

# LaPlace Value-Add Shopping Center

## 405 Belle Terre Boulevard LaPlace, LA 70068

### PROPERTY SUMMARY



### Property Description

6,382 SF value-add retail center located in LaPlace, LA. The Property benefits from excellent visibility on Belle Terre Blvd, one of the primary thoroughfares in the market. Nearby retailers include Walmart, Home Depot, Winn-Dixie, Aldi, Harbor Freight, Chick-Fil-A, McDonald's, and more.

The center consists of 3 suites. Suite A (3,572 SF end-cap restaurant) is occupied by Fratelli's Italian Grille and Suite C is currently occupied by Carmouche Jewelers on an MTM basis. Suite B will be delivered vacant, a 1,365 SF inline suite, suitable for retail, medical, or office.

Excellent opportunity for value-add investor. Future potential to add drive-thru to end-cap restaurant. Great access with 2 points of ingress/egress on Belle Terre Blvd. 75 parking spaces (11.8 / 1,000 SF).



### Offering Summary

Sale Price:	\$1,088,000
Building Size:	6,382 SF
Lot Size:	1.4 Acres
Price (PSF):	\$170.48

### Highlights:

- Value-Add Retail Center - Limited Retail Investment Opportunities in River-Parishes Area
- Located Near Major Retail Corridor Serving the Trade Area
- Excellent Access from Belle Terre Blvd, I-10, and US-61

**Bryant Butler**

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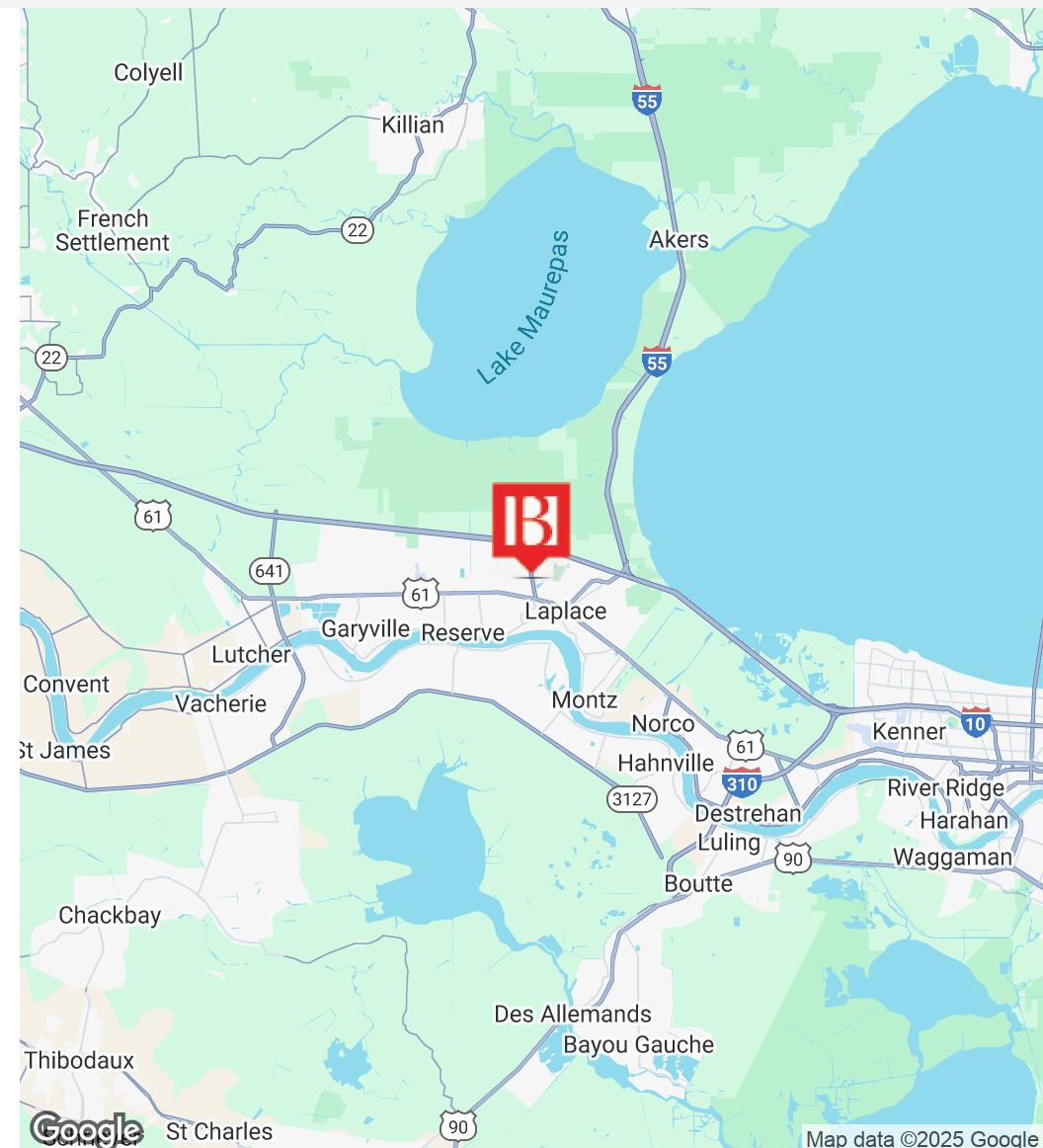
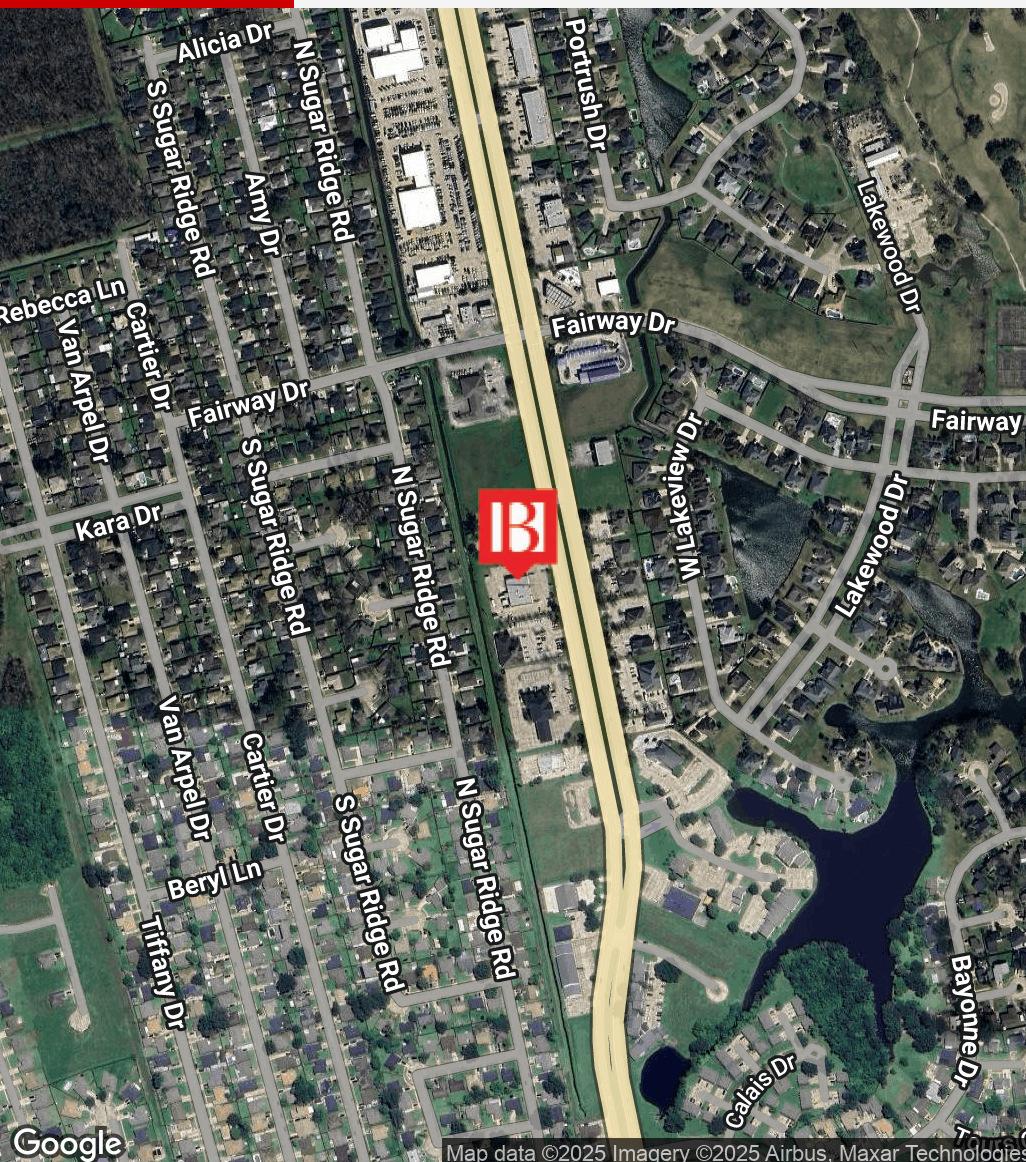
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## LOCATION MAP



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## RETAILER MAP



Google

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## SITE PHOTO



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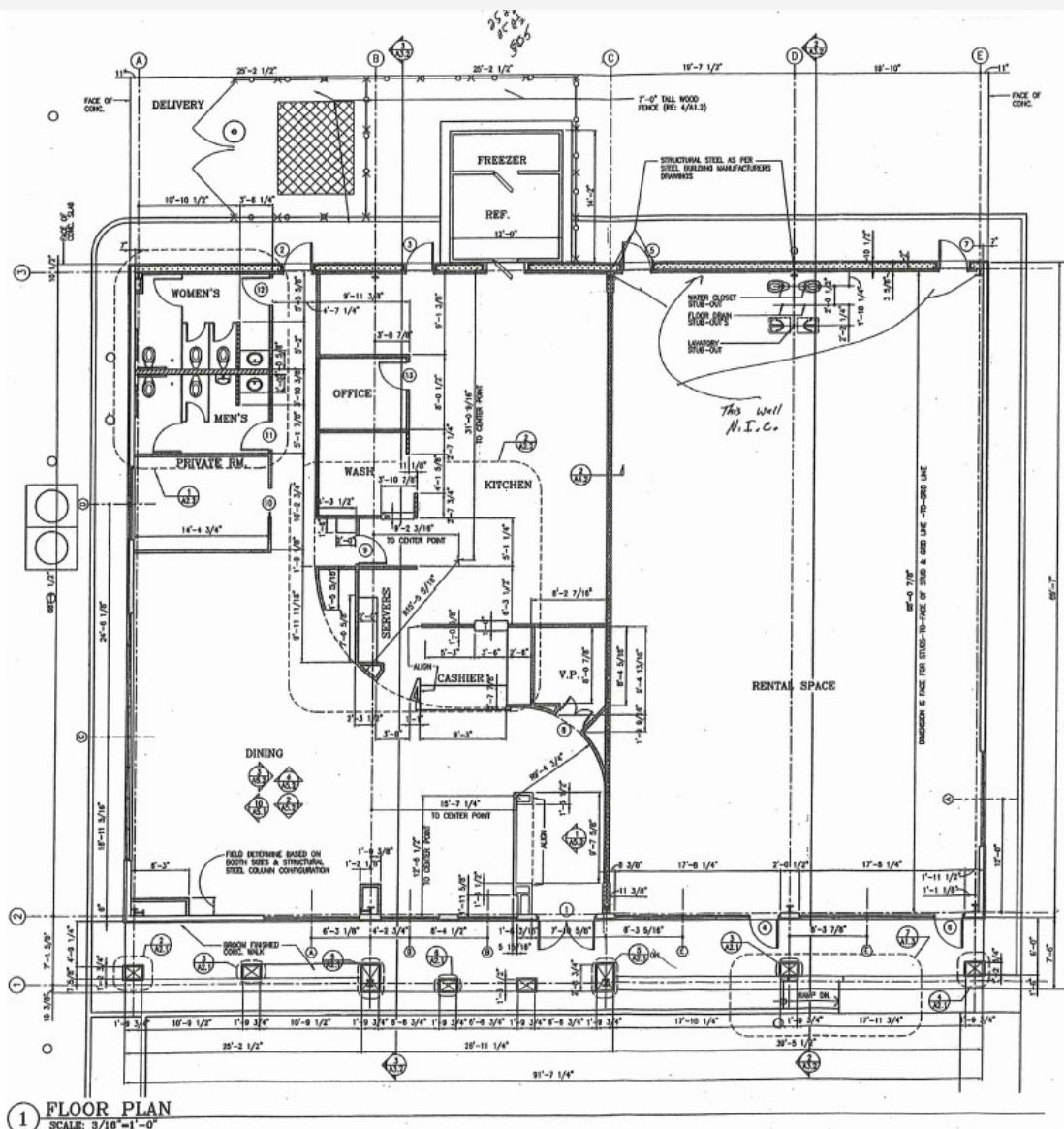
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### FLOOR PLAN



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RENT ROLL

Suite	Tenant Name	Size SF	% Of Building	Escalation Dates	Price / SF / Year	Annual Rent	Lease Start	Lease End
A	Fratelli's of Laplace, LLC (dba Fratelli's)	3,572 SF	55.97%	10/1/2026 4/1/2027	\$10.08 \$12.09 \$15.45	\$36,000	10/1/2025	10/1/2027
B	Vacant (Inline Retail)	1,366 SF	21.40%	-	-	-	N/A	N/A
C	Carmouche Jewelers	1,444 SF	22.63%	-	\$15.79	\$22,800	MTM	MTM
<b>Totals</b>		<b>6,382 SF</b>	<b>100%</b>			<b>\$58,800</b>		

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**SUITE A (RESTAURANT)**



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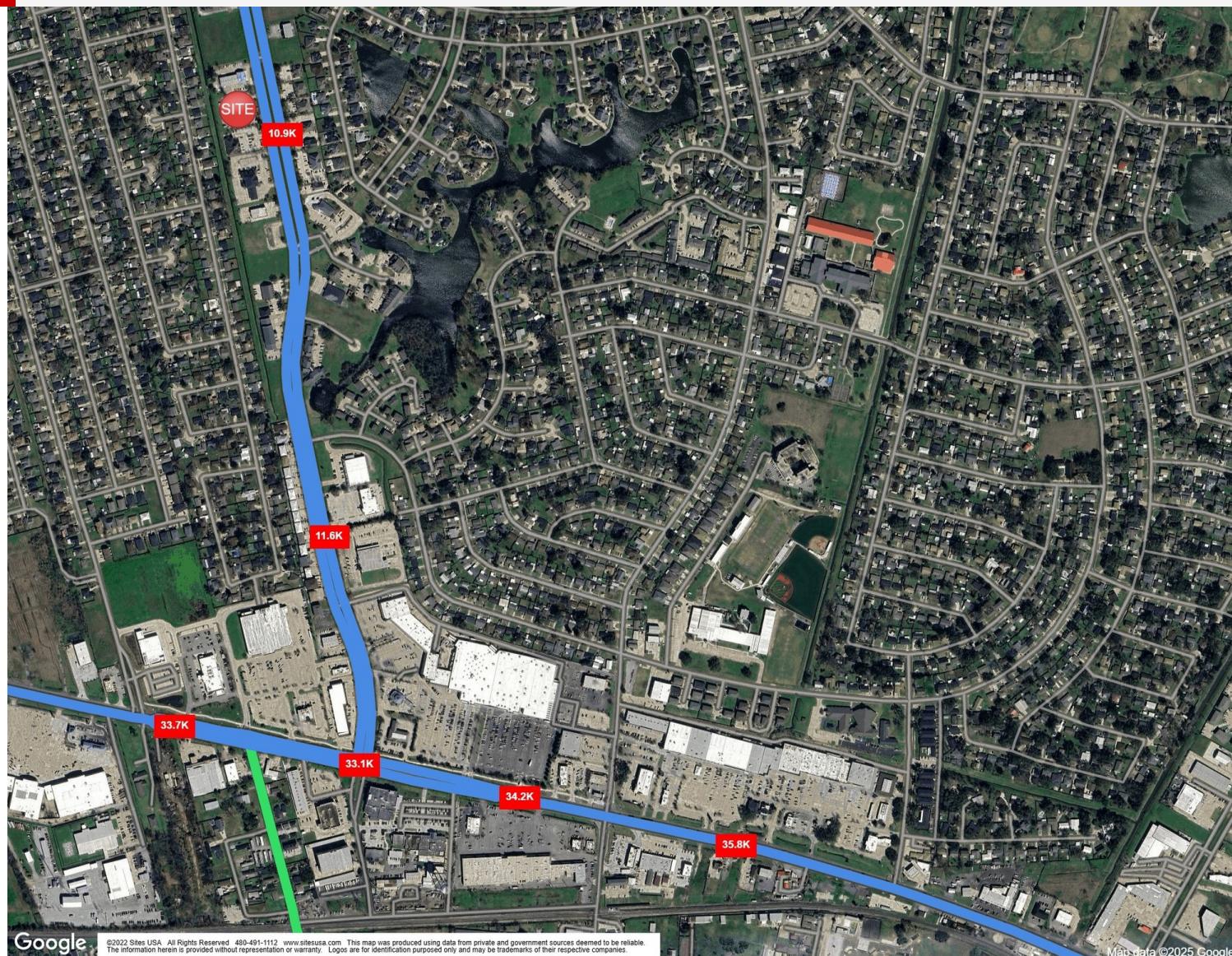
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**IB**  
BEAU BOX  
REAL ESTATE

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## TRAFFIC AERIAL



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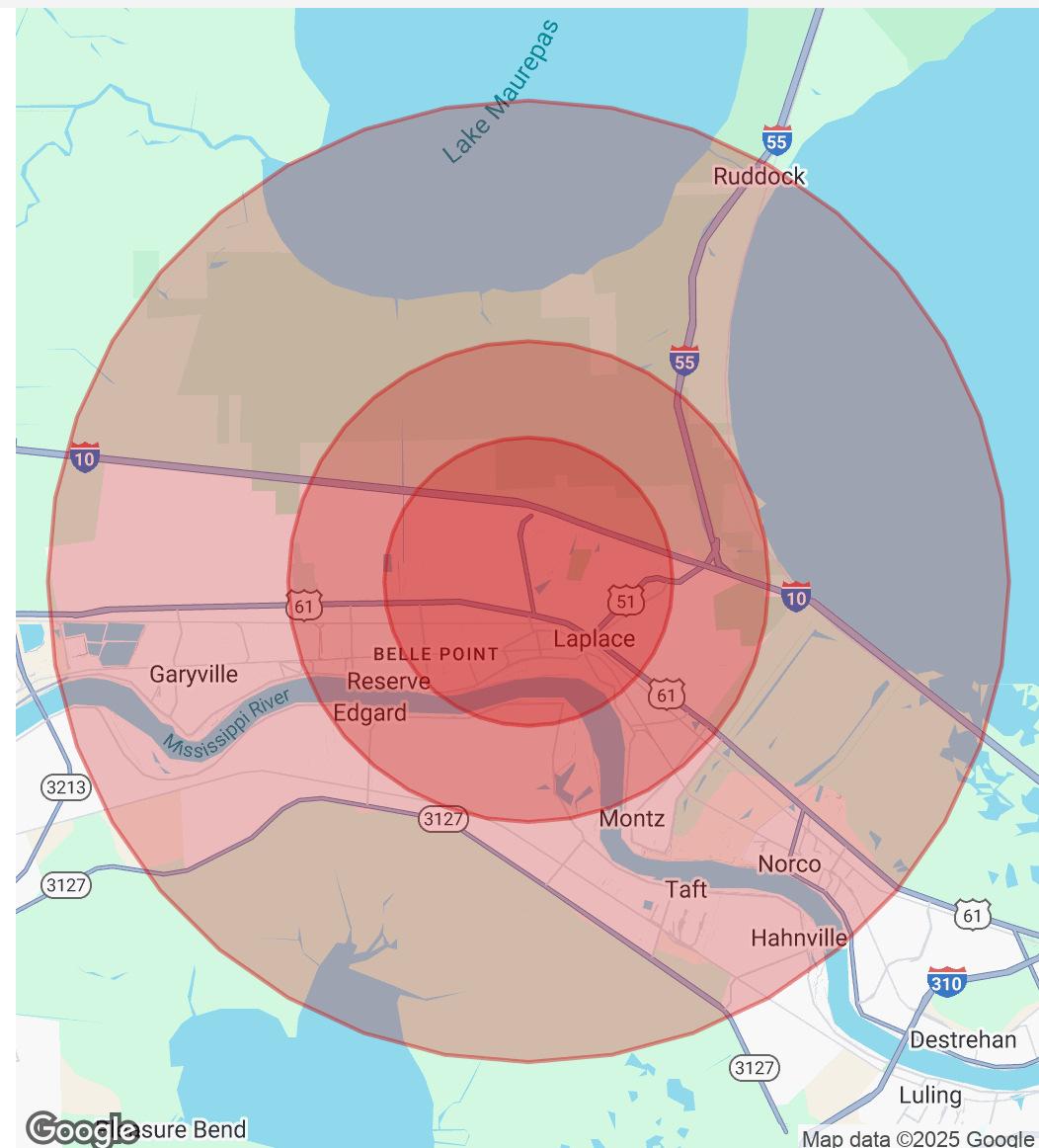
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## DEMOGRAPHICS MAP & REPORT

Population	3 Miles	5 Miles	10 Miles
Total Population	28,778	36,662	47,947
Average Age	40	40	41
Average Age (Male)	38	39	40
Average Age (Female)	41	41	41
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	10,665	13,752	17,979
# Of Persons Per HH	2.7	2.7	2.7
Average HH Income	\$94,513	\$94,901	\$98,052
Average House Value	\$232,389	\$232,763	\$239,514

Demographics data derived from AlphaMap



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