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.

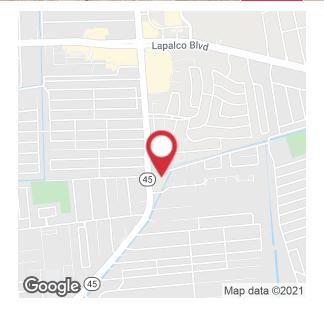
Location Description

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

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. LICENSED IN LOUISIANA.



For more information

Paul Richard O: 504 569 9329 | C: 504 957 5759

O: 504 569 9329 | C: 504 957 5759 prichard@latterblum.com

Elizabeth Novit

O: 504 569 9312 | C: 847 370 1362 enovit@latterblum.com

Mignon Richard

O: 504 569 9461 | C: 504 610 1038 mignon@latterblum.com

430 Notre Dame Street New Orleans, LA 70130 504 525 1311 tel latterblum.com



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%



430 Notre Dame Street New Orleans, LA 70130 504 525 1311 tel latterblum.com