



AVAILABLE



For Lease Former Popeye's & Italian Pie Location



- Location:** 4905 Westbank Expressway, Marrero, LA 70072
Near corner of Baratavia Boulevard
Between Chevron Gas Station & Rent-A-Center
- Size:** 2,125sf
- Rent:** \$3,000.00 per month plus net charges (approx. \$3.02psf)
- Interior Buildout:**
- » Constructed for small restaurant use
 - » One handicap accessible restroom
 - » Video Poker room
 - » Walk in cooler and freezer
 - » Will need hood system
- Description:**
- » Building divided into 2 units (other tenant is Subway)
 - » Parking for customers on the front & side (approx. 15 spaces)
 - » Additional parking for employees across the street
 - » Plenty of traffic and exposure
 - » Less than half-mile from West Jefferson Hospital

**JACK STUMPF
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

1700 Central Boulevard
Harvey, Louisiana 70058
(504) 366-6800
www.jackstumpf.com

Listing Agent: Jon Cerruti
(504) 366-6800

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EXON

Available

Chevron

WESTBANK EXPWY 49,000 ADT

ROAD 90

JPHSA
Jefferson Paralel
Human Services Authority

Winn Dixie

RITE AID

**FRESenius
MEDICAL CARE**

5

35,000
ADT

BARATARIA BLVD

MEDICAL CENTER BLVD

S
ARCHBISHOP
SHAW

**West Jefferson
Medical Center**
Our Family Caring For Your Family