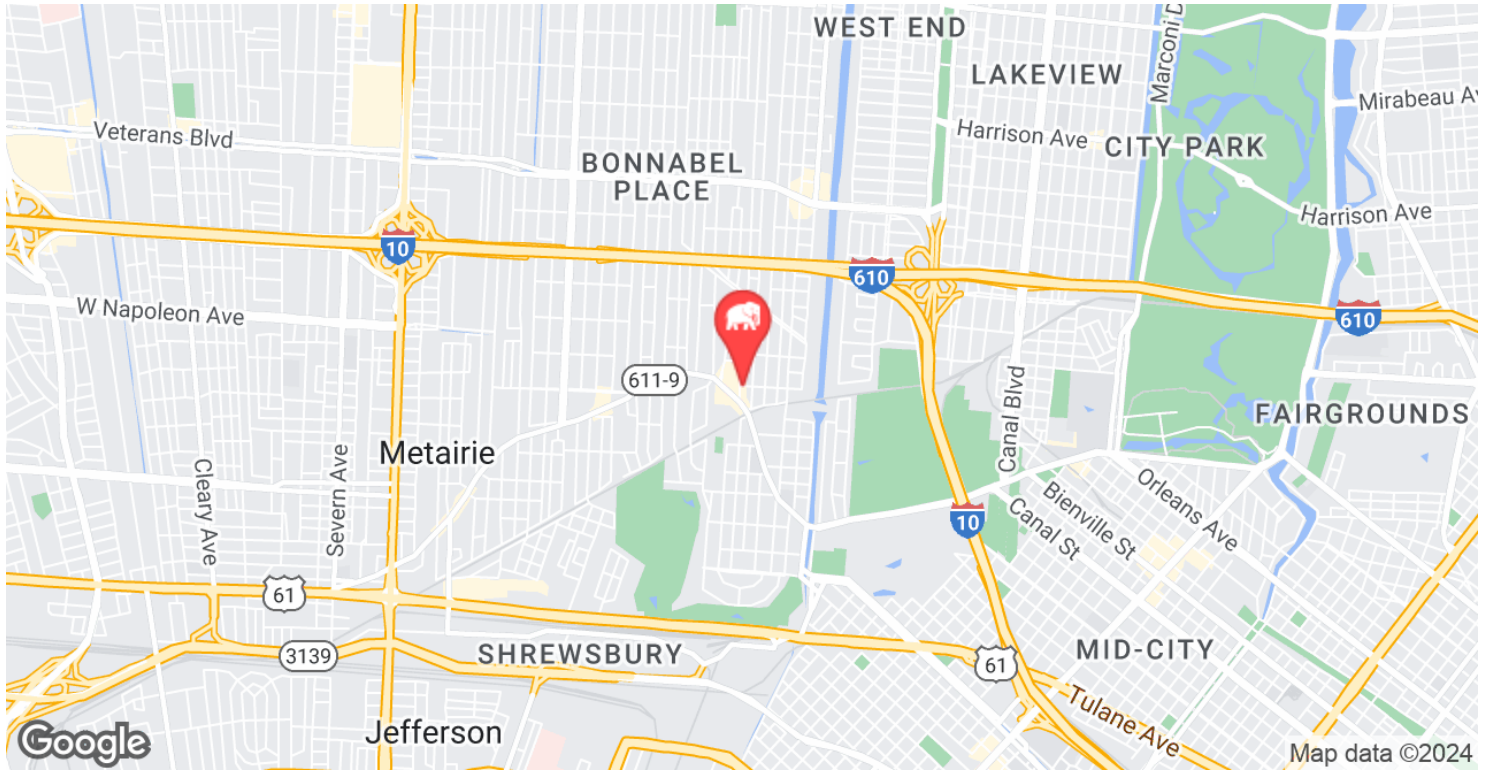
## CONTACT:

NOAH LOVELAND WILL CHADWICK, MBA  
720.703.5491 225.368.7667

800.895.9329 | <https://elifinrealty.com> | April 2024  
640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.



# LOCATION MAPS



## CONTACT:

NOAH LOVELAND 720.703.5491  
WILL CHADWICK, MBA 225.368.7667

800.895.9329 | <https://elifinrealty.com> | April 2024

640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.