



# AVAILABLE



## Fort Knox Shopping Center Retail Space for Lease



**Location:** 5029 - 5045 Lapalco Blvd., Marrero, LA 70072  
(Located just off the corner of Lapalco Blvd and Baratavia Blvd)

Available:	Unit	Size	Rental	CAM	Total
	A-1	1,500sf	\$2,250.00	\$480.00	\$2,750.00
	B1&B2	2,800sf	\$2,350.00	\$895.00	\$3,245.00
	C-2	1,500sf	\$1,375.00	\$480.00	\$1,855.00
	C-3	10,000sf	\$7,500.00	\$3,200.00	\$10,700.00

**Description:**

- Unit A-1 is the end cap with a **DRIVE THROUGH**. Units B1 & B2 and C-2 are basically open space and C-3 is the former French Riviera
- Close to a major intersection with access from 2 major streets and plenty parking!
- Traffic count: +/- 30,000 on Lapalco Blvd; +/- 45,000 on Baratavia Blvd
- Marrero has a population of +/- 33,000
- Adjacent Self Storage Facility has over 1,000 units
- Owners may consider subdividing

**Tenant Mix:** Ace Cash, Hair Salon, Beauty Nails, Cox Cable, Uniform Store, Sushi Restaurant, Dollar General, Home Finance Service, Republic Finance and US Agencies

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