



FOR LEASE

Highly Visibly, End Cap & Inline Space

5003-5011 LAPALCO BLVD

Marrero, LA 70072

PRESENTED BY:

TIMOTHY THOMPSON

O: 504.264.6145 x1

tim.thompson@svn.com

SAM HURLEY

O: 504.264.6145 x9

sam.hurley@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SUITE 5003:	13.50 SF/yr (NNN)
SUITE 5005:	\$9.90 SF/yr (NNN)
AVAILABLE SF:	15,000 - 46,819 SF
ZONING:	Mixed Use Corridor District (MUCD)

PROPERTY OVERVIEW

Prime 15,000 SF (former Save-A-Lot) end-cap and soon to be available 31,819 SF (currently Big Lots) inline box lies within the Barataria Bazaar Shopping Center. The highly visible and heavily trafficked center is situated at 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. The former Save-A-Lot space yields potential for drive-thru capabilities. Both spaces can be combined for a total of 46,819 SF.

Co-tenants include 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.

TIMOTHY THOMPSON

O: 504.264.6145 x1

tim.thompson@svn.com

SAM HURLEY

O: 504.264.6145 x9

sam.hurley@svn.com

HIGHLY VISIBLY, END CAP & INLINE SPACE | 5003-5011 Lapalco Blvd Marrero, LA 70072

SVN | URBAN PROPERTIES 2

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SITE MAP



TIMOTHY THOMPSON

O: 504.264.6145 x1

tim.thompson@svn.com

SAM HURLEY

O: 504.264.6145 x9

sam.hurley@svn.com

HIGHLY VISIBLY, END CAP & INLINE SPACE | 5003-5011 Lapalco Blvd Marrero, LA 70072

SVN | URBAN PROPERTIES 3

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LOCATION MAP



TIMOTHY THOMPSON
O: 504.264.6145 x1
tim.thompson@svn.com

SAM HURLEY
O: 504.264.6145 x9
sam.hurley@svn.com

HIGHLY VISIBLY, END CAP & INLINE SPACE | 5003-5011 Lapalco Blvd Marrero, LA 70072

SVN | URBAN PROPERTIES

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEMOGRAPHICS MAP & REPORT

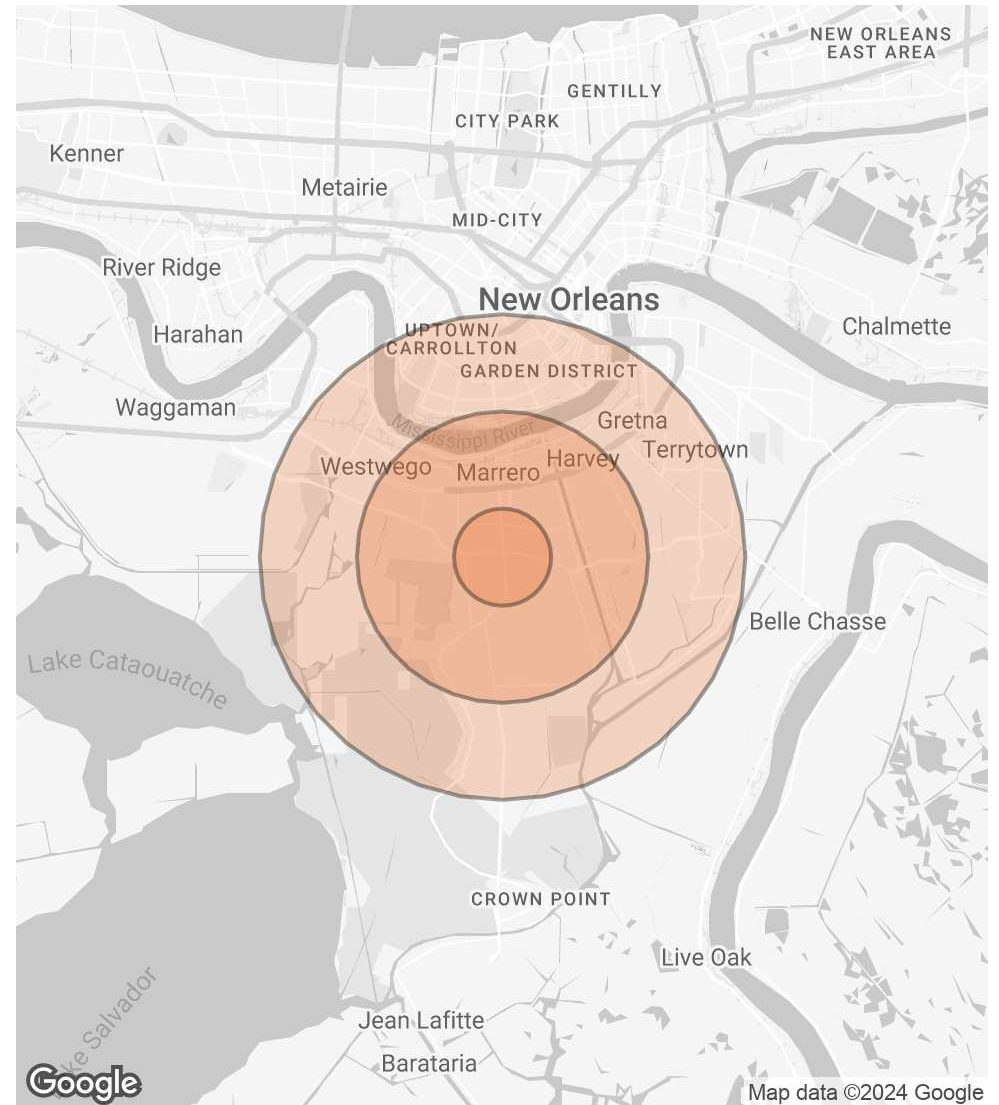
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,716	79,630	215,233
AVERAGE AGE	44	40	40
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,490	30,398	86,848
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$87,122	\$70,113	\$90,622
AVERAGE HOUSE VALUE	\$245,678	\$216,096	\$373,436

* Demographic data derived from 2020 ACS - US Census



TIMOTHY THOMPSON

O: 504.264.6145 x1

tim.thompson@svn.com

SAM HURLEY

O: 504.264.6145 x9

sam.hurley@svn.com

HIGHLY VISIBLY, END CAP & INLINE SPACE | 5003-5011 Lapalco Blvd Marrero, LA 70072

SVN | URBAN PROPERTIES 5

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ADVISORS:

Timothy Thompson

O: 504.264.6145 x1
tim.thompson@svn.com

Sam Hurley

O: 504.264.6145 x9
sam.hurley@svn.com