



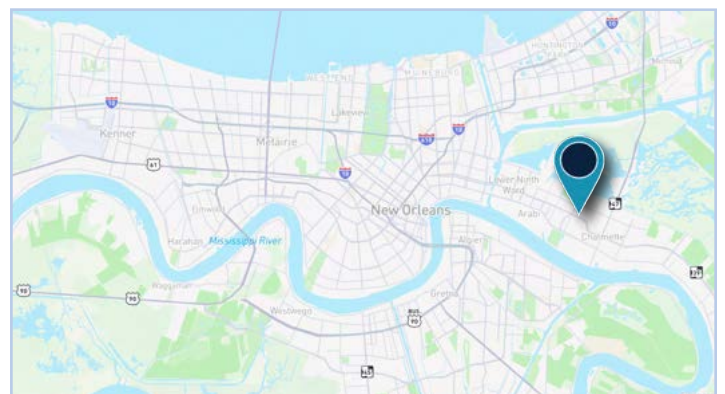
# PRIME CHALMETTE BANK BRANCH FOR LEASE | TORRES PARK PLAZA

8301 W JUDGE PEREZ DR, CHALMETTE, LA 70043



## Suite 100 | Ground Floor

- 7,798 SF - *Can be subdivided*
- Former Regions Bank Space
- Five (5) Drive-Thru Lanes
- Signage
- Available Immediately



COMMERCIAL  
REAL ESTATE

FOR MORE INFO CALL:

**Barry Spizer, CCIM**

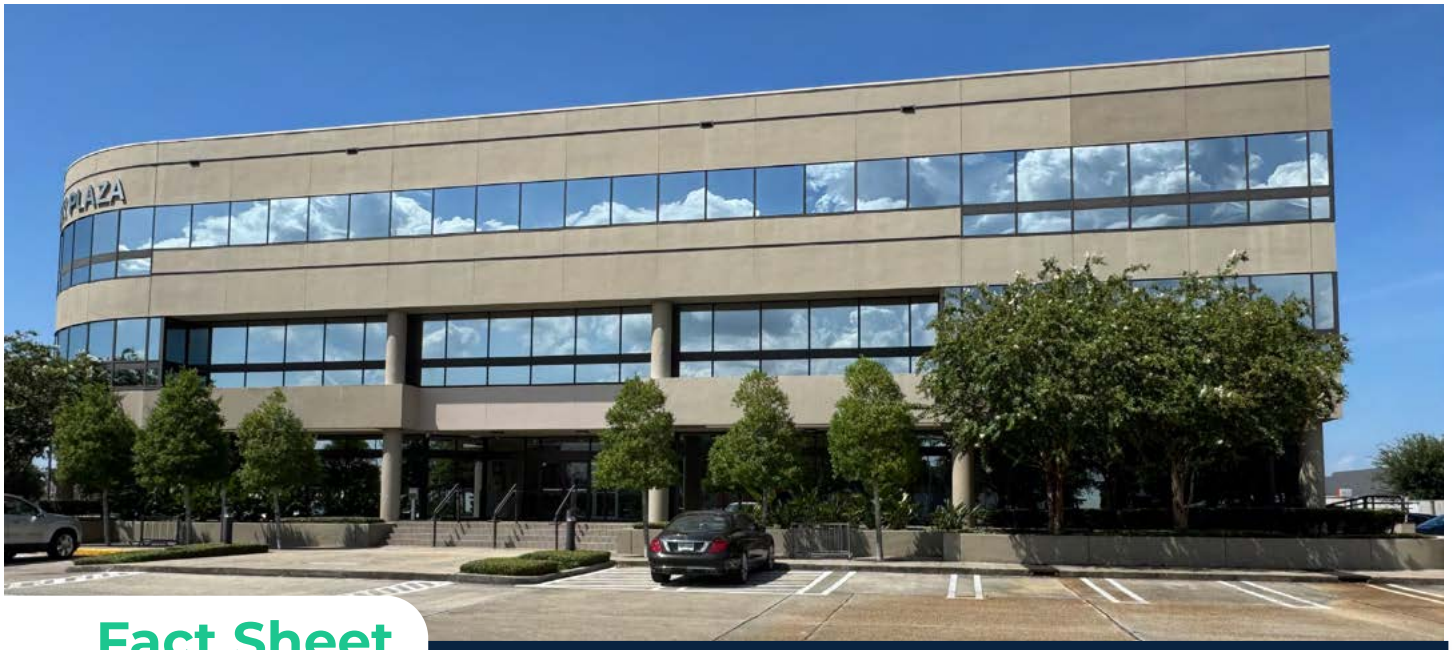
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# PRIME CHALMETTE BANK BRANCH FOR LEASE | TORRES PARK PLAZA

8301 W JUDGE PEREZ DR, CHALMETTE, LA 70043



## Fact Sheet

- **Building:** Torres Park Plaza Office Building
- **Address:** 8301 West Judge Perez Drive, Chalmette, LA 70043
- **Location:** Corner of West Judge Perez Drive and Jean Lafitte Parkway
- **Building Size:** 49,375 Square Feet
- **Floors:** Three (3) stories
- **Land Area:** 2.14 Acres
- **Zoning:** C-2 (General Commercial)
- **Uses:** A ground floor bank branch and professional offices for The Ranch Film Studio and tenants such as J & R Amusement Co., Property Title, and the Torres Law Firm
- **Traffic Count:** 23,161 (ADT-25) on W Judge Perez Dr
- **Parking:** 157 parking spaces
- **Legal Description:** Buccaneer Villa North - (section No. 1) - Lot EE-2A-2, St. Bernard Parish, Louisiana



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## TORRES PARK PLAZA

ST BERNARD PARISH CIVIC CENTER

Walmart  
Supercenter

SBPH  
St. Bernard Parish Hospital

Domino  
SUGAR

CHALMETTE  
BATTLEFIELD

ROCKY & CARLOS  
RESTAURANT & BAR

RAIN  
RAIN CARBON INC.

CHALMETTE  
REFINING

CHALMETTE  
HIGH SCHOOL

Chalmette

THE RANCH  
FILM STUDIO

THE  
HOMER  
IMPERIAL

Best  
Western  
Hotels

NUNEZ  
COMMUNITY COLLEGE

VALERO

Walgreens

Walmart  
Neighborhood Market

DOLLAR TREE

Meraux

ST BERNARD GROVE

HI-LAND

Violet

PORT NEW ORLEANS  
INTERNATIONAL  
TERMINAL  
(PROPOSED)

ST. BERNARD PARISH AERIAL

BRAITHWAITE

# CHALMETTE MARKET AERIAL



**TORRES PARK PLAZA**

**Holiday Inn**

**ROTOLO'S**  
CRAFT & CRUST  
**verizon**

**Walmart**  
Supercenter

**SEVEN BROS**  
SALES & SERVICE

**Canes**  
Chicken Fingers

**KAY**  
JEWELERS

**Capital One**

**Wendy's**

**W Judge Perez Dr**

**ST BERNARD PARISH HOSPITAL**

**ST BERNARD PARISH GOVERNMENT**

**CIVIC CENTER**

**LCMC Health**  
URGENT CARE  
**SUBWAY**  
AT&T

**Race Trac**

**PELICAN POINT CAR WASH**

**GULF COAST BANK & Trust Company**

**SHOE DEPT.**

**ANDREW JACKSON MIDDLE SCHOOL**

**POPEYES**

**Firey Crab Express**

**CHALMETTE SUPER STORAGE**

**planet fitness**  
**SALLY BEAUTY**  
**GNC**  
it's fashion

**THE RANCH FILM STUDIO**

**AMAZEMENT CENTER**

**THE HOME DEPOT**

**TACO BELL**

**McDonald's**

**FRENCH PRESS COFFEEHOUSE**

**Firestone**

**30,723 (2024)**

**Starbucks**

**GameStop**  
**Aaron's**  
**HIBBETT**

**CATO**



# COMMERCIAL REAL ESTATE

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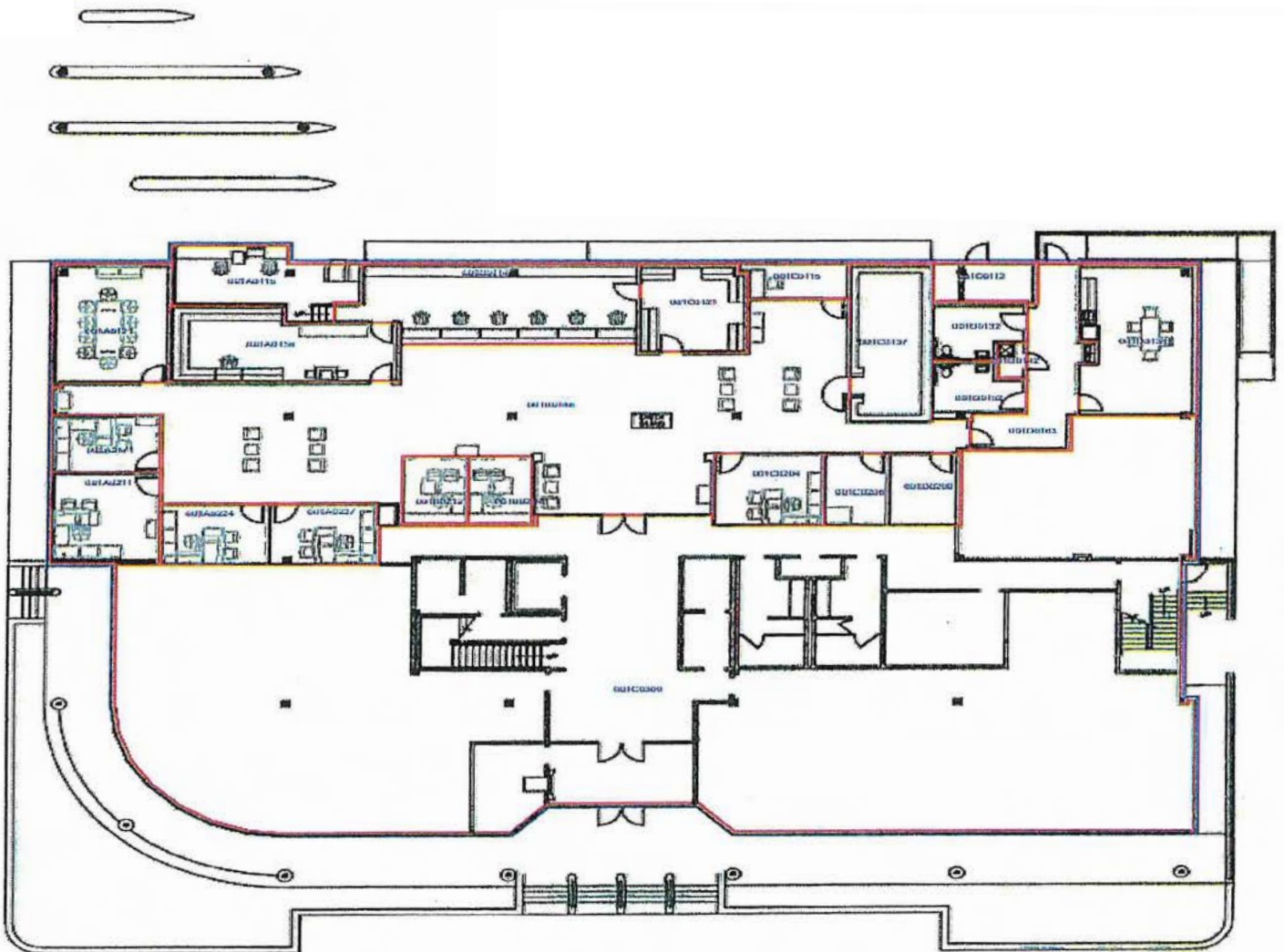
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# PRIME CHALMETTE BANK BRANCH FLOOR PLAN



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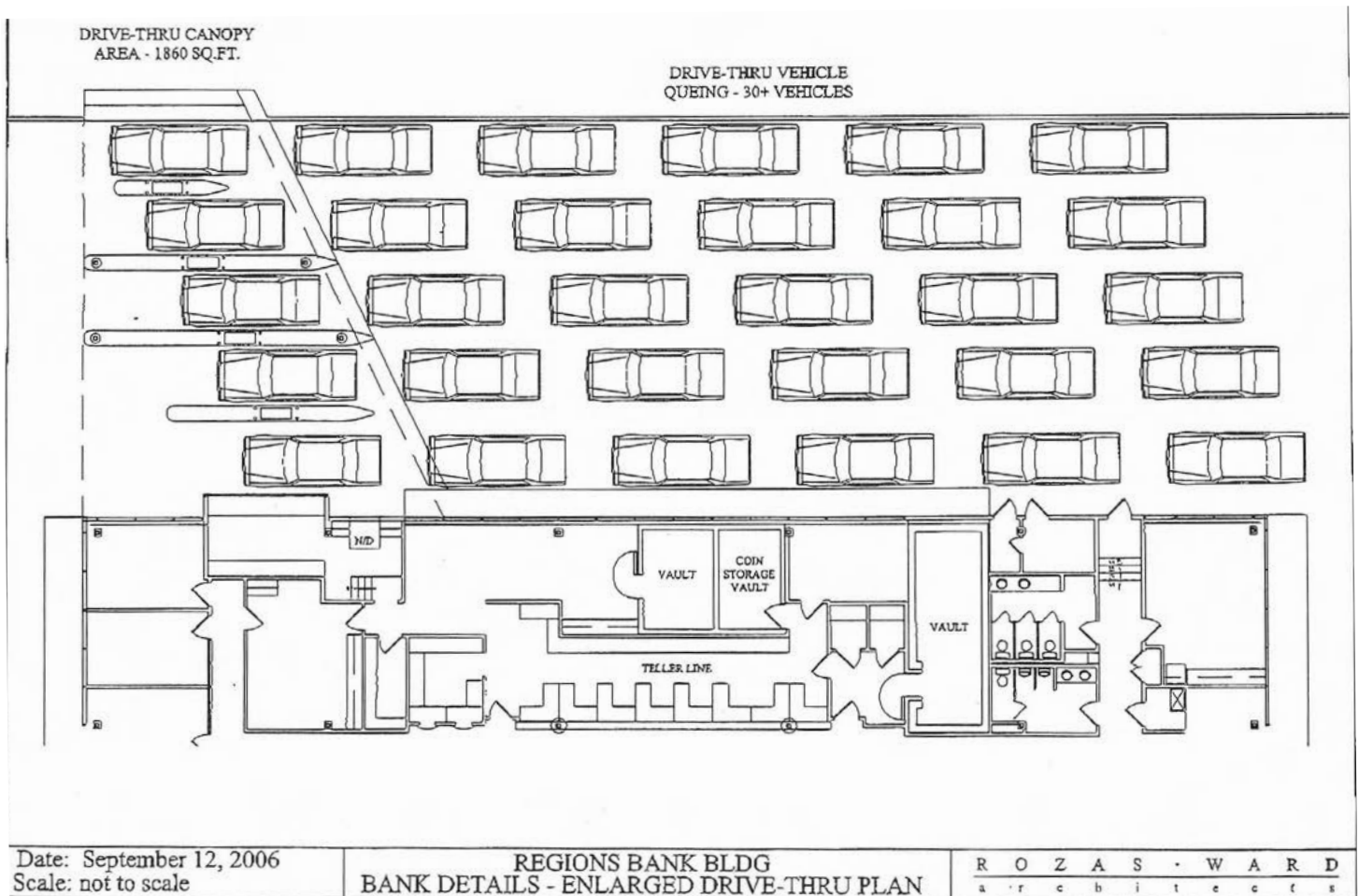
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# PRIME CHALMETTE BANK BRANCH

## TORRES PARK PLAZA - DRIVE-THRU PLAN



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# PRIME CHALMETTE BANK BRANCH

## PHOTOS



**TELLER AREA**



**CONFERENCE ROOM**



**PRIVATE OFFICE**



**WORK AREA**



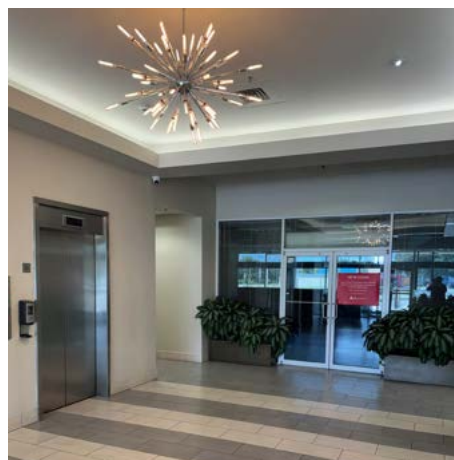
**MAIL ROOM**



**KITCHEN**



**WALK-IN VAULT**



**LOBBY**



**SIGNAGE**



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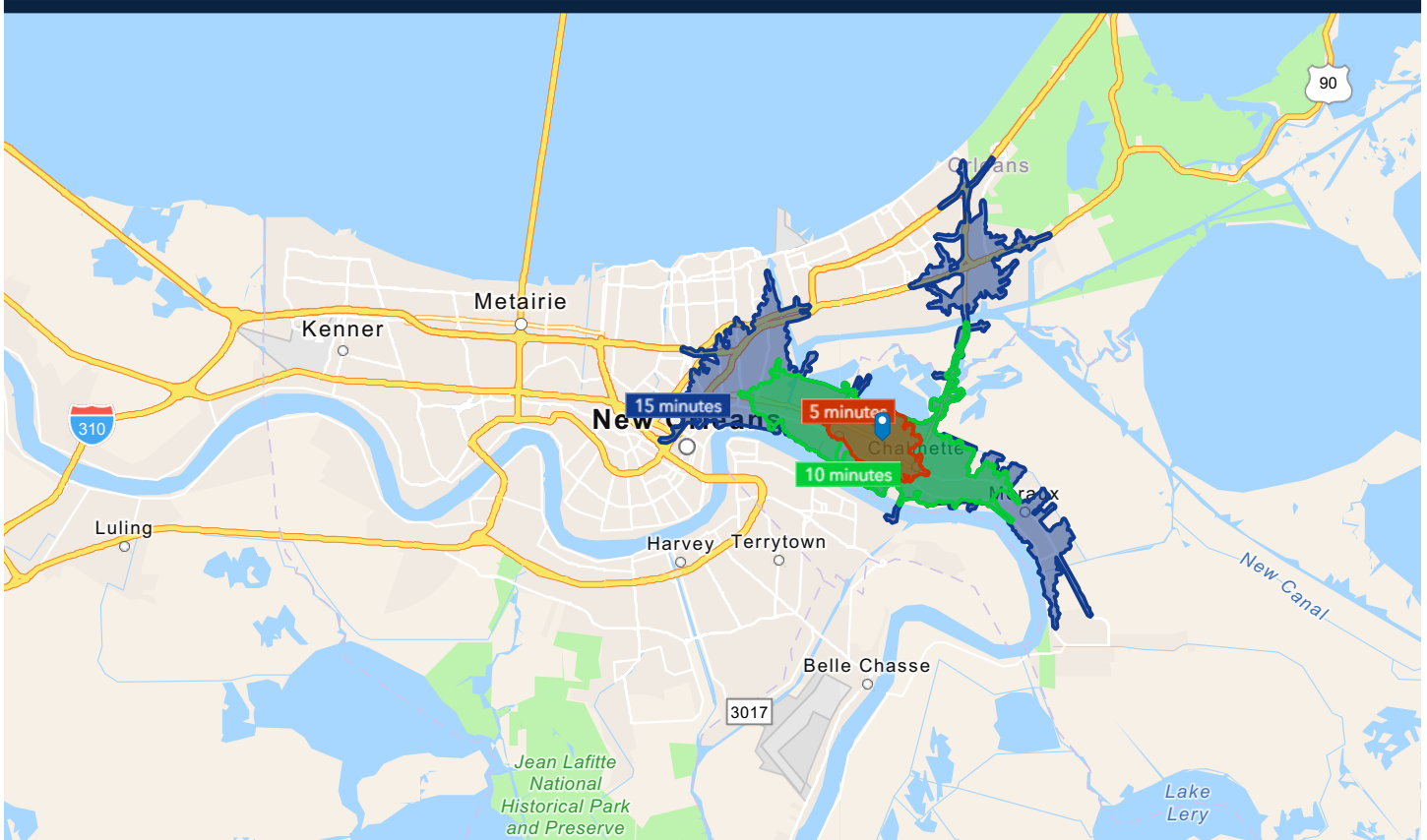
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# PRIME CHALMETTE BANK BRANCH

## DEMOGRAPHICS

8301 W JUDGE PEREZ DR, CHALMETTE, LA 70043



| INDICATORS         | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|--------------------|-----------|------------|------------|
| TOTAL POPULATION   | 14,074    | 44,753     | 96,194     |
| DAYTIME POPULATION | 14,390    | 40,213     | 88,284     |
| TOTAL HOUSEHOLDS   | 5,438     | 18,335     | 42,140     |
| MEDIAN HH INCOME   | \$53,556  | \$53,169   | \$50,190   |
| TOTAL BUSINESSES   | 749       | 1,612      | 3,698      |



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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: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Licensee: \_\_\_\_\_  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Licensee: \_\_\_\_\_  
Date: \_\_\_\_\_

