



# AVAILABLE



## For Lease - Retail Space



**Location:** 102 Woodland Highway, Belle Chasse, LA 70037  
(Corner of Belle Chasse Highway)

**Rent:** \$13.85 P.S.F. plus \$2.25 P.S.F. TIC

<b>Available:</b>	<u>Units 1-3</u>	<u>Separate Units</u>
	Total of 3,900 Sq. Ft.	@ 1,300 Sq. Ft.
	Rent ..... \$4,500	Rent..... \$1,500
	TIC ..... \$730	Tic ..... \$245
	Total ..... \$5,230	Total ..... \$1,745

**Deposit:** Units 1-3 ..... \$5,230 @ Unit..... \$1,745

- Info:**
- Former Snap Fitness
  - Tenant mix includes State Farm Office, Rotolo's Pizzeria, Sushi Restaurant, Optometrist, Nail & Beauty Salon, Medical Spa, and China Wok
  - Tenant responsible for all utilities
  - Landlord buildout will depend on tenant use but is typically white box

**To Show:** Key in Office

**JACK STUMPF  
& ASSOCIATES, INC.**

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