



6220 Lapalco Blvd.

Marrero, Louisiana 70072

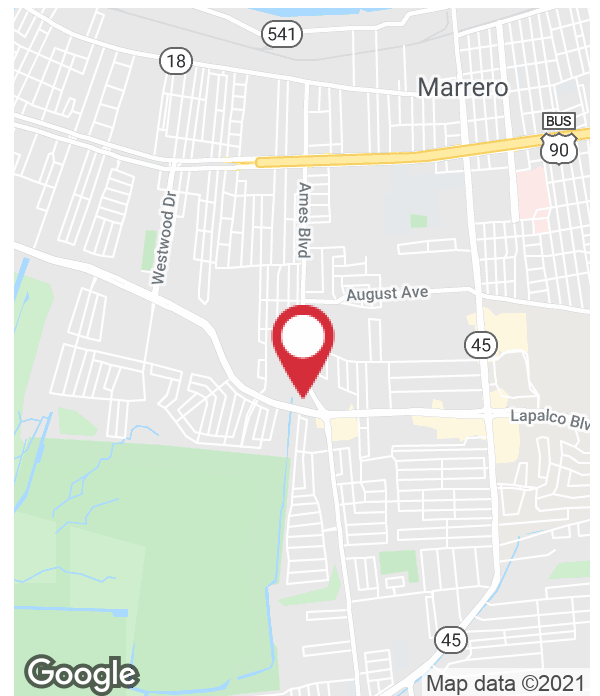
Property Highlights

- Former McHardy's Chicken
- ±2,696 SF of retail space available
- Located on Lapalco Blvd. between Ames Blvd. and Betty Blvd.
- Built in 2008
- Building offers drive-thru capabilities
- Includes kitchen with well maintained kitchen vent system
- Large walk-in cooler and freezer
- Building is wired and ready to receive a generator
- Pylon Signage
- 23,300 AADT (Annual Average Daily Traffic)

Pricing

Sale Price: \$395,000

Lease Rate: \$18.50 - \$20.00 SF/yr (NNN)



For more information

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CALL OR EMAIL FOR MORE INFORMATION

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November 19, 2021

Exterior Photos

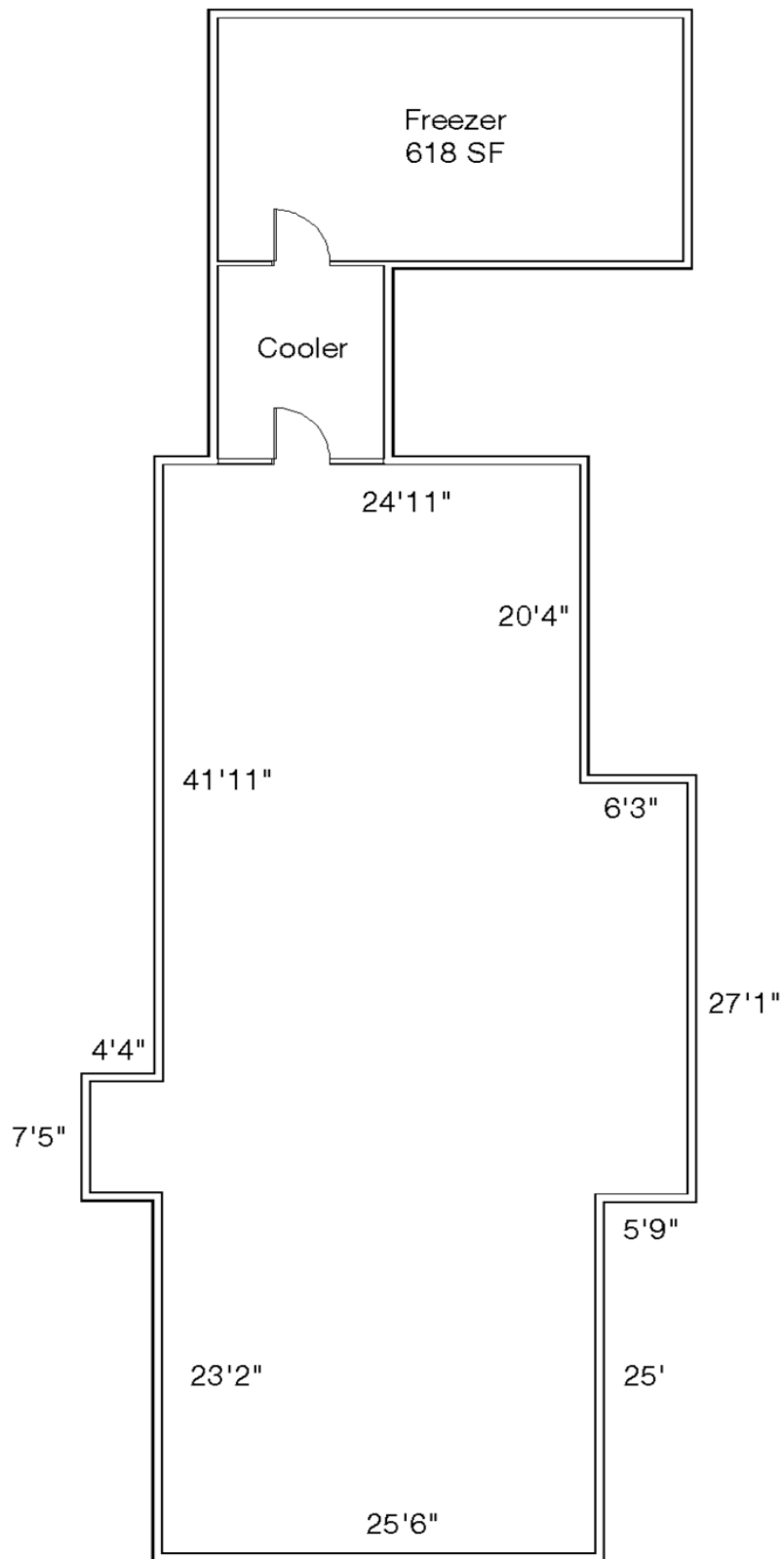


Interior Photos



Interior Photos





For illustrative purposes only.
Not drawn to scale.



KEY FACTS

160,330

Population

37.2

Median Age



Average Household Size

BUSINESS



6,090

Total Businesses



72,554

Total Employees

EDUCATION

20%

No High School Diploma



36%
High School Graduate



28%
Some College



15%
Bachelor's/Grad/Prof Degree

INCOME



\$42,484
Median Household Income



\$21,250
Per Capita Income



\$44,039
Median Net Worth

EMPLOYMENT



White Collar

53%



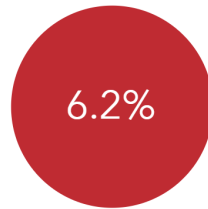
Blue Collar

28%



Services

20%



Unemployment Rate

Households By Income

The largest group: <\$15,000 (19.2%)

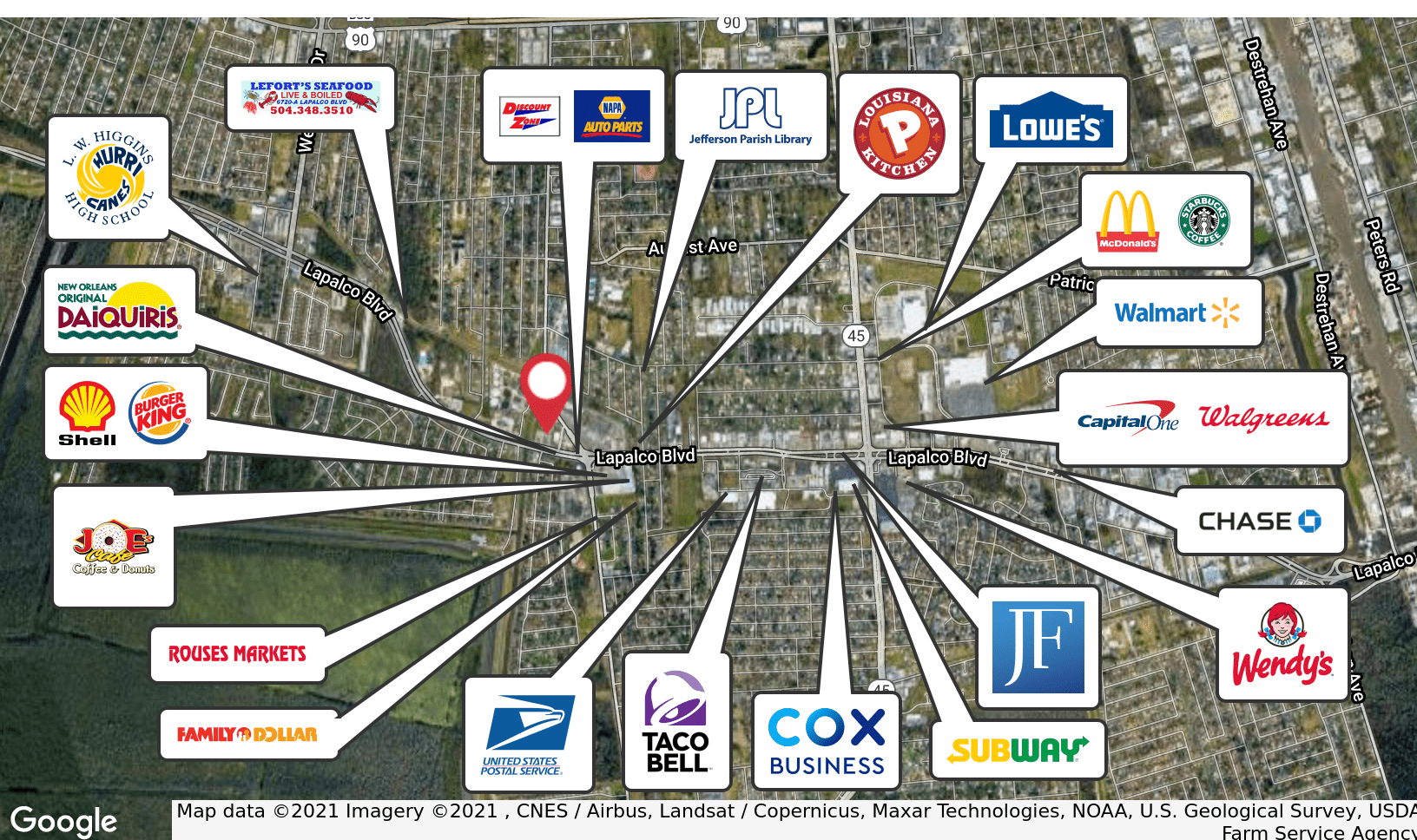
The smallest group: \$200,000+ (1.8%)

Indicator	Value	Difference	
<\$15,000	19.2%	+5.7%	<div style="width: 5.7%;"></div>
\$15,000 - \$24,999	11.9%	+1.3%	<div style="width: 1.3%;"></div>
\$25,000 - \$34,999	11.0%	+0.8%	<div style="width: 0.8%;"></div>
\$35,000 - \$49,999	13.7%	+0.2%	<div style="width: 0.2%;"></div>
\$50,000 - \$74,999	17.3%	-1.2%	<div style="width: -1.2%;"></div>
\$75,000 - \$99,999	10.3%	-1.1%	<div style="width: -1.1%;"></div>
\$100,000 - \$149,999	11.5%	-1.5%	<div style="width: -1.5%;"></div>
\$150,000 - \$199,999	3.3%	-2.1%	<div style="width: -2.1%;"></div>
\$200,000+	1.8%	-2.2%	<div style="width: -2.2%;"></div>

Bars show deviation from Jefferson Parish

Demographics based off of a 15 minute drive time from the site.

Location Maps



Map data ©2021 Imagery ©2021, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, NOAA, U.S. Geological Survey, USDA Farm Service Agency

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