



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.....	\$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

Listing Agent:

Jon Cerruti

September 2025

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.





