



# Marrero Shopping Center

4601 Westbank Expressway, Marrero, Louisiana 70072

## Unit Description

- Suite 4601 formerly Capital One end-cap with West Jeff Medical Center visibility
- Suite 4643 most recently occupied by a nail salon with plumbing roughed in for six pedicure stations, could be renovated into washing stations for hair salon
- Suite 4649 formerly a Sears appliance/small engine repair shop with showroom in front, shop space/office in rear

## Available Spaces

Spaces	Lease Rate	Size (SF)
Suite 4643	\$10.00 SF/yr Mod-Gross	1,569
Suite 4657	\$10.00 SF/yr Mod-Gross	5,795
Suite 4601	\$15.00 SF/yr NNN	3,800



For more information

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For Lease

# Retail Property

1,569 - 5,795 SF | \$10.00 - \$15.00 SF/yr

## Property Overview

Subject property is a Winn-Dixie Grocery Anchored Shopping Center which measures approximately 69,259 rentable square feet.

Winn-Dixie Grocery Stores have served communities throughout - Alabama, Florida, Georgia, Louisiana and Mississippi since 1925. It is worth noting Winn-Dixie has been the anchor tenant of Marrero Shopping Center since the 1960's.

Other tenants include Buddy's Home Furnishings (3rd largest rent-to-own dealer in the U.S.) and two Mom 'n Pop local tenants which are a restaurant and a hair salon.

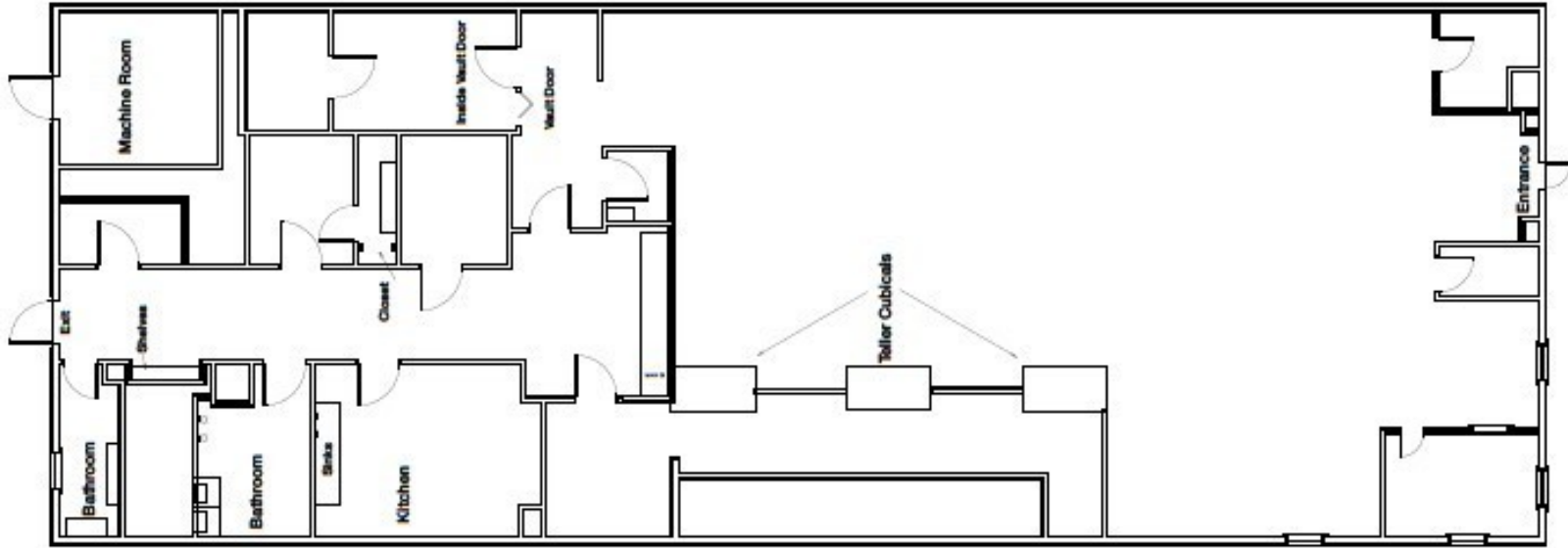
## Location Overview

The Greater New Orleans Suburb of Marrero, located on the Western Bank of the Mississippi River, is minutes from downtown New Orleans and vast Industrial/Maritime corridors.

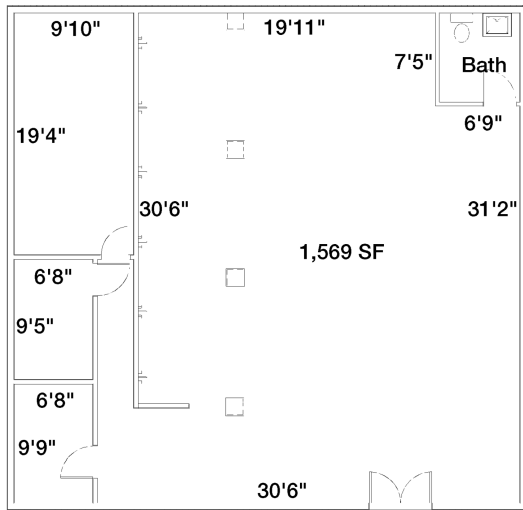
## Property Highlights

- Well Established Economic Drivers Directly Adjacent to the Subject Property: West Jefferson Medical Center, Archbishop Shaw,
- Academy of Our Lady, and Wynhoven Apartments - An Archdiocese of New Orleans Owned Senior Citizen Community
- Strong Historical Sales Performance by Winn-Dixie
- Over \$1M in Capital Expenditure for Winn-Dixie Remodel to New Format
- Extraordinarily High Traffic Count Along the Westbank Expressway
- Very Close Proximity to the Signalized Baratavia blvd On/Off Ramp to the Westbank Expressway

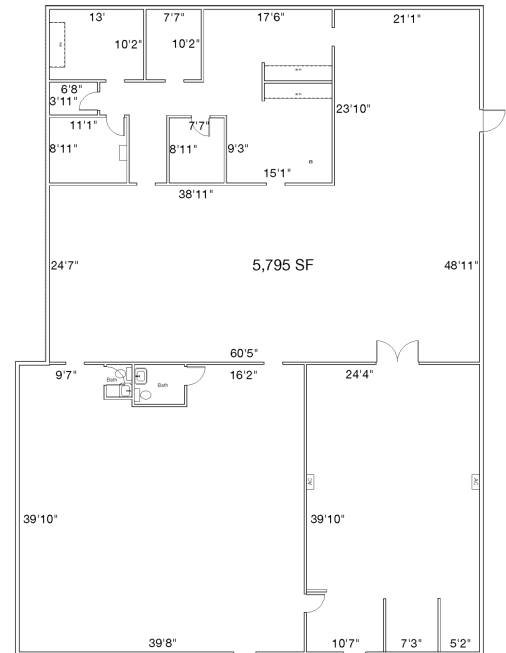




4601 - Former Capital One



4643 - Former Nail Salon



4657 - Former Sears Repair Shop/Showroom



# Area Map

West Jefferson Medical Hospital

Wichers Drive

Barataria Blvd

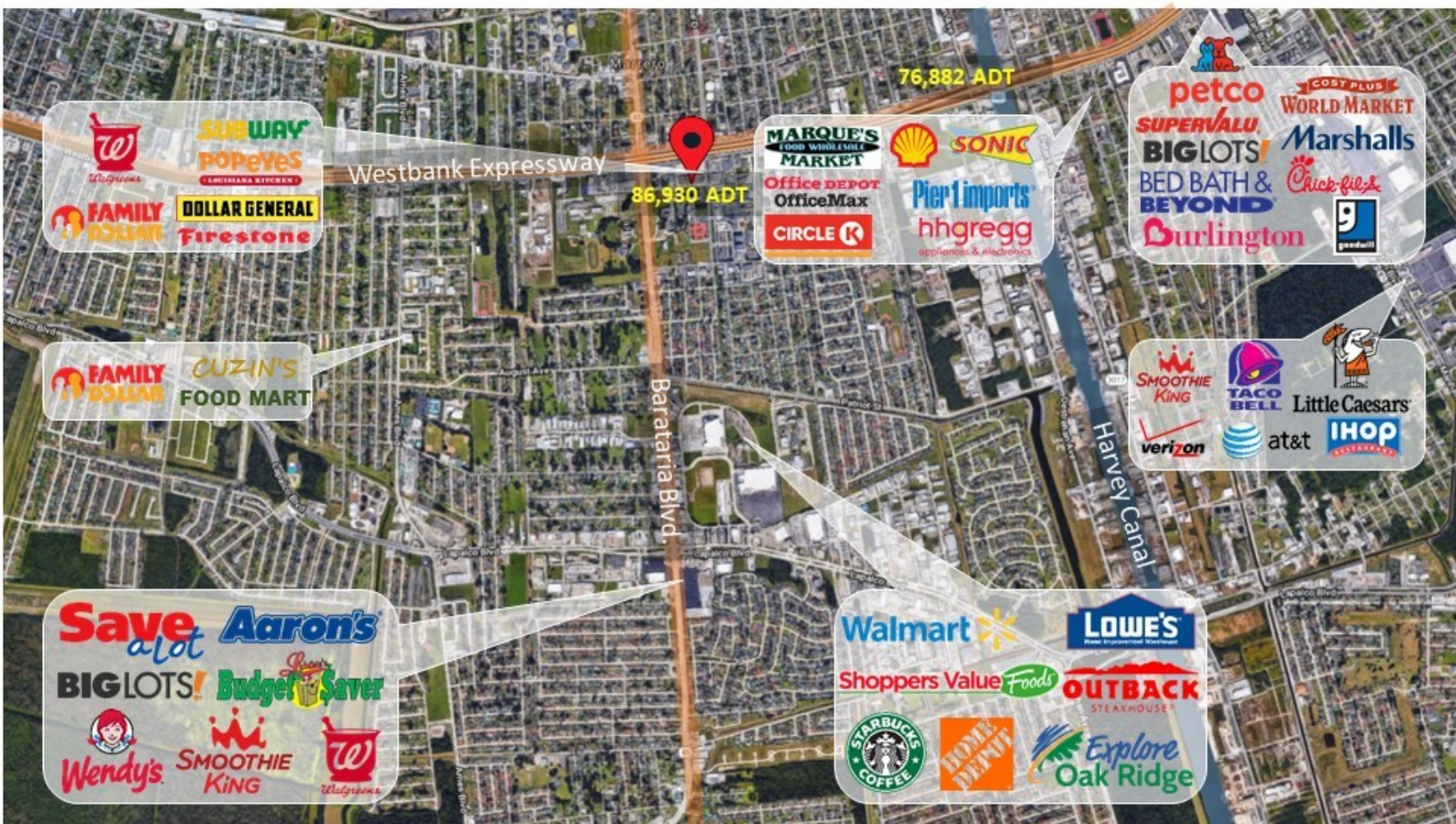
Medical Center Blvd

Wynhoven Apartments

Academy of Our Lady 1.2 Miles

Archbishop Shaw 0.6 Miles

Westbank Expressway



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## WYNHOVEN SENIOR LIVING FACILITY

(For ages 62+) Wynhoven is comprised of two high-rise buildings with 350 units total. Conveniently located across from West Jefferson Medical Center, Wynhoven provides 24-hour nursing care. Wynhoven Healthcare Center offers residents a home-like environment in private or semi-private rooms.



## WEST JEFFERSON MEDICAL CENTER

Located in the heart of the West Bank, West Jefferson Medical Center is dedicated to serving the people of the West Bank, including: Jefferson, Orleans, Plaquemines, St. Charles parishes, and beyond.



beds

**435**



employees

**1,344**



physicians

**419**



specialties

**61**





## LEARNING INSTITUTIONS NEAR SUBJECT PROPERTY

### **ARCHBISHOP SHAW HIGH SCHOOL:**

Archbishop Shaw college Preparatory high school was established in 1962 and its 72 acre Catholic School campus is the largest of Greater New Orleans, and, it has grown in the past 50 years to contain 4 academic buildings, 4 sport facilities (football, soccer, baseball, and wrestling), as well as a swimming pool.

- GRADES 8-12
- TOTAL ENROLLMENT 469
- STUDENT-TEACHER RATIO 13:1



**PATRICK F. TAYLOR SCIENCE AND TECHNOLOGY ACADEMY:** Located in the Churchill Technology and Business Park in Avondale, where the Jefferson Parish Economic Development Commission also has its headquarters. The school building is divided into three different "pods," creating a total of six wings. Each pod contains a teacher's workroom, a general science lab and multiple unique classrooms that are all equipped with their own Promethean "smart" boards. One of the pods contains three large labs specialized for chemistry, biology and robotics. The facilities also include a state-of-the-art music lab with four different practice labs for intensive instruction.

- Ranked 4th within Louisiana and, 1st of 14 high schools in the Jefferson Parish Public School System.
- Student Body participation rate in Advanced Placement® testing is 85%
- GRADES 6-12, TOTAL ENROLLMENT 545, STUDENT-TEACHER RATIO 15:1

**ACADEMY OF OUR LADY:** AOL opened in August 2007, two years after Hurricane Katrina disrupted education and lives throughout New Orleans. Drawing on the strengths and traditions of its two predecessors, Archbishop Blenk High School and Immaculata High School, the Academy is a place where the best of both worlds meet. The new state-of-the-art AOL facility is situated on a 22 acre campus which includes a chapel, an administration and guidance complex, a classroom building, a cafeteria, a library, a television production studio, an IT suite, five science labs, a culinary arts lab, a 1,000 seat gymnasium, a health care lab, and space for music, theatre, and art. Green space includes a reflective courtyard, activities quad, and space for athletic fields.

- GRADES 6-12, TOTAL ENROLLMENT 545, STUDENT-TEACHER RATIO 15:1

## KEY FACTS



32,857

Population

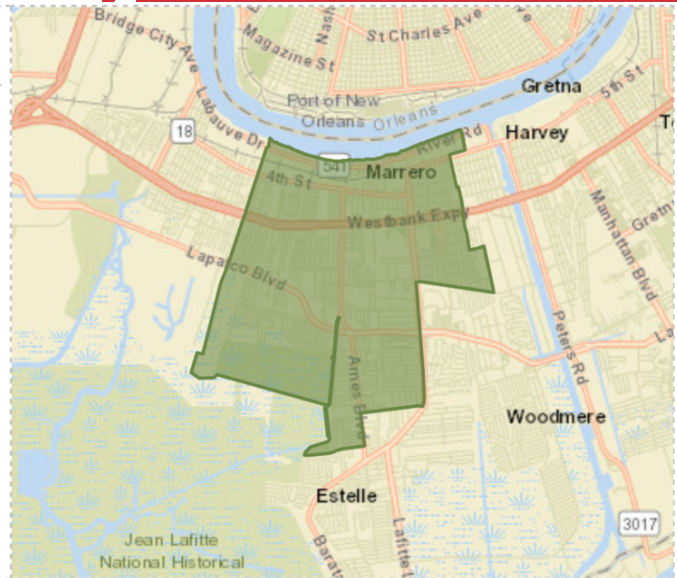
39.5

Median Age



12,229

2018 Total Households



## BUSINESS



924

Total Businesses



8,631

Total Employees



\$39,295

Median Net Worth



\$52,783

2018 Average Household Income

## EDUCATION



23%

No High School Diploma



37%

High School Graduate



28%

Some College



12%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



54%

White Collar



27%

Blue Collar



19%

Services



3.9%

Unemployment Rate