

## FOR LEASE

### GLA

Approximately 60,772 SF

### AVAILABILITY

- Suite N - 800 SF

### TENANTS INCLUDE

- Langenstein's
- Walgreens
- Ochsner Urgent Care
- Hallmark
- Keith Noonan Aveda Salon
- Jose Balli Jewelry
- PJ's Coffee of New Orleans
- Lagarde's Kitchen & Bath Design
- State Farm Insurance
- The Optical Shoppe
- Hyme Tyme: The Watch Shop

### PROPERTY SUMMARY

Located in Metairie, a suburb of New Orleans, the immediate neighborhood near Oakridge Place is known as Old Metairie, a very affluent, mature neighborhood. The income demographics and housing prices in Old Metairie are among the highest in the New Orleans area. The anchor is Langenstein's, a high-end 20,000 SF grocery store that has been in business for over 40 years. Built in 1955 and re-developed in 1994, Oakridge Place Shopping Center has remained fully leased and commands rental rates that are among the highest in the New Orleans metro market.

### TRAFFIC COUNT (ADT 2019)

On Metairie Road, east of site: 12,904

### 2020 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	14,278	64,534	150,219
Avg. HH Income	\$151,203	\$95,350	\$85,773



Image Altered to Show Updated Signage



## TENANTS

A - Ochsner Urgent Care	3,030 SF
B - Ochsner Urgent Care (Expansion)	9,420 SF
D - Walgreens	13,708 SF
G - Langenstein's	20,127 SF
J - Hallmark	4,826 SF
<b>N - AVAILABLE</b>	<b>800 SF</b>
O - Keith Noonan Aveda Salon	1,441 SF
P - State Farm Insurance	950 SF
Q - The Optical Shoppe	975 SF
R - Jose Balli Jewelry	1,455 SF
T - Lagarde's Kitchen & Bath Design	837 SF
U - Hyme Tyme: The Watch Shop	750 SF
L - PJ's Coffee of New Orleans	2,282 SF

