



# AVAILABLE



## For Lease Restaurant Location



- Location:** 4905 Westbank Expressway, Marrero, LA 70072  
(Near corner of Barataria Boulevard)  
(Between Chevron Gas Station & Rent-A-Center)
- Size:** 2,125sf
- Rent:** \$2,900.00 per month
- Interior Buildout:**
- » Constructed for small restaurant use
  - » One handicap accessible restroom
  - » Walk in cooler and freezer (repairs needed)
  - » Existing Hood system and underground grease trap
- Description:**
- » Building divided into 2 units (other tenant is Subway)
  - » Parking for customers on the front & side (approx. 15 spaces)
  - » Plenty of traffic and exposure
  - » Less than half-mile from West Jefferson Hospital

**JACK STUMPF  
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

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Harvey, Louisiana 70058  
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**Listing Agent:** Jon Cerruti  
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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.













**EXON**

Available

**Chevron**

WESTBANK EXPWY 49,000 ADT

BUS 90

**JPHSA**

Jefferson Parish  
Human Services Authority

**FRESENIUS  
MEDICAL CARE**

**Winn-Dixie**

**RITE  
AID**

5

35,000  
ADT

BARATARIA BLVD

MEDICAL CENTER BLVD

**S**  
ARCHBISHOP  
SHAW

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