



AVAILABLE



Shopping Center For Sale



Asking price: \$2,500,000.00

Location: 3176 Barataria Blvd., Marrero, LA 70072
(Corner of Barataria Blvd and Pritchard Road)

Building Size: 16,800sf shopping center with 5,500sf available for an owner/user with great visibility from Barataria Blvd.

Land Size: 53,353sf

Parking: 85 spaces

Zoning: C-2 commercial

Description: Built in 2006, this neighborhood shopping center is surrounded by several established subdivisions. Anytime Fitness has recently vacated their unit leaving space available for a user to put their business in the building while collecting income from the other Tenants. Anytime Fitness occupied 5,500sf but can the space can be subdivided into smaller units. Current tenants include the Dollar General, Barber Shop, and a Nail Salon.

**JACK STUMPF
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

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

Listing Agent: Jon Cerruti with Jack Stumpf & Assoc
(504) 366-6800 jon@jackstumpf.com

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.

June 2026



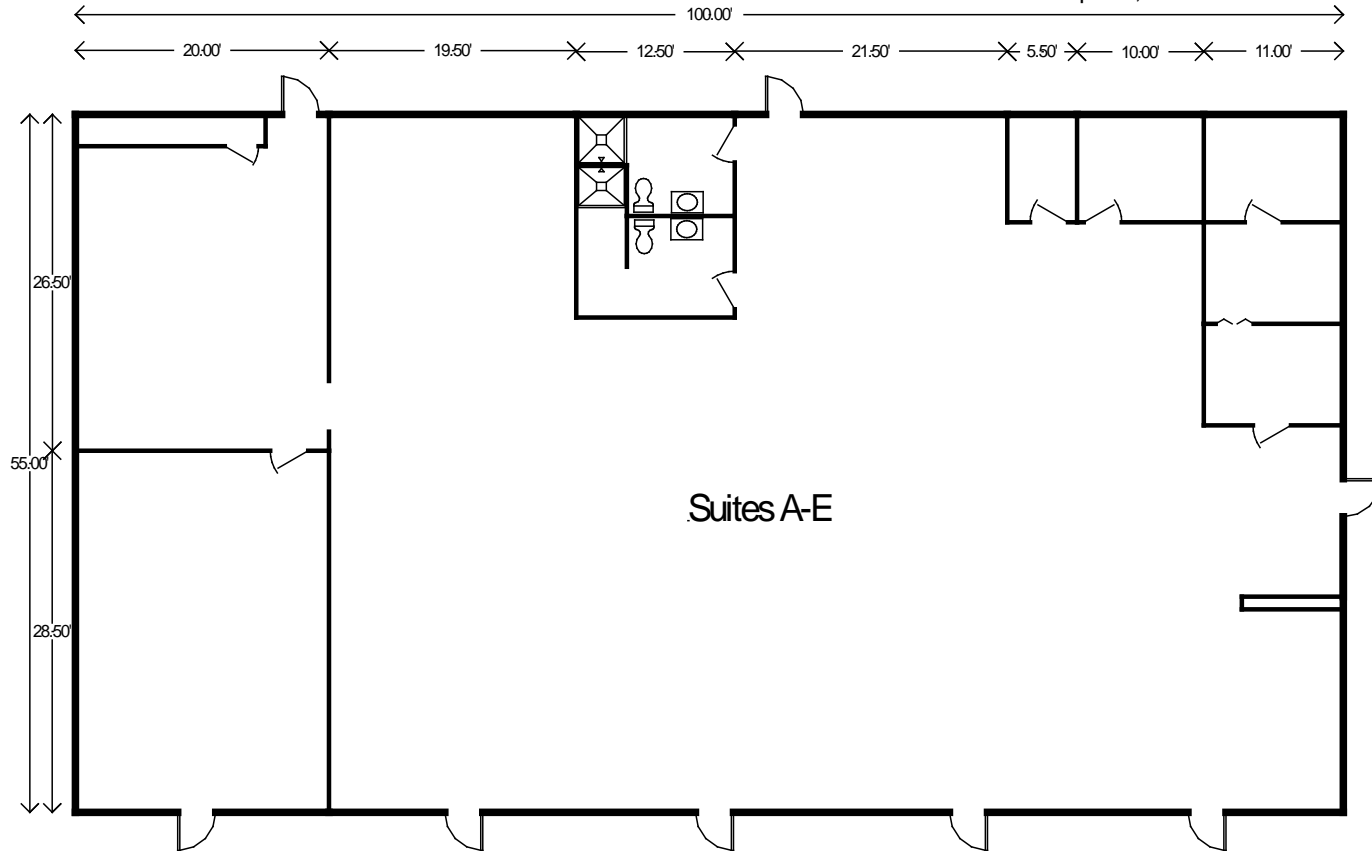






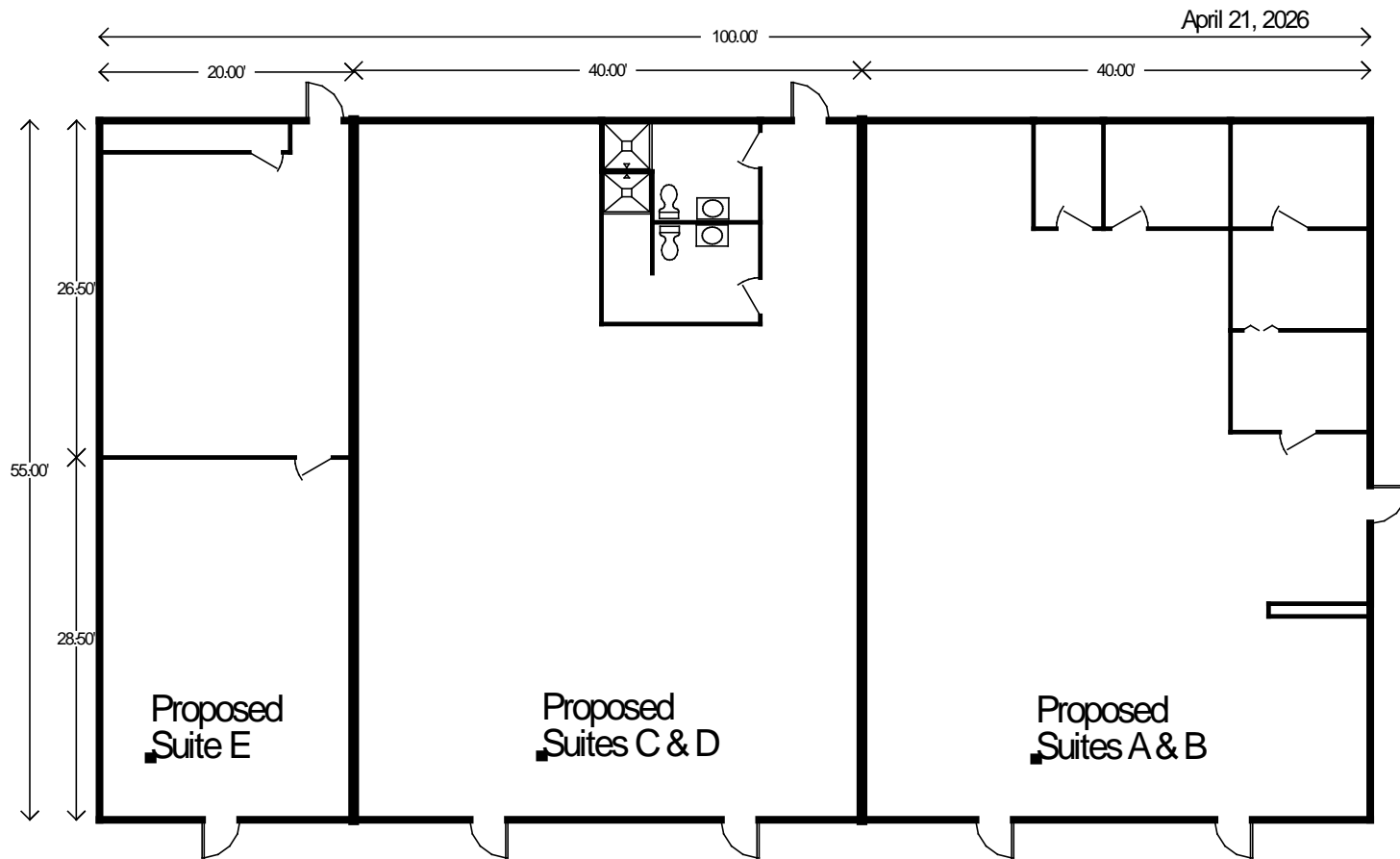
Anytime Fitness Current Floor Plan

April 21, 2026



3176 Barataria Blvd.
Marrero, LA 70072
Approx. 5,500sf

Anytime Space Potentially Subdivided



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