



# RENOVATED GARDEN OFFICE SUITES IN RETAIL-DENSE CORRIDOR

4301 LAPALCO BOULEVARD MARRERO, LA 70072



FOR LEASE

**LEASE RATE: \$16.00/SF/YR**

**±1,012 - 1,380 SF | \$1,349 - \$1,840 / MONTH**

- Modified gross lease type
- Highly visible property located within retail-dense corridor
- Previously a Hancock-Whitney bank, converted into garden offices
- Two newly renovated suites available

**CONTACT:**

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# OFFERING SUMMARY



## PROPERTY SUMMARY

- Now available for lease, 4301 Lapalco Blvd is a prior Hancock-Whitney bank that has newly been converted into three garden offices.
- The suites are newly renovated with modern finishes.
- The property has vaulted ceilings and plenty of natural light.
- The office's location in this retail-dense corridor offers convenient access to anything your company could need. Nearby businesses include Walmart, Home Depot, Starbucks, AT&T, Walgreen's, Chase Bank, Murphy's, and numerous restaurants.
- The office is located just ±6 minutes from the Westbank Expressway.
- The property is equipped with three access points and abundant parking.
- Modified gross lease type.

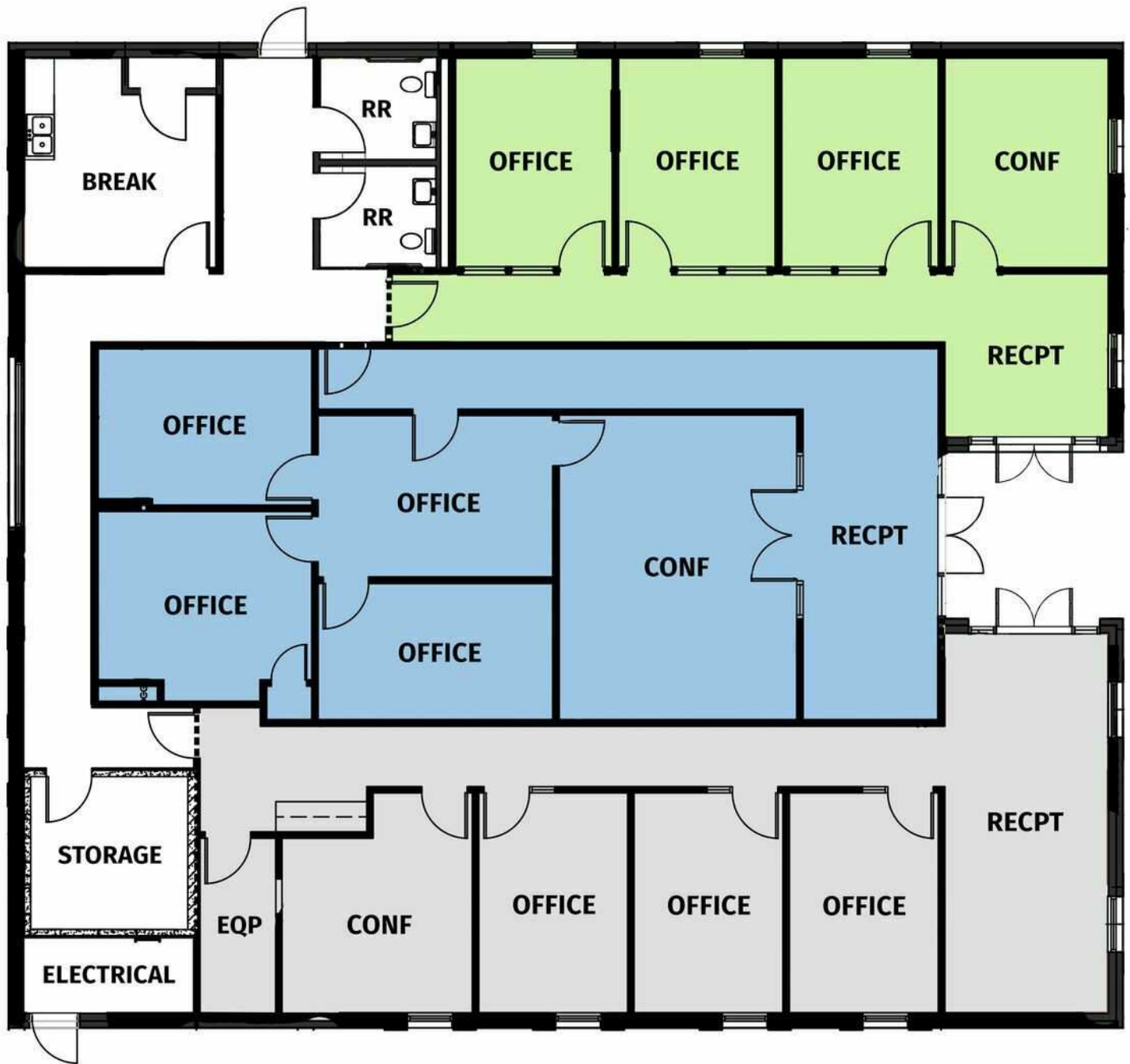
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# FLOOR PLAN

## 4301 LAPALCO BLVD

■ SUITE A
 ■ SUITE B
 ■ SUITE C



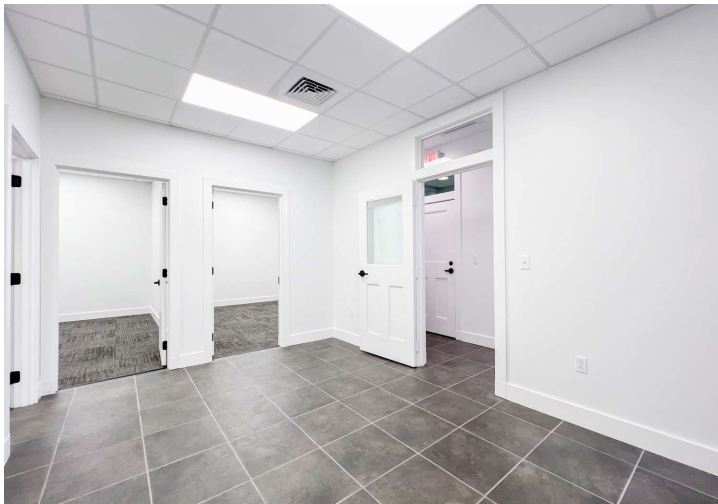
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# INTERIOR PHOTOS - SUITE B

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# INTERIOR PHOTOS - SUITE A

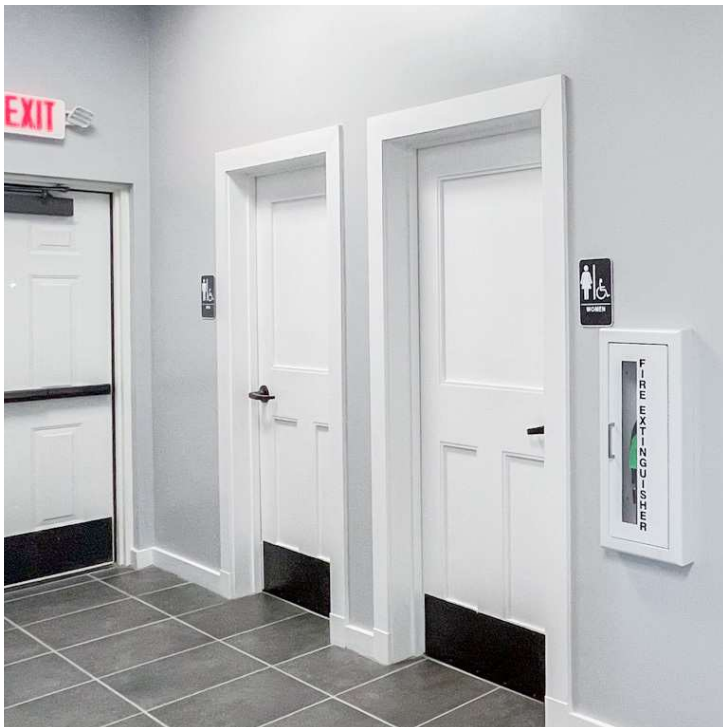
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# INTERIOR PHOTOS - COMMON AREA

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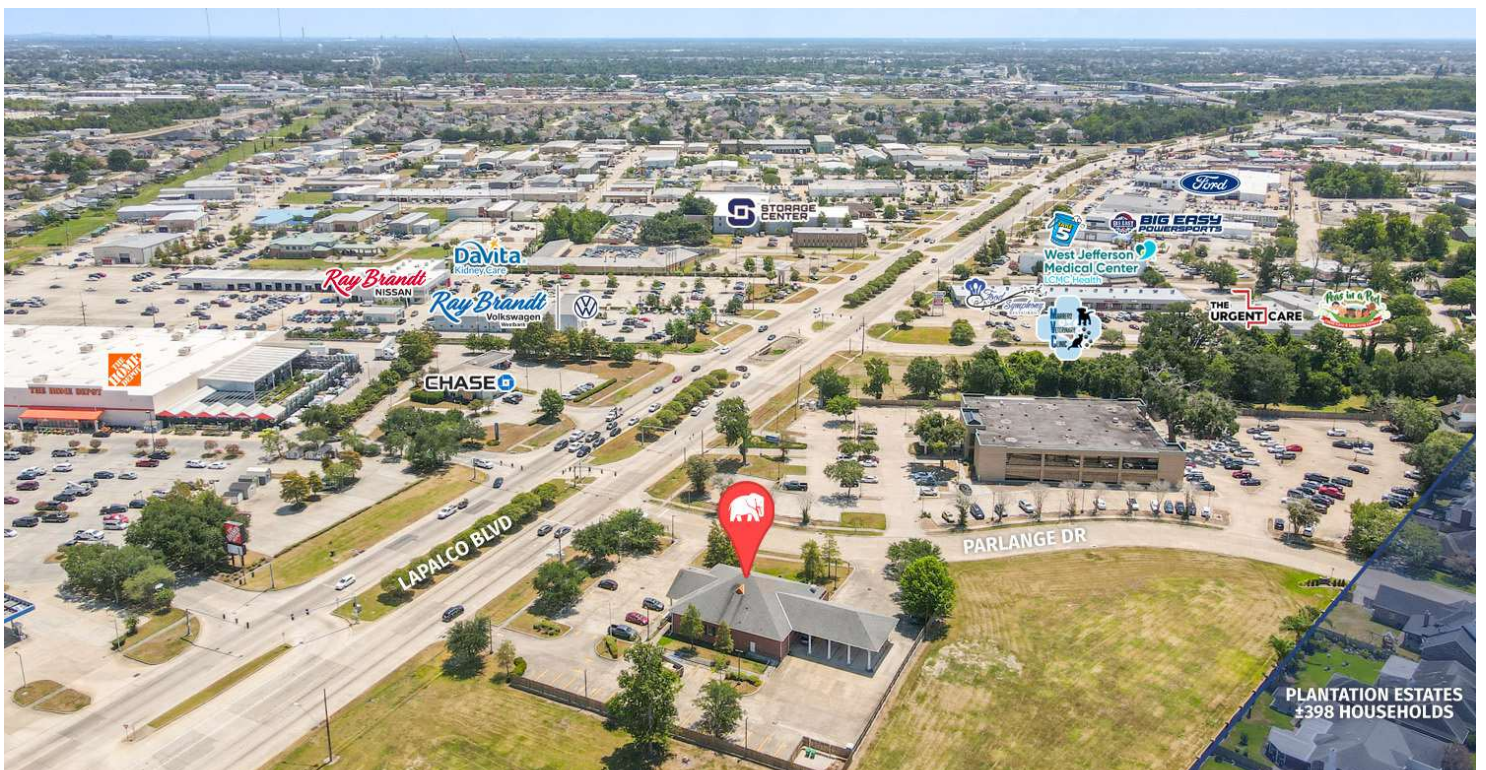
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# AERIAL PHOTOS

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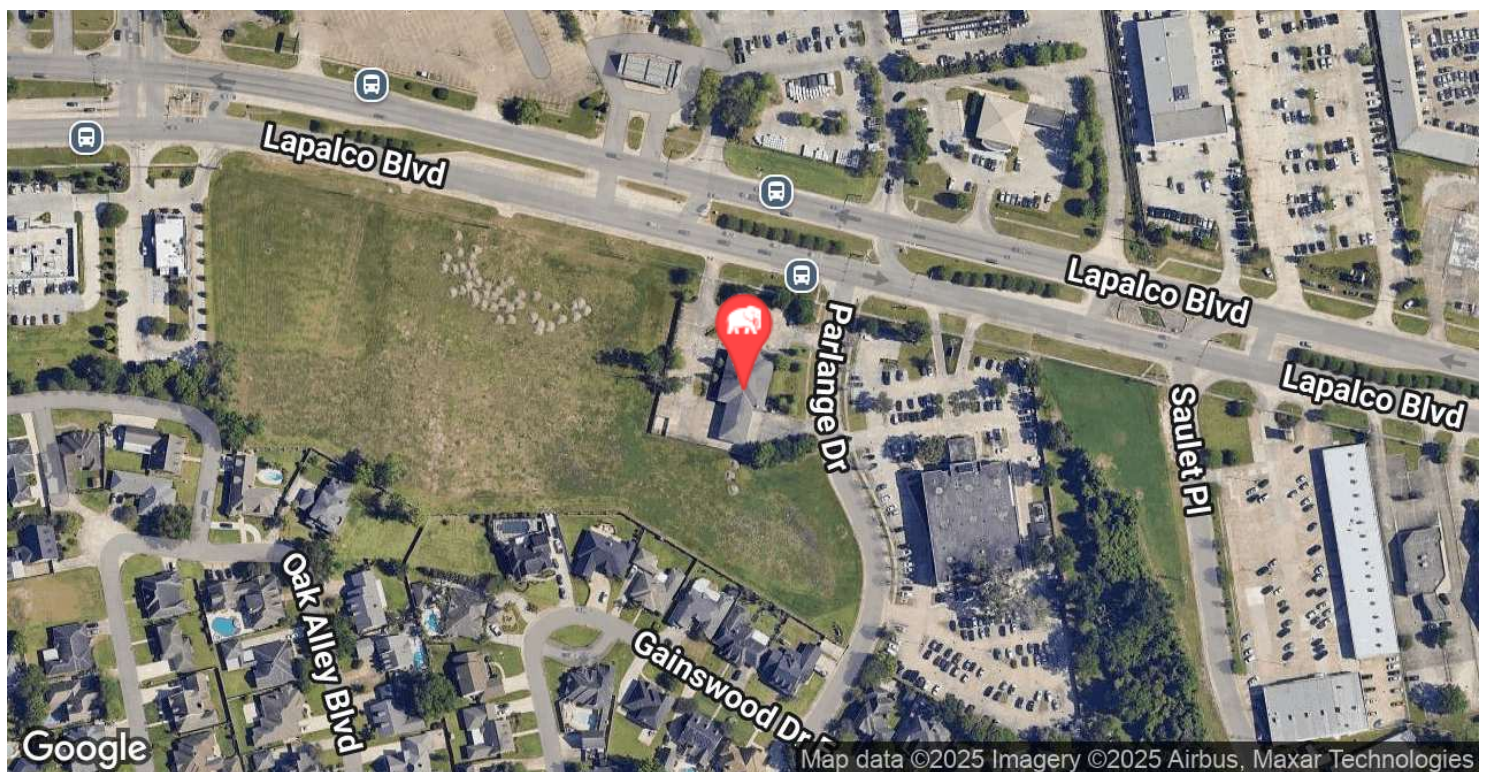
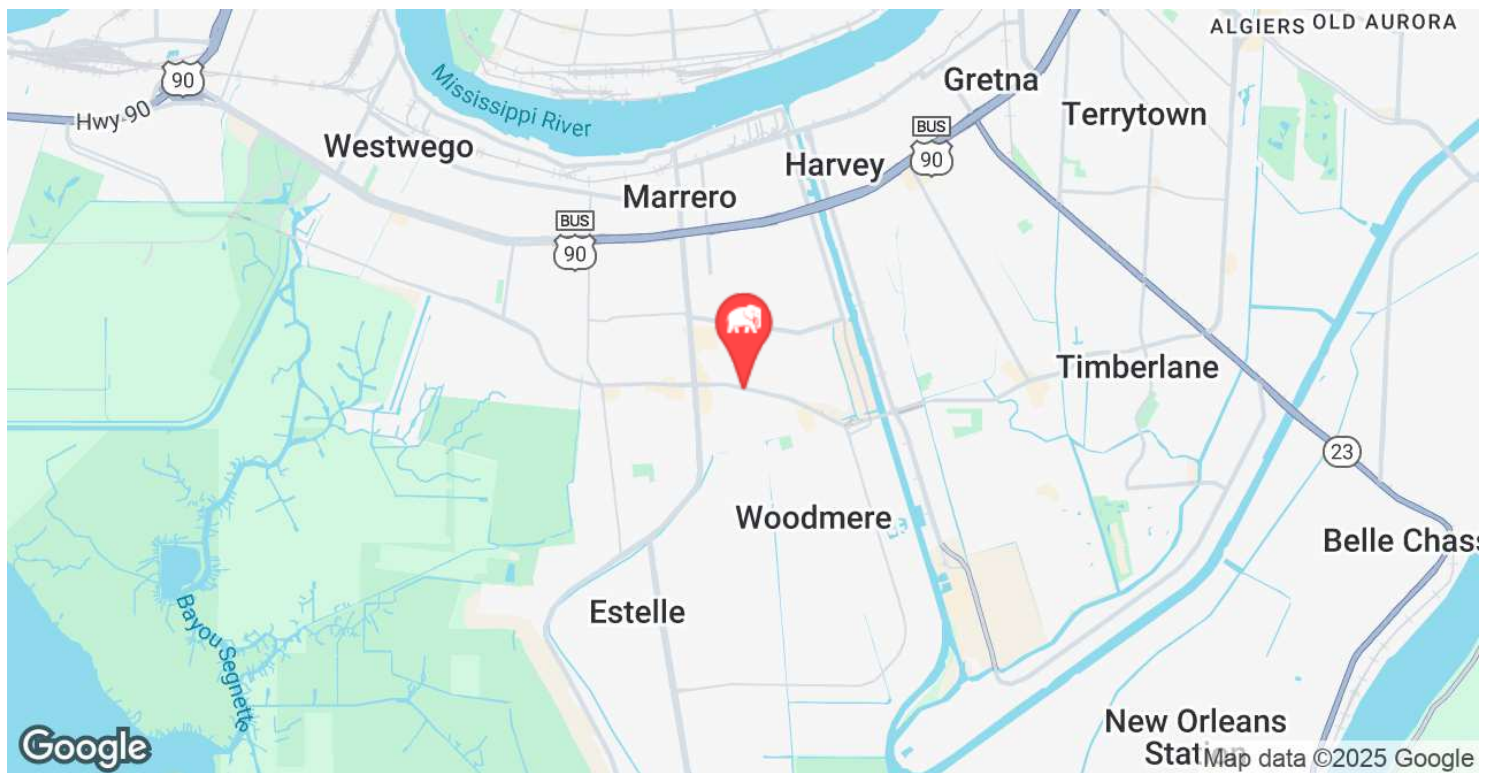
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# LOCATION MAP



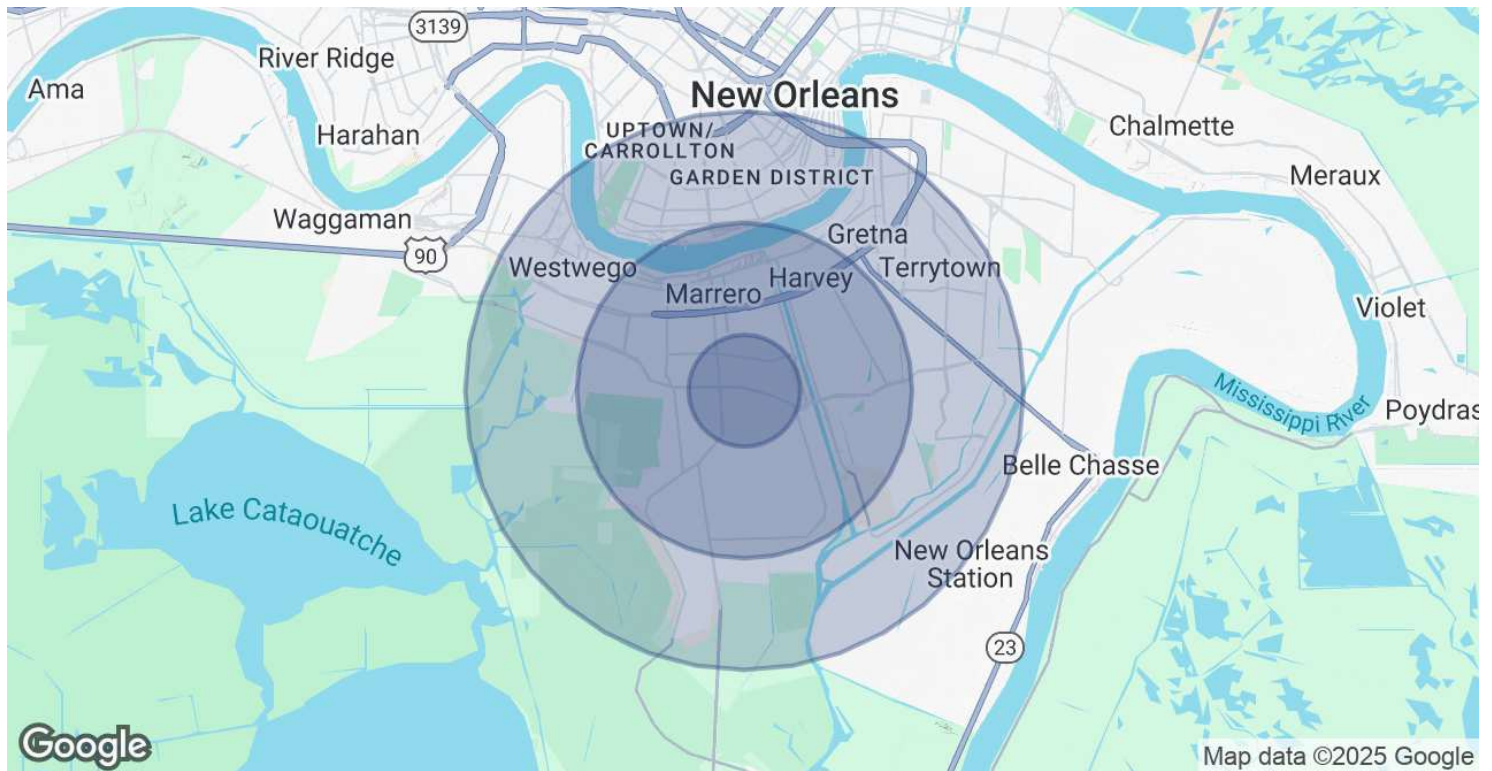
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,790	89,033	233,768
Average Age	44.7	40.1	39.0
Average Age (Male)	42.9	38.1	38.2
Average Age (Female)	43.9	41.0	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,447	35,137	102,471
# of Persons per HH	2.7	2.5	2.3
Average HH Income	\$81,188	\$59,461	\$70,224
Average House Value	\$202,582	\$152,051	\$246,652

2020 American Community Survey (ACS)

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