

**Chalmette Shopping Center
1916 E. Judge Perez Drive
Chalmette, LA 70043
FOR LEASE**



**FREE RENT OR TENANT
IMPROVEMENT ALLOWANCE
FOR QUALIFIED TENANTS!**

Strip shopping center on East Judge Perez Drive, the major thoroughfare in Chalmette. Located one mile east of Paris Road and I-510 access.

Anchored by busy Dollar Tree. Features include glass storefronts, excellent visibility and plenty of parking. Pylon signage also available as well as canopy signage possibilities.

Other tenants include Boost Mobile, Bonzai Sushi and LaRoca Grocery.

Currently Available:

#1916 – 1,644 SF

Property Contact Information

Jason Steiner

504-586-2001

jason@pmgleasing.com

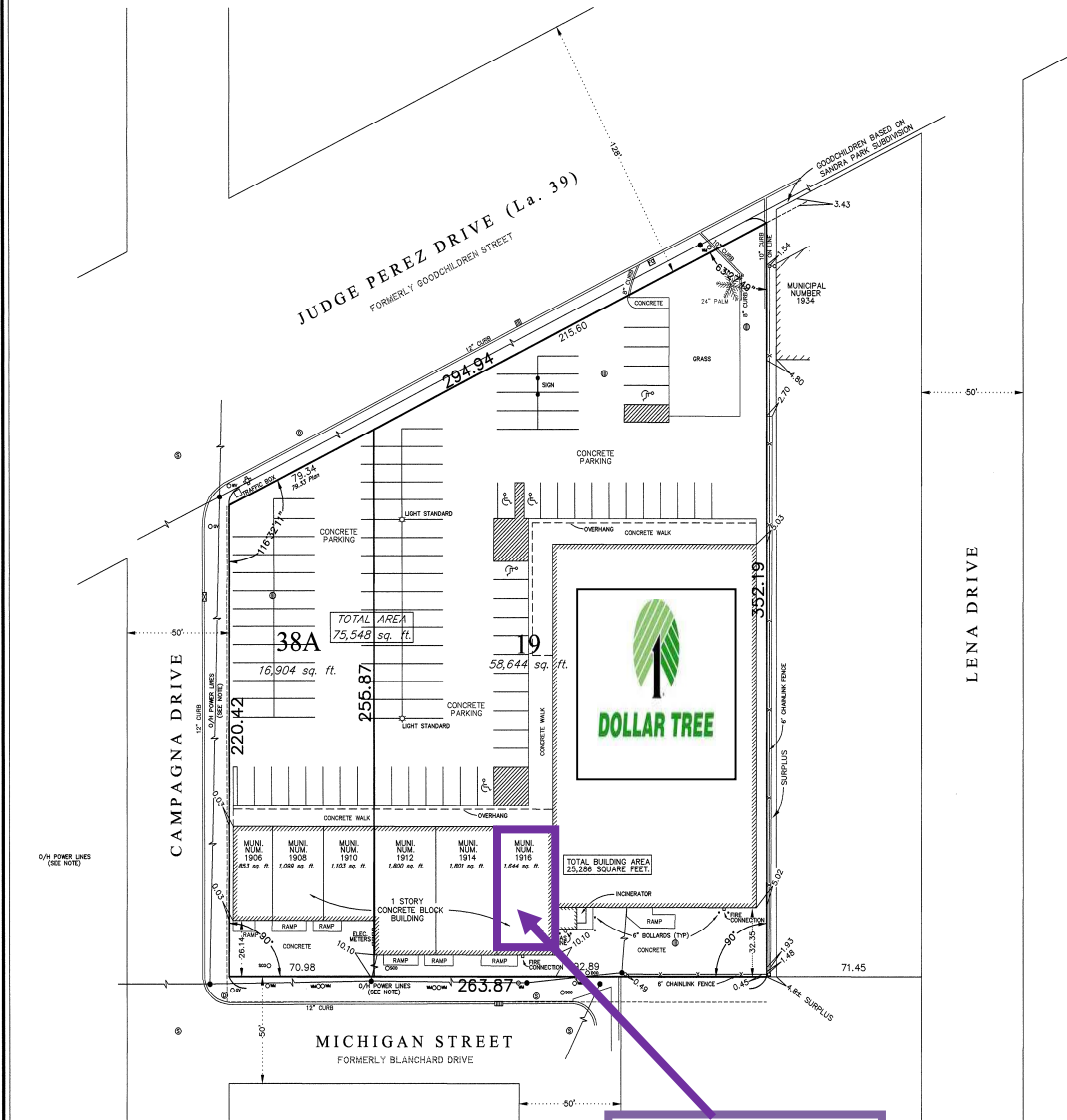
PMG Leasing, L.L.C.

1055 St. Charles Ave. Ste. 701

New Orleans, LA 70130

www.pmgleasing.com

ST. BERNARD PARISH, LA.



A CERTAIN PORTION OF GROUND, together with all the improvements thereon, and all of the rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated in St. Bernard Parish, State of Louisiana, bounded by Judge Perez Drive (La. Highway 39, formerly Goodchildren Street), Lena Drive, Michigan Street (formerly Blanchard Drive) and Campagna Drive, and is more particularly described as follows:

Begin at the intersection of the northerly right-of-way line of Michigan Street and the easterly right-of-way line of Campagna Drive.

Thence northerly along the easterly right-of-way line of Campagna Drive a distance of 220.42 feet to the intersection of the easterly right-of-way line of Campagna Drive and the southerly right-of-way line of Judge Perez Drive;

Thence easterly along the southerly right-of-way line of Judge Perez Drive at an interior angle of 115°32'11" a distance of 294.94 feet to a point;

Thence southerly at an interior angle of 63°27'49" a distance of 352.19 feet along a line parallel to the easterly right-of-way line of Campagna Drive to a point;

Thence westerly at an interior angle of 90° along the extension of the northerly right-of-way line of Michigan Street and the northerly right-of-way line of Michigan Street a distance of 263.87 feet to the Point of Beginning, with a closing angle of 90°.

OVERHEAD ELECTRIC SERVICE TO FORMER KATZ & BESTHOFF BUILDING PER AGREEMENT BETWEEN BUN CORPORATION, KATZ & BESTHOFF #2, INC., AND LOUISIANA POWER AND LIGHT CO., AS DESCRIBED IN LOUISIANA POWER AND LIGHT CO. DRAWING NO. C-4-1165-79 DATED 7-25-79, AND TITLED "CHALMETTE, O.H. SERVICE TO KATZ & BESTHOFF & SIX OTHERS."

THIS PROPERTY IS LOCATED IN FLOOD ZONE B AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 775004 02001 R MAY 1, 1994.

CERTAIN FEATURES I.E. FENCES, WALLS, ETC. MAY BE EXAGGERATED IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATIONS.

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

I certify to Property Management Group, L.L.C. that this plat is a delineation of a survey made on the ground, under my supervision, and is in accord with a Cross-C Survey as defined in the "Minimum Standards for Property Boundary Surveys in the State of Louisiana." New Orleans, La., December 30, 2010.

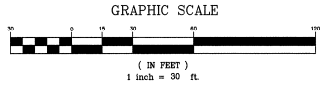
Professional Land Surveyor
La. License No. 4628



- LEGEND**
- DRAIN MANHOLE
 - WATER MANHOLE
 - SEWER MANHOLE
 - GAS MANHOLE
 - OVERHEAD ELECTRIC & POLE
 - OVERHEAD TELEPHONE & POLE
 - UNDERGROUND TELEPHONE & MANHOLE
 - CATV BOX
 - WESTERN UNION MH
 - CATCH BASIN
 - OPEN GRATE DRAIN
 - HYDRANT
 - PARKING METER
 - TRAFFIC LIGHT
 - 600 GPM DRAIN CLEAOUT
 - 1500 GPM DRAIN CLEAOUT
 - 3000 GPM DRAIN CLEAOUT
 - 600 GPM WATER VALVE
 - 1500 GPM WATER VALVE
 - 3000 GPM WATER VALVE
 - LIGHT STANDARD
 - SIGN
 - POWER POLE AND GLY ANCHOR

Call before you dig.

BEARINGS REFER TO LA PLANE LAMBERT GRID, SOUTH ZONE, NAD '83, BASED ON GPS OBSERVATIONS.



Z:\DRAWINGS\ST. BERNARD\FLDOR 8\LOTS 19 & 38A.DWG

618-02; S-154

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