



AVAILABLE



FOR LEASE

shopping CENTER

LOCATION: 1801 Stumpf Blvd, Gretna, LA 70056.

UNITS AVAILABLE: Unit 1: 3,340 SF; Unit 2A: 1,080 SF; Unit 2B: 1080 SF; Unit 4: 4,720 SF.

LEASE PRICE: Short term \$12/SF; Long term \$10/SF - Short term 1-3 years; Long term 5 years up.

NET CHARGE: \$2.00/SF 60 days free rent.

ZONED: Commercial

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Update: August 17, 2018



See rent table on reverse size

**JACK STUMPF
& ASSOCIATES, INC.**
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1801 STUMPF BLVD, SHOPPING CENTER

LEASE RATES AND RENTS CALCULATIONS

Lease rates:

Short term	\$ 12.00	per sqft	From	1 to 3 years
Long term	\$ 10.00	per sqft	From	5 years up
NNN charge	\$ 2.00	per sqft		

RENTS CALCULATIONS

UNITS NAME	UNIT SIZE	MONTHLY BASE RENT		NNN CHARGE	TOTAL MONTHLY RENT		REMARKS COMMENTS
		SHORT TRM	LONG TRM		SHORT TRM	LONG TRM	
1	3,340.00	\$ 3,340.00	\$ 2,783.33	\$ 556.67	\$ 3,896.67	\$ 3,340.00	Landlord grants 60 days free rent
2-A	1,080.00	\$ 1,080.00	\$ 900.00	\$ 180.00	\$ 1,260.00	\$ 1,080.00	
2-B	1,080.00	\$ 1,080.00	\$ 900.00	\$ 180.00	\$ 1,260.00	\$ 1,080.00	
4	4,720.00	\$ 4,720.00	\$ 3,933.33	\$ 786.67	\$ 5,506.67	\$ 4,720.00	