



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)

Available:	<u>Unit</u>	<u>Size</u>	<u>Rent</u>	<u>CAM</u>	<u>Total</u>
	5037	9,230sf	\$7,500/mo	\$3,500/mo	\$11,000/mo
	5041 C-4	1,500sf	\$1,875/mo	\$550/mo	\$2,425/mo

Free Rent: Three months free for Suite 5041 and Six months for Suite 5037

- 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



COMMERCIAL REAL ESTATE SERVICES

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Listing Agent:

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