

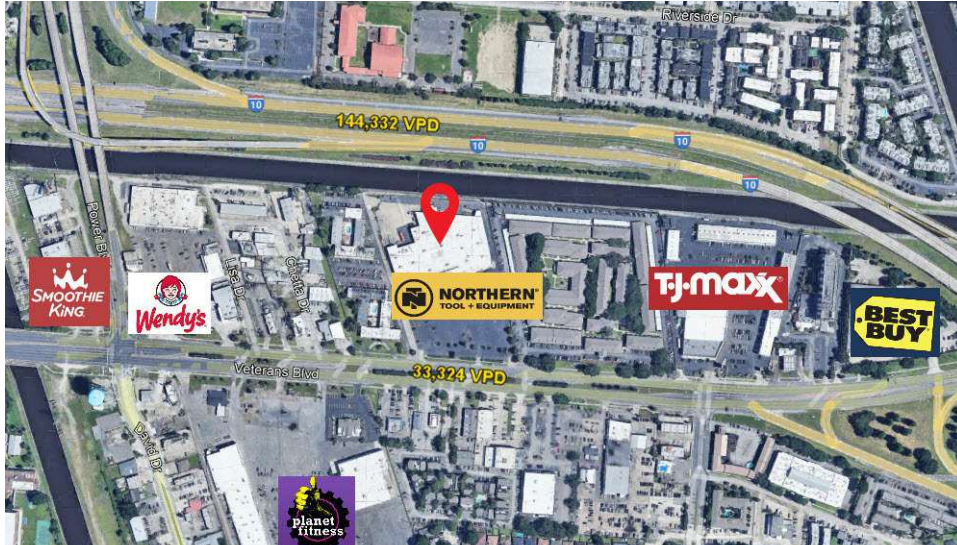


# PRIME RETAIL SUBLEASE ON VETERANS BLVD

6851 Veterans Boulevard, Metairie, LA 70003

MATT EATON, CCIM • PARTNER  
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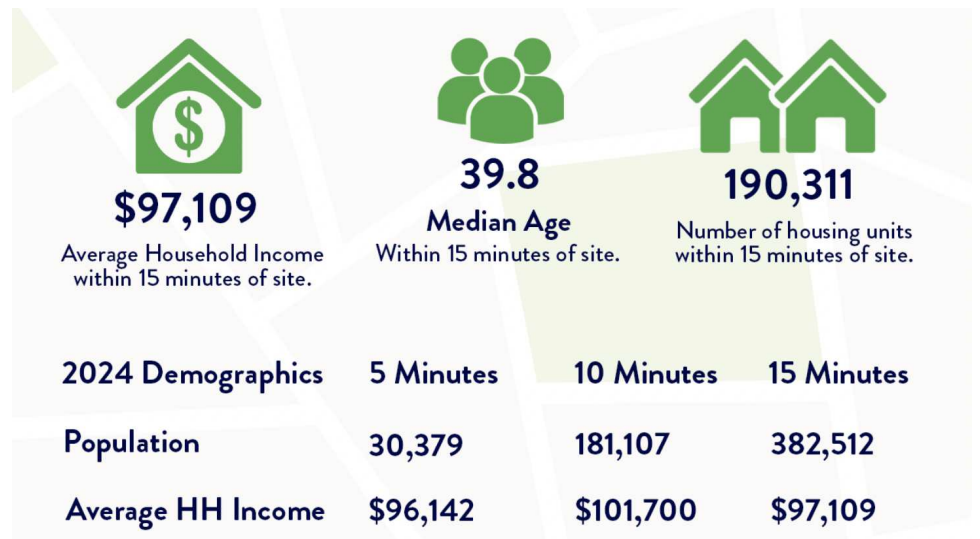


## PROPERTY DESCRIPTION

Unlock your business's potential with this expansive 14,808 square foot retail space available for multi-year sublease at 6851 Veterans Memorial Blvd. Perfect for large-format retail, showrooms, or specialty stores, this versatile space offers an adaptable layout to meet your unique business needs. Strategically located near I-10, the property is adjacent to Northern Tools, PetSmart, and Office Depot and surrounded by many other thriving retailers such as T.J. Maxx, Academy, Aldi, and Planet Fitness. Benefit from excellent visibility and high foot traffic in this bustling commercial corridor.

## OFFERING SUMMARY

Lease Rate:	\$14.60-15.20 SF/YR (NNN)
Available SF:	14,808 SF



## OFFICE BUILDING FOR LEASE

### PROPERTY SUMMARY



SOUTHEAST  
COMMERCIAL  
REAL ESTATE

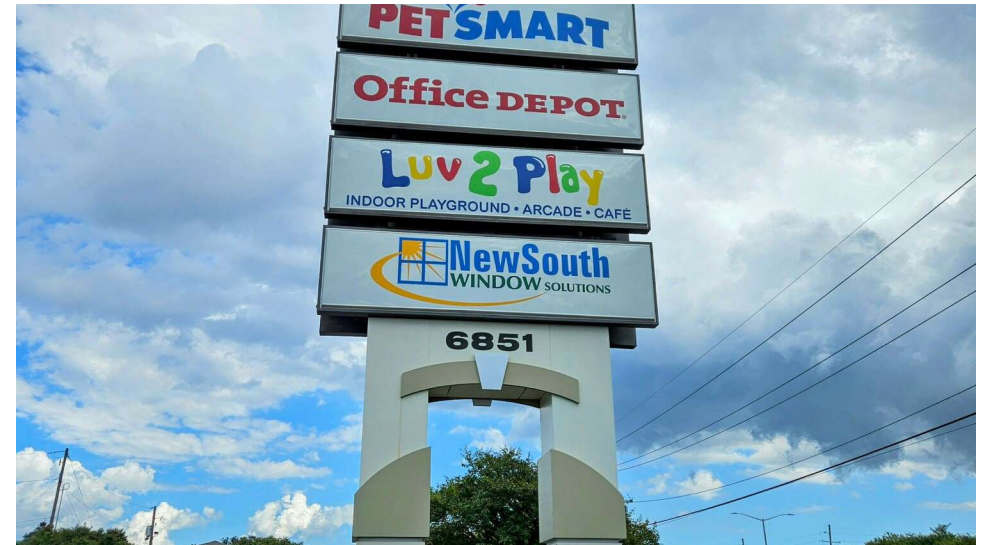


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OFFICE BUILDING FOR LEASE

ADDITIONAL PHOTOS



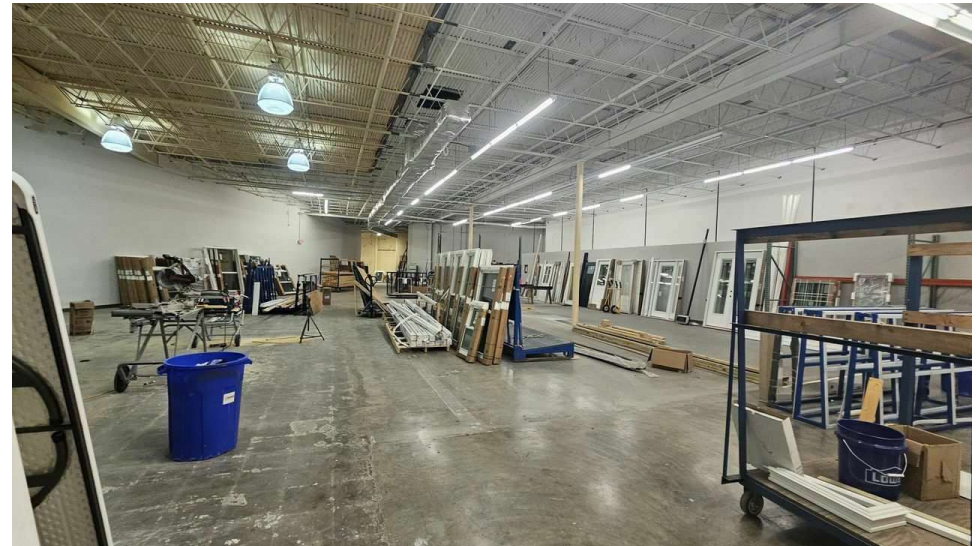


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OFFICE BUILDING FOR LEASE

ADDITIONAL PHOTOS



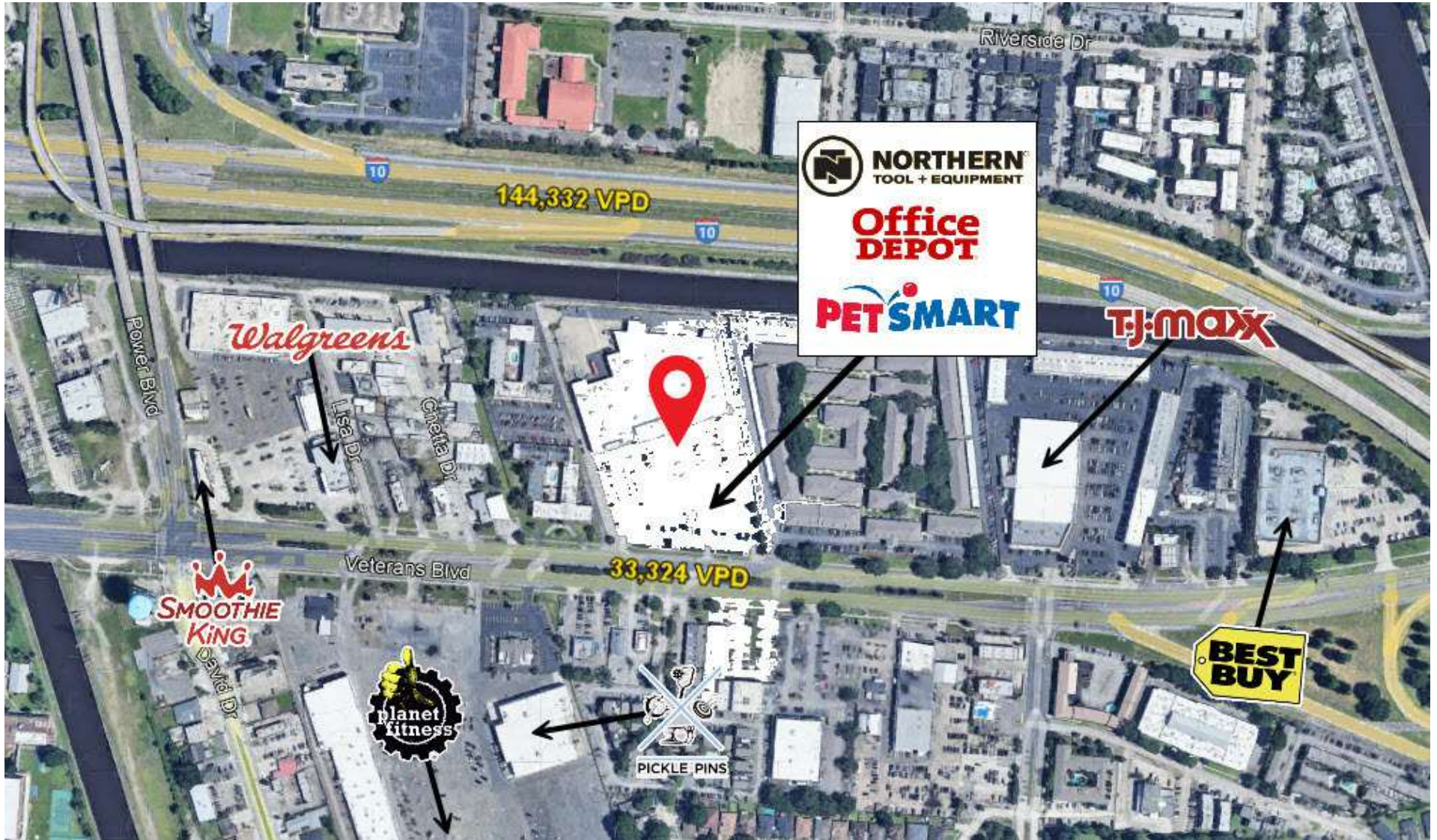


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OFFICE BUILDING FOR LEASE

**AERIAL**



**SOUTHEAST  
COMMERCIAL  
REAL ESTATE**



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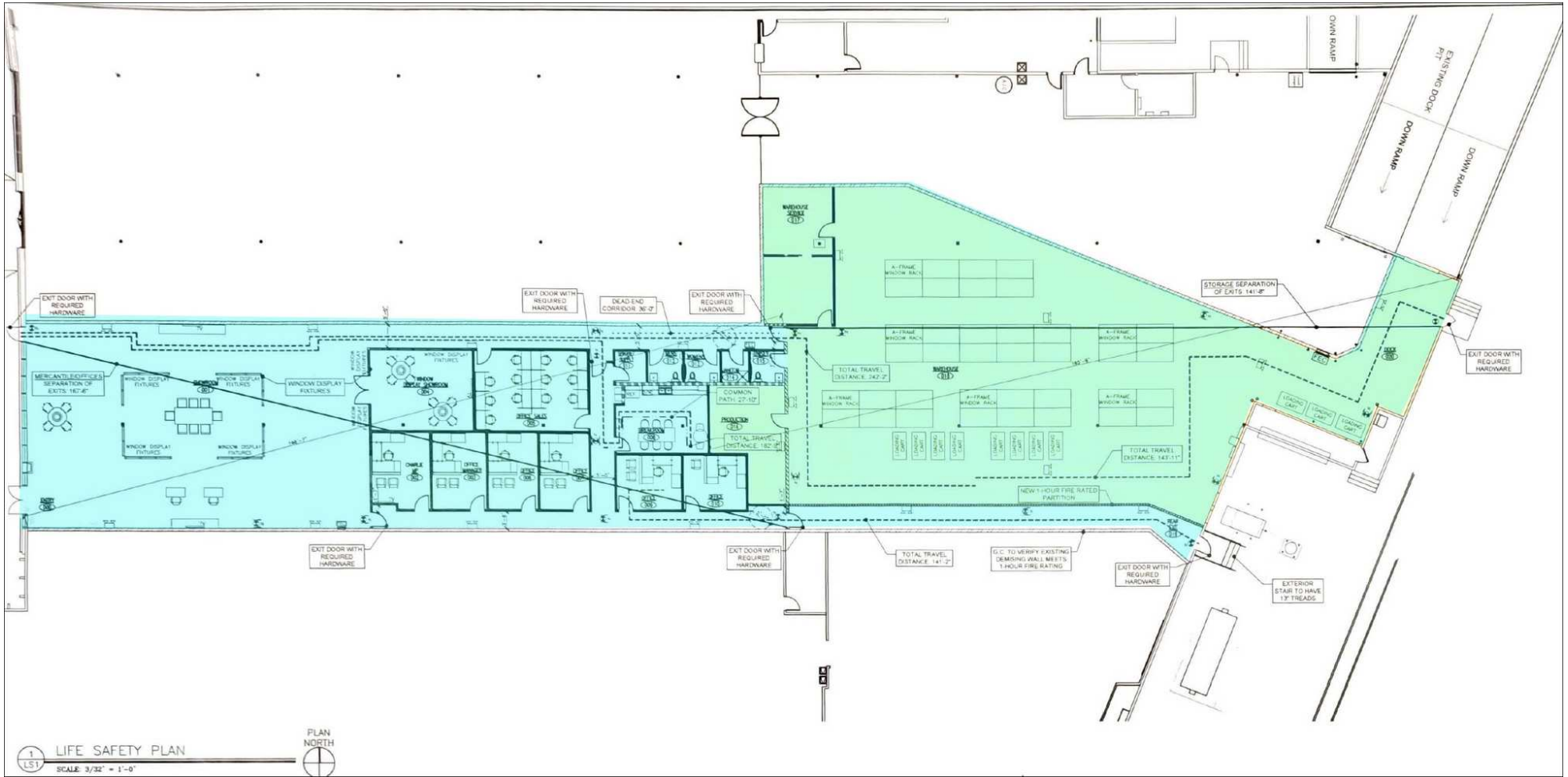
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OFFICE BUILDING FOR LEASE

FLOOR PLAN

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



SOUTHEAST  
COMMERCIAL  
REAL ESTATE

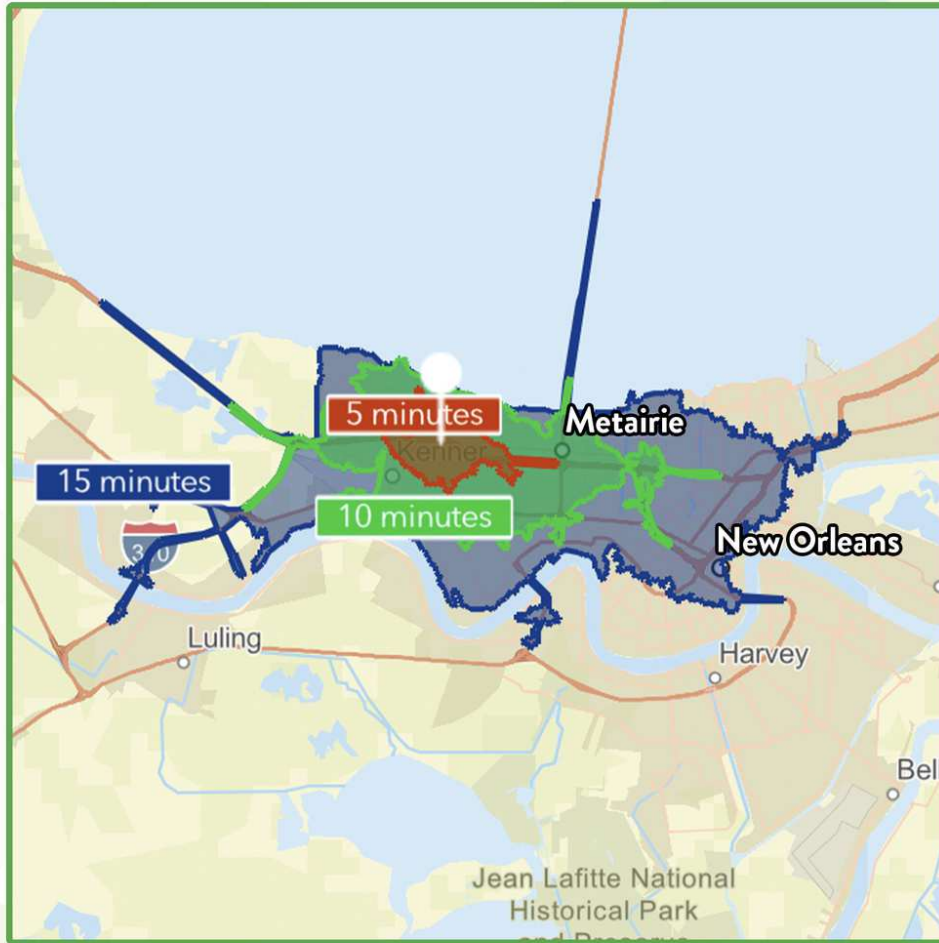


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**\$97,109**

Average Household Income  
within 15 minutes of site.



**39.8**

Median Age  
Within 15 minutes of site.



**190,311**

Number of housing units  
within 15 minutes of site.

2024 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	30,379	181,107	382,512
Average HH Income	\$96,142	\$101,700	\$97,109
2029 Projections	5 Minutes	10 Minutes	15 Minutes
Population	30,230	178,032	374,353
Average HH Income	\$111,306	\$117,113	\$112,564

### Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

OFFICE BUILDING FOR LEASE

**AREA DEMOGRAPHICS**



**SOUTHEAST  
COMMERCIAL  
REAL ESTATE**