NALatter&Blum

For Sale or Lease Retail Property Marrero, Louisiana







Barataria Plaza

2201 Barataria Blvd., Marrero, Louisiana 70072

Property Description

Multi-Tenant Neighborhood Strip Center Investment Opportunity.

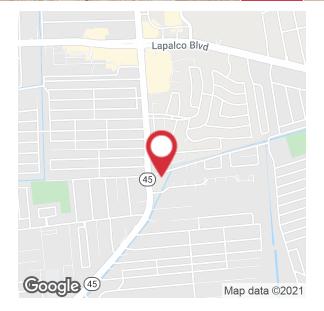
Location Description

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 |

CALL OR EMAIL FOR MORE INFORMATION

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| 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% |



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