

FOR LEASE

Multi-Tenant Outbuilding

5013-5017 LAPALCO BLVD

Marrero, LA 70072

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$24.00 SF/yr (NNN)
AVAILABLE SF:	1,200
ZONING:	Mixed Use Corridor District (MUCD)

PROPERTY OVERVIEW

Approximately 1200 SF of Lapalco Blvd fronting space at the outbuilding within the Barataria Bazaar Shopping Center. The highly visible and heavily trafficked center is situated near the intersection of Barataria Boulevard and Lapalco Boulevard in the heart of Marrero. The improvements sit on over 5 acres of land, providing plenty of parking, and almost 400ft of Lapalco Blvd frontage.

Co-tenants include Big Lots, Papa Johns Pizza, Baskin-Robbins, Subway & more! The in-place tenant's provide the center with, on average, ~20,000 visits a month.

Traffic counts exceed 20,000 VPD, with Lapalco Blvd & Barataria Blvd being a strong link between residential neighborhoods and commercial nodes.

There are a variety of other notable nearby tenants including Walmart, Home Depot, Walgreens, CVS, Dollar Tree, Capital One, McDonalds, Wendy's, Canes, etc.

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SITE MAP



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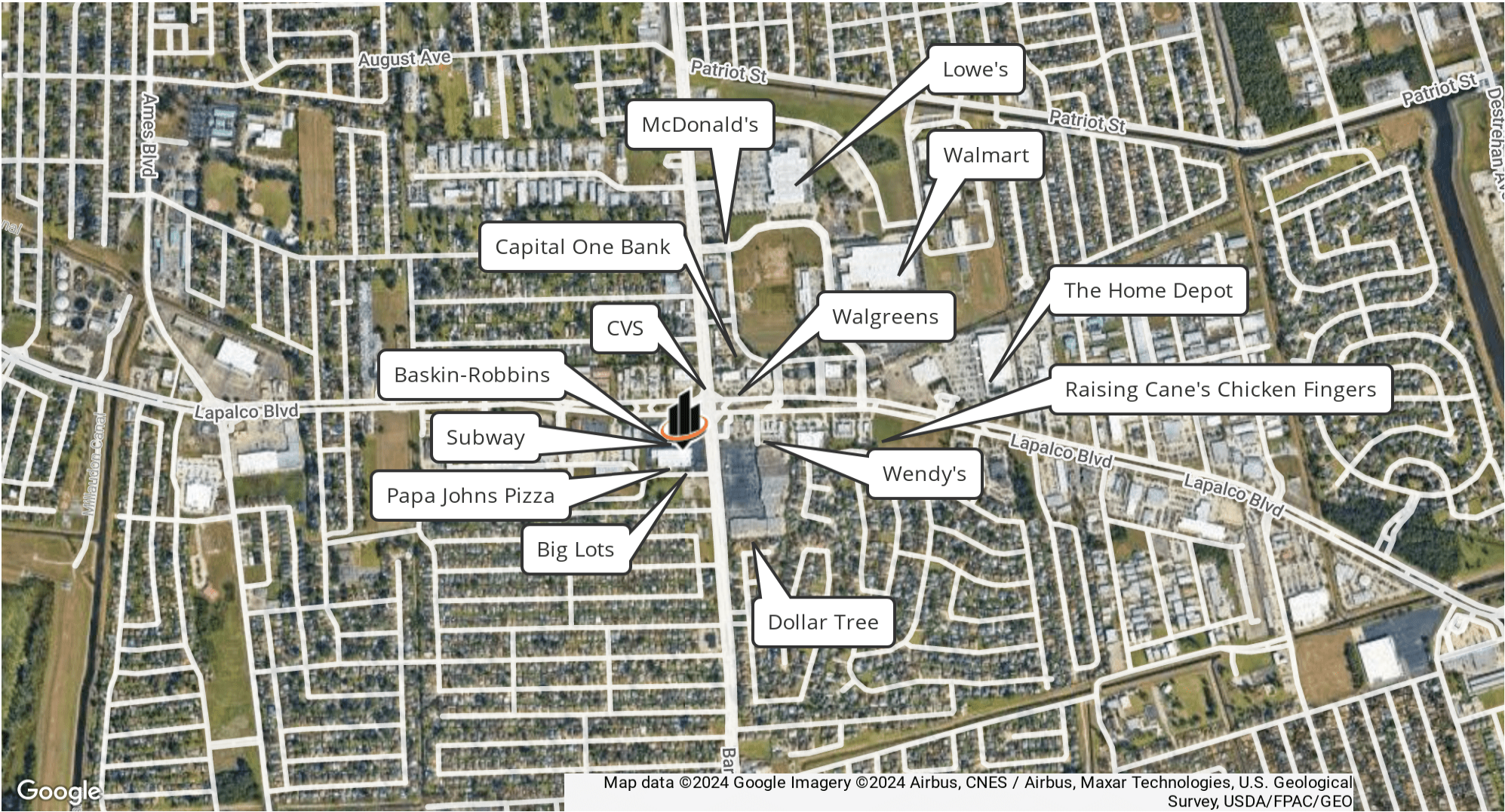
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SVN | URBAN PROPERTIES 3

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LOCATION MAP



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SVN | URBAN PROPERTIES 4

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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	775	2,794	11,779
AVERAGE AGE	42	43	44
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	294	1,062	4,529
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$72,375	\$81,946	\$83,803
AVERAGE HOUSE VALUE	\$256,366	\$264,765	\$241,813

* Demographic data derived from 2020 ACS - US Census



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