



201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

RETAIL SPACE | FOR LEASE

Westside Shopping Center North

NWC Westbank Expressway and Stumpf Boulevard

GRETNA, LA 70053

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WESTSIDE SHOPPING CENTER NORTH

91 Westbank Expressway, Gretna, LA 70053

DESCRIPTION

Westside Shopping Center is an essential regional retail destination along a vibrant commercial corridor that services the West Bank market of more than 250,000 people. According to Placer.AI data, this center is first both in the greater New Orleans region and Louisiana for number of visits (more than 4 million annually) to a neighborhood retail center.

Located on the busy Westbank Expressway (69,857 vpd) and Stumpf Blvd. (14,189 vpd), the center is highly visible and easily accessible by Westbank Expressway exit at Stumpf Blvd. There are eight curb cuts for easy customer access, a large parking field with approximately 1,398 spaces, and pylon signage on both main arteries.

Rouses, Floor & Decor, Academy Sports, and Harbor Freight are the anchor stores. Other national chains include Cavender's Boot City, AutoZone, Planet Fitness, and Walgreens.

AVAILABLE SPACES

Suites

47,273 sf (314.50 x 120)*	\$14.00/sf
Suite 490 - 17,920 sf (150 x 120)	\$16.00/sf
Suite 470 - 16,652 sf (83 x 157)	\$16.00/sf
Suite 420 - 7,231 sf (49 x 155)	\$17.00/sf
<i>*suite can be created by combining 3 existing suites in center</i>	

Pad Site

61,554 sf (behind Rouses)	Call for pricing
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ABOUT WESTSIDE NORTH

NNN CHARGES

Estimated at \$4.50/sf/year

PARKING

approximately 1,398 spaces

GLA

386,618

ZONING

Commercial



CORPORATE REALTY

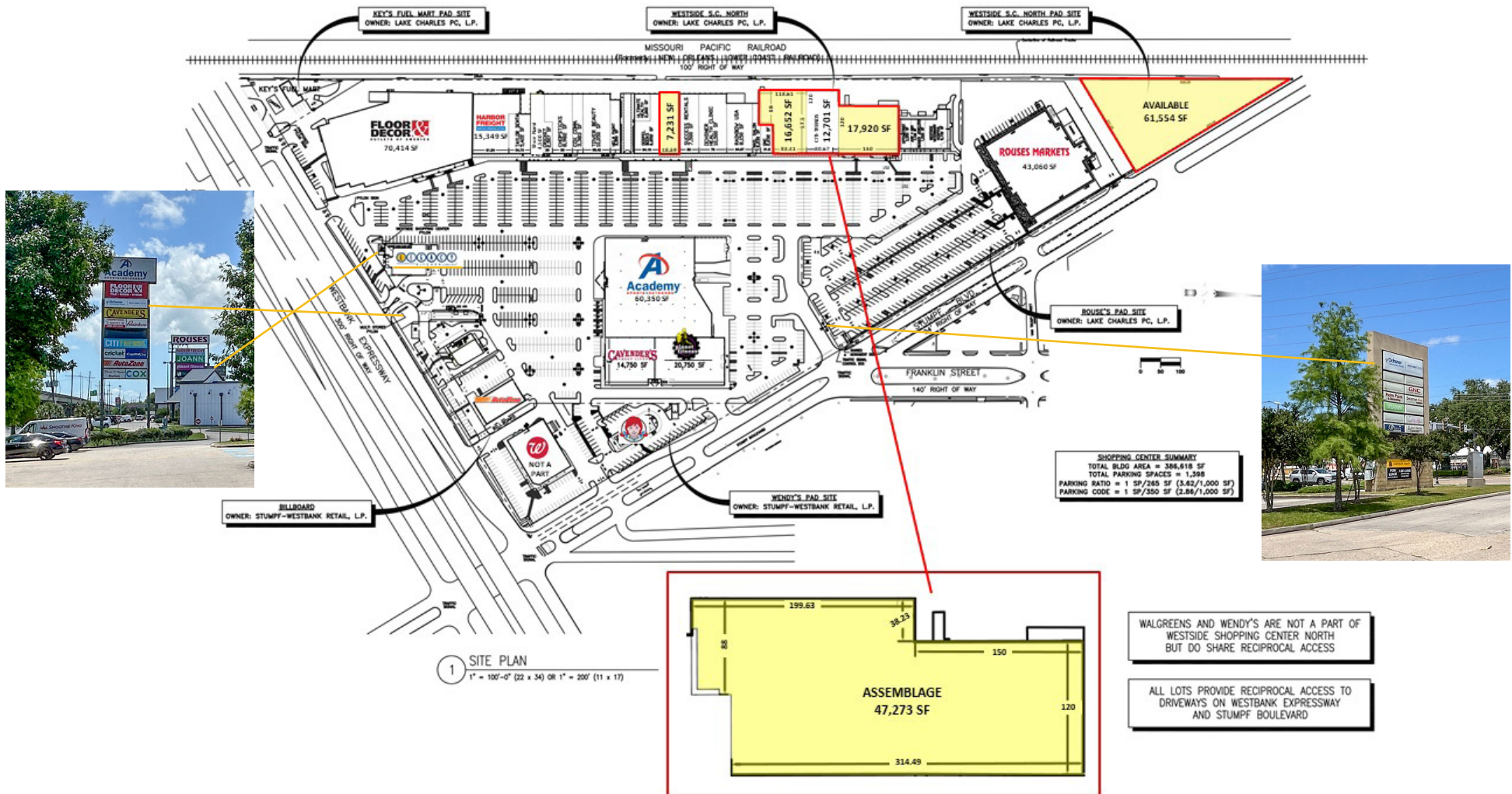
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SITE PLAN



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IMAGES



CORPORATE REALTY

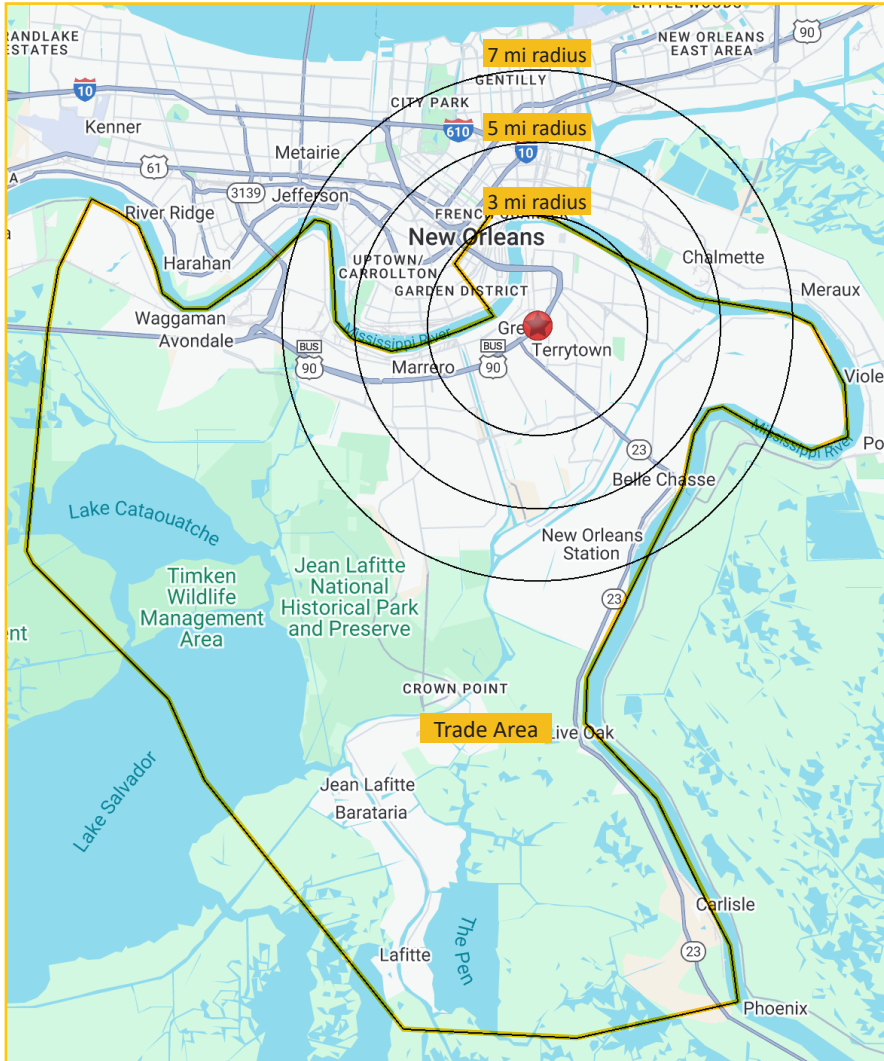
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WESTSIDE SHOPPING CENTER NORTH

LOCATION



DEMOGRAPHICS (EST. 2024)

	<u>3 mile</u>	<u>5 mile</u>	<u>7 mile</u>	<u>Trade Area</u>
Population	127,486	331,044	473,701	264,466
Average HH Income	\$86,382	\$92,300	\$90,776	\$87,631
Median HH Income	\$60,072	\$61,631	\$61,392	\$62,634
Daytime Population	88,290	183,506	229,421	126,758



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