

Large Retail Space

For Lease



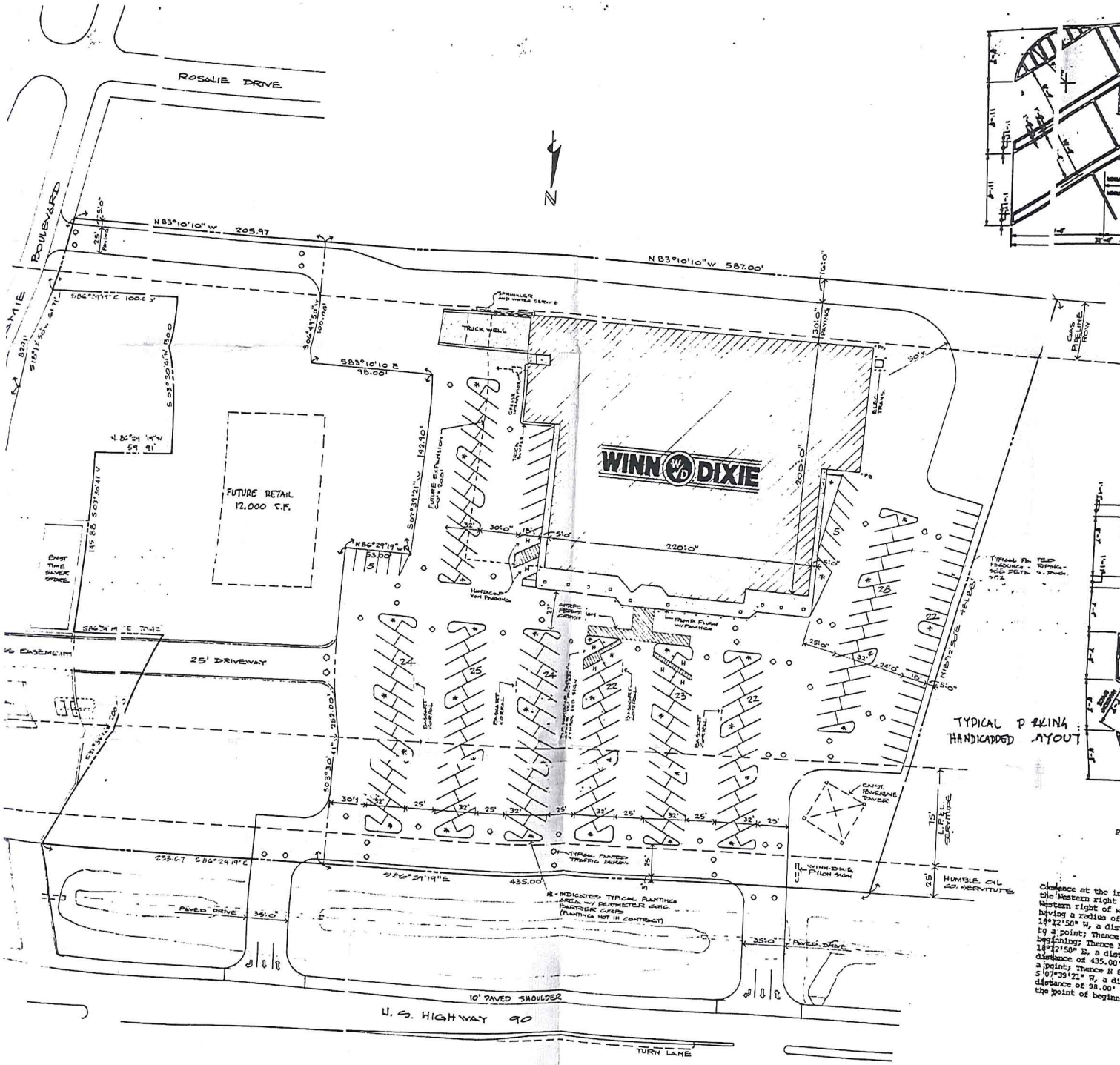
Location:	3001 Hwy. 90 Avondale, LA 70094 (former Winn Dixie Super Market)
Building Size:	45,000 Sq. Ft. (±) Fully Equipped Grocery Store
Rental Price:	\$30,000 per Month Triple Net Lease
Lot Size:	5.44 Acres 234 Parking Spaces
Occupancy:	Immediate
To Show:	Key in Office
Contact:	Jack Stumpf 504-366-6800 jack@jackstumpf.com



COMMERCIAL REAL ESTATE SERVICES

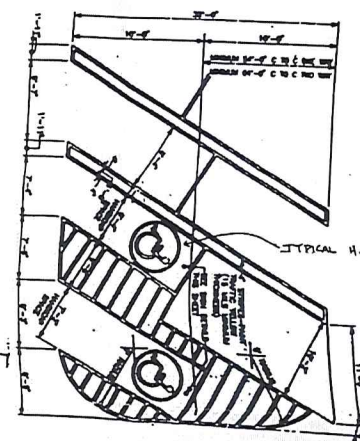
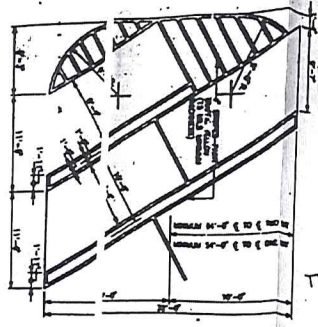
1700 Central Boulevard
Harvey, Louisiana 70058
(504) 366-6800
www.jackstumpf.com

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SITE PLAN

1"=40'



Legal Description
 Part of Lot 14-B and part of Tract S, Square 1
 South Avondale Subdivision
 Jefferson Parish, Louisiana
 Nece Tract to
 Winn-Dixie

Commence at the intersection of the southern right of way line of Rev. 90 and the Western right of way line of South Jamie Boulevard; thence along the Western right of way line of South Jamie Boulevard, on a curve to the left, having a radius of 1325.00', a distance of 407.90' to a point; thence S 18°12'50" W, a distance of 27.71'; thence S 18°12'50" W, a distance of 61.71' to a point; thence N 83°10'10" W, a distance of 205.97' to the point of beginning; thence N 83°10'10" W, a distance of 587.00' to a point; thence N 14°12'50" E, a distance of 435.00' to a point; thence S 85°29'19" E, a distance of 435.00' to a point; thence S 03°30'41" W, a distance of 252.00' to a point; thence N 86°29'19" W, a distance of 53.00' to a point; thence S 07°39'21" W, a distance of 142.90' to a point; thence S 83°10'10" E, a distance of 98.00' to a point; thence S 88°43'50" W, a distance of 100.00' to the point of beginning.

SITE DATA	
WINN-DIXIE DEASED -	236,809
WINN-DIXIE =	46,000 S.F.
PARKING =	234 VEHICLES
PARKING RATIO =	5.3 TO 1
FUTURE EXPANSHN =	12,000 S.F.
NOTE:	
	ALL PAVING CONCRETE



PAUL F. STEWART ARCHITECT LTD.
 1004 STUDIOS AV
 MONROE, LA. 71201
 PROJECT NUMBER
 DATE 5-13-94




WINN-DIXIE MARKETPLACE
 HWY. 90 AT SOUTH JAMIE BLVD.
 AVONDALE, LA.

3001 Highway 90 W

Avondale, Louisiana

Legend

 3001 US-90

3001 US-90

S Jamie Blvd

90

W Tish Dr

Google Earth

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300 ft

