



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170

504.581.5005 | corp-realty.com

RETAIL | FOR LEASE

Belle Terre Marche

113-137 Belle Terre Blvd.

LAPLACE, LA 70068

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PRIME RETAIL SPACE ON AIRLINE HIGHWAY AND BELLE TERRE BOULEVARD

113-137 Belle Terre Blvd., LaPlace, LA 70068

DESCRIPTION

This recently renovated retail center is situated along a high-volume intersection of Airline Highway and Belle Terre Boulevard in LaPlace. It is within walking distance of several nearby businesses and amenities, including a Walmart, Winn Dixie, Regions Bank, First American Bank & Trust, and many others.

The interiors feature concrete floors and freshly painted white walls, providing a clean, flexible layout suitable for a variety of uses. Each unit also includes a 5-ton air conditioning unit and easy access to the rear of the building. Monument signage parallel to Airline Highway is available to all tenants.

DETAILS

SUITE SIZE	Range from 1,200 to 3,000 rsf
LEASE RATE	\$16.00 - \$18.00 prsf, NNN
SIGNAGE	Monument
PARKING	54 spaces shared with all tenants



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113-137 BELLE TERRE BLVD.



Belle Terre Blvd.

Airline Hwy.

Demographics (est. 2025)

	1 MILE	3 MILE	5 MILE
POPULATION	9,536	29,915	36,664
AVERAGE HH INCOME	\$70,392	\$87,087	\$89,385
MEDIAN HH INCOME	\$48,172	\$70,923	\$72,685
DAYTIME POPULATION	4,167	9,171	11,980



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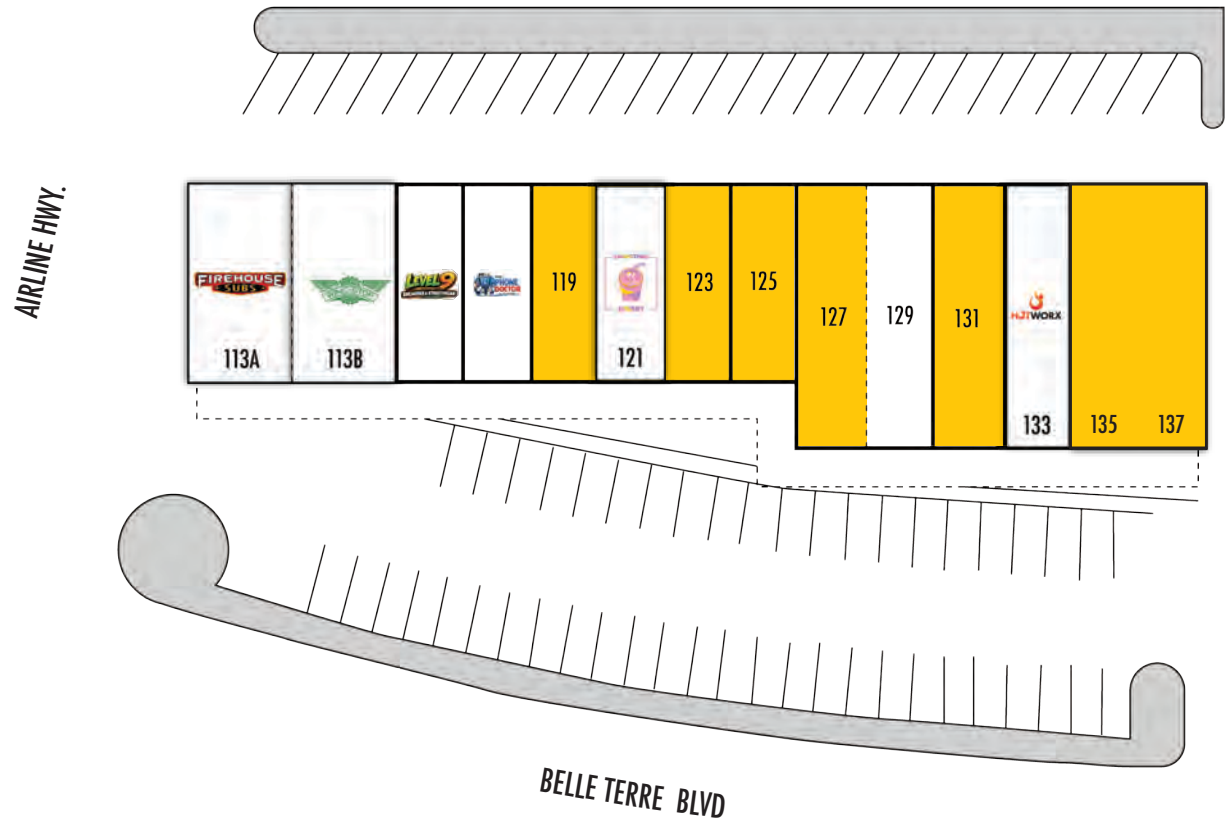
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SITE PLAN

Available Spaces

SUITE	SIZE
119	1,200 RSF
123	1,200 RSF
125	1,200 RSF
127	3,000 RSF
131	1,800 RSF
135-137	3,600 RSF



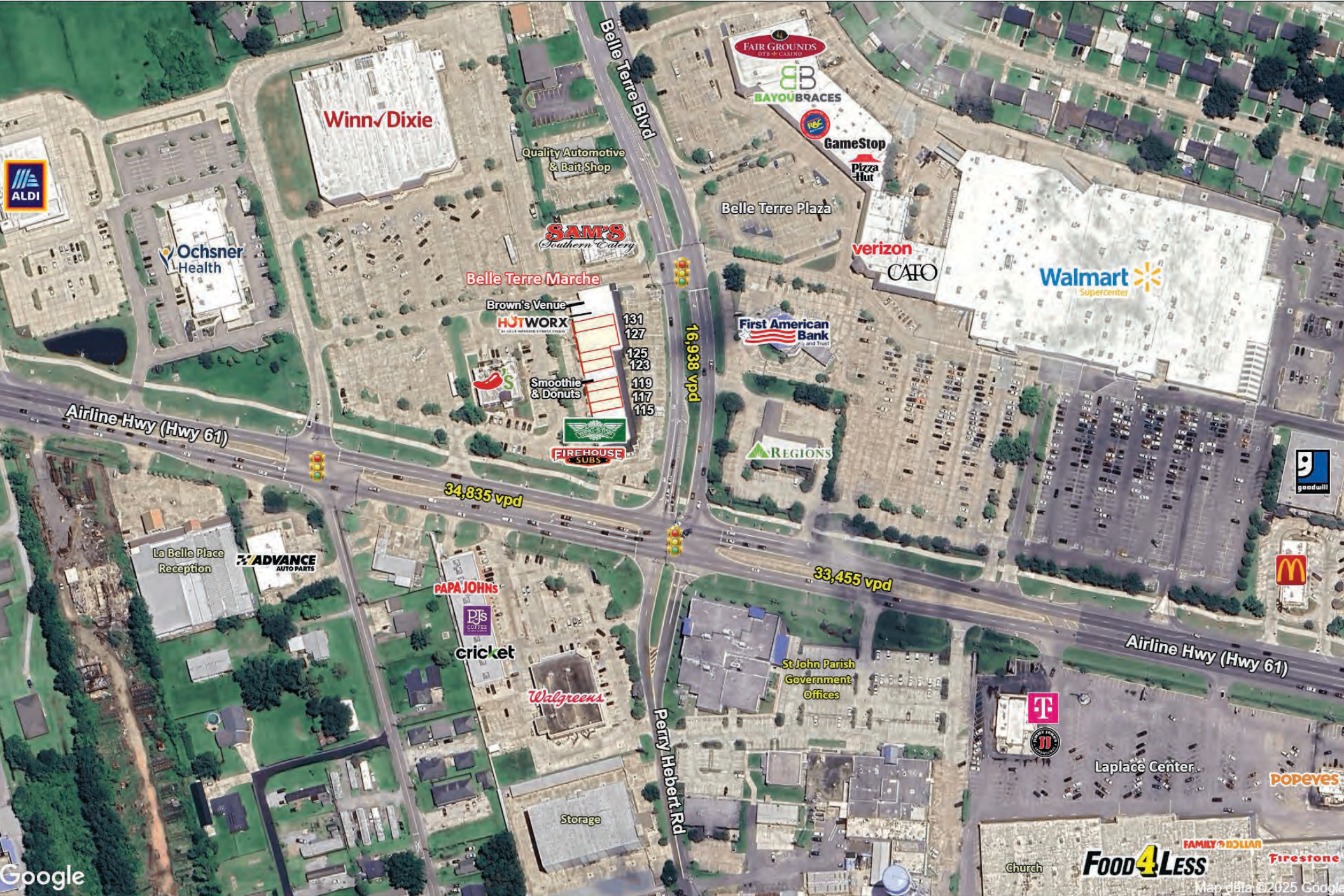
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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client’s consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:	Seller/Lessor:
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____
Licensee: _____	Licensee: _____
Date: _____	Date: _____

