



AVAILABLE



Vacant Land Sites for Lease



Location: 7400 Block of the Westbank Expwy. Marrero, LA 70072
(Outparcels to Brentwood Subdivision)
(Next to Dollar General and Fresenius Medical Care)

Lot 1-A: 34,688 square feet corner parcel (154' front, 199' depth)
\$3,900.00 per month

Lot 61-A4: 25,545 square feet corner parcel (125' front, 133' rear, 197' depth)
17.5' common servitude with adjacent parcel (see survey)
\$2,550.00 per month

Zoned: Although zoned C-1 there will be restrictions under the MUCD provisions of the Jefferson Parish Planning Department & no bars or similar establishments, no Car lots, repair shops, veterinary hospitals will be allowed

Additional: » Utilities nearby
» Lot 61-A4 is cleared & Lot 1-A has a house that the owner plans on removing

**JACK STUMPF
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

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

Listing Agent: Jack Stumpf

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The information presented herein has been furnished by the owner or obtained from sources we deem reliable. No warranties or representations, either expressed or implied are made as to the accuracy of the data provided, and same is subject to error, omission, change of price, and/or conditions of availability without notice.

BRENTWOOD DRIVE

(R/W VARIES)

CROSS
FOUND

FIRE
HYDRANT

125.00'

N18°57'40"E
198.30'

61-A4
25,545 SF

17.5'

17.5'

35' COMMON
DRIVE SERVITUDE

197.67'

S16°36'21"W

47.8'

65.0'

47.6'

133.15'

½" IRON
ROD FOUND

60

59

58

38.5'

JUNG BOULEVARD (SIDE)

S18°12'39"W

199.26'

S73°10'57"E

150.55' 154.52'

N16°41'38"E

76.81'

129.54'

118.04'

**SQUARE A
1-A**

34,688.3403 SQ.FT.
0.796 ACRES

N08°08'32"W

152.62'

S73°23'39"E 216.12'

224.36'

7,012.996 SQ.FT.
0.161 ACRES

105.00'

N16°36'21"E

18.5'

68.95'

N18°16'44"E

60.00'

N18°16'44"E

84.31'

N18°57'40"E

198.30'

BRENTWOOD PARK



DRIVE

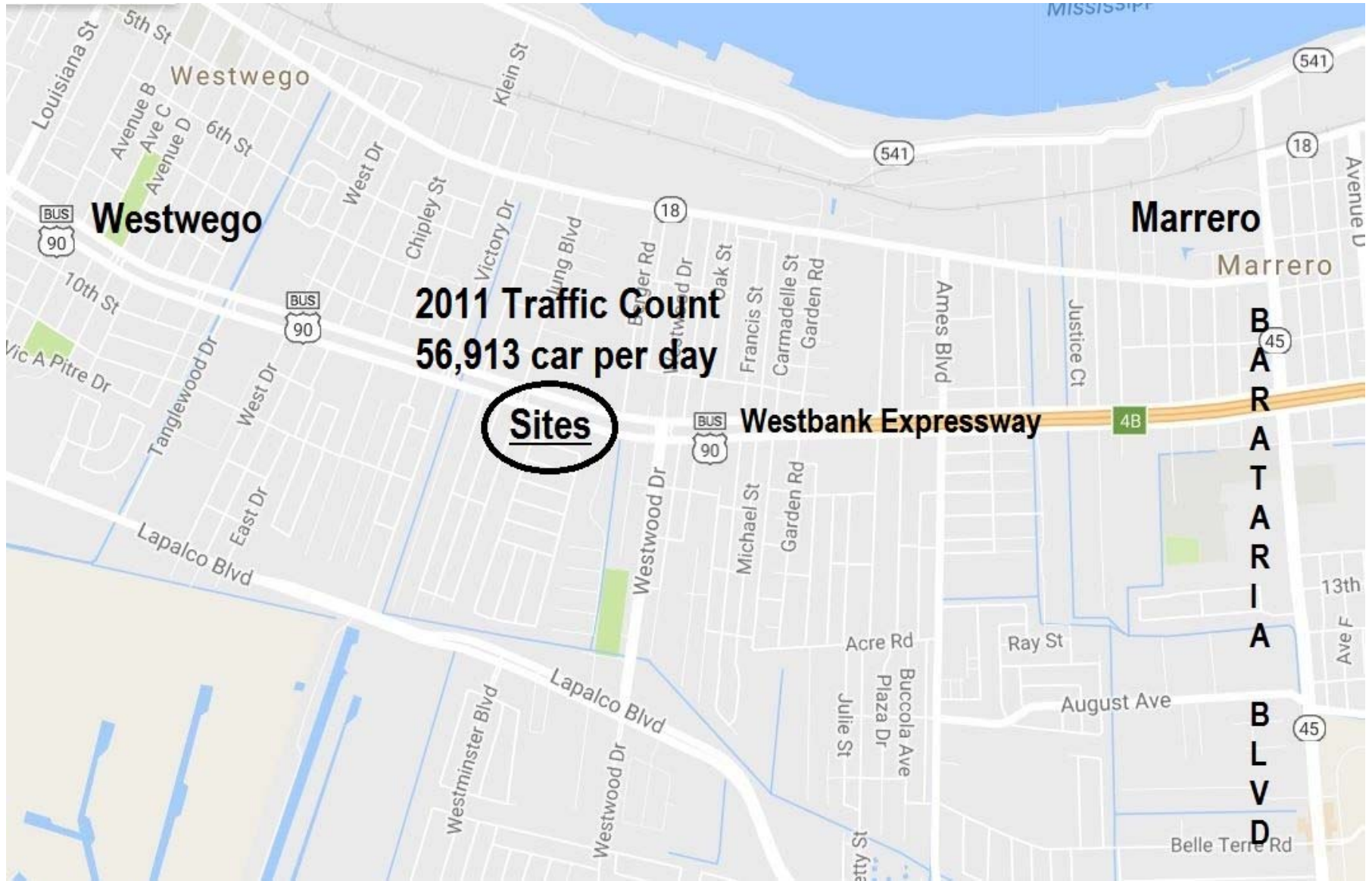
C2

S73°23'39"E

C1

C3

2



Westwego

Marrero

**2011 Traffic Count
56,913 car per day**

Sites

Westbank Expressway

**B
A
R
R
A
T
A
R
I
A

B
L
V
D**