



Barataria Plaza

2201 Barataria Blvd., Marrero, Louisiana 70072

Property Description

Multi-Tenant Neighborhood Strip Center Investment Opportunity.

Location Description

Westbank of Jefferson Parish, Marrero, Louisiana. Barataria Plaza Shopping Center fronts Barataria Blvd. at the high-traffic intersection of Cousins Blvd. between Lapalco and Ames Blvd. Easy access to US Hwy 90 / Westbank Expressway.

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	4,360	24,135	73,255
Total Population	13,484	71,622	195,141
Average HH Income	\$72,616	\$58,023	\$65,883



For more information

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CALL OR EMAIL FOR MORE INFORMATION

Available

Barataria Plaza

Marrero, Louisiana



SALE PRICE:	\$2,700,000
AVAILABLE SF:	3,300 SF
LEASE RATE:	\$16.00 SF/yr (NNN)
LOT SIZE:	1.99 Acres
BUILDING SIZE:	19,800 SF
YEAR BUILT:	2008
ZONING:	C-1 with a CPZ overlay
MARKET:	New Orleans - MSA
SUB MARKET:	Westbank - Jefferson Parish
CROSS STREETS:	Cousins Boulevard Bald Eagle Park

Property Overview

Barataria Plaza. Neighborhood Retail Strip Center containing approximately 19,800 SF, and situated on a trapezoidal-shaped, 1.99 acre (86,612 SF) parcel. Center has a good mix of local and regional tenants.

83% occupancy with three (3) vacancies (1,100 SF each). Ideally suited for a small investor in search of passive income or a 1031 Exchange.

Modified Financial Pro Forma

Gross Scheduled Income:	\$252,528
Scheduled NNN & Utility Reimbursement:	\$24,420
Effective Gross Income:	\$276,948
Expenses:	(\$81,988)
Net Operating Income:	\$194,960
Capitalization Rate	7.22%