



# AVAILABLE



## Fort Knox Shopping Center Large Retail Space for Lease



**Location:** 5037-41 Lapalco Blvd., Marrero, LA 70072  
(Located just off the corner of Lapalco Blvd and Barataria Blvd)

| <b>Available:</b> | <u>Unit</u>  | <u>Size</u>  | <u>Rent</u>     | <u>CAM</u>      | <u>Total</u> |
|-------------------|--------------|--------------|-----------------|-----------------|--------------|
|                   | 5037 .....   | 9,230sf..... | \$8,500/mo..... | \$3,500/mo..... | \$12,000/mo  |
|                   | 5041 C-4.... | 1,500sf..... | \$1,875/mo..... | \$550/mo.....   | \$2,425/mo   |

**Description:**

- » 5037 is the former Dollar General; open floor plan with a side loading area
- » 5041 C-4 is an open space with one restroom, one office and storage room
- » Close to a major intersection with access from 2 major streets & plenty parking!
- » Traffic count: +/- 30,000 on Lapalco Blvd; +/- 45,000 on Barataria Blvd
- » Marrero has a population of +/- 33,000
- » Adjacent Self Storage Facility has over 1,000 units
- » Water billed separately and quarterly

**Tenant Mix:** Humana Health Care, Firehouse Subs, Ace Cash, Hair Salon, Beauty Nails, Cox Cable, Uniform Store, SL Rentals & Events, Sushi Restaurant, Home Finance Service, Republic Finance and US Agencies

**JACK STUMPF  
& ASSOCIATES, INC.**  
COMMERCIAL REAL ESTATE SERVICES

1700 Central Boulevard  
Harvey, Louisiana 70058  
(504) 366-6800  
[www.jackstumpf.com](http://www.jackstumpf.com)

**Listing Agent:**

Jon Cerruti

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