



CORPORATE REALTY

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

RETAIL SPACE | FOR LEASE

Bellemeade Plaza

605 Lapalco Boulevard

GRETNA, LA 70056

Andrea Arons Huseman CCIM

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BELLEMEADE PLAZA

605 Lapalco Boulevard, Gretna, LA 70056

| | | | |
|-------------------|--|---------------|--|
| BUILDING SIZE: | 108,230 rsf | RENTAL RATES: | \$9.00/rsf NNN for spaces 8,001 rsf and up \$10.00/rsf NNN for spaces 2,001-8,000 rsf \$12.00/rsf NNN for spaces under 2,000 rsf |
| SPACES AVAILABLE: | See following pages | | |
| PARKING: | 565 spaces (approximately 5.2: 1,000 rsf) | TRIPLE NETS: | CAM, taxes, and insurance |
| MAJOR CO-TENANTS: | Ochsner Red, White & Blue Family Dollar Bank of Louisiana | ALLOWANCE: | 90-day base rent offset for tenant improvements |
| | | SIGNAGE: | Pylon signage is available |



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DESCRIPTION AND DEMOGRAPHICS



This shopping center has large pylon signage, ideal for advertising along major thoroughfare Lapalco Blvd near Belle Chasse Hwy. Co-tenants include Ochsner, Red White and Blue, Bank of Louisiana, and Family Dollar. According to Placer.AI data, this Family Dollar is in the top ten (#8) Family Dollar stores visited in Louisiana.

This single story open-air retail center has leasing opportunities available that are ideal for quick serve restaurants and other retail needs. Space sizes vary from approximately 1,200 rsf to 25,600 rsf. The largest space opens onto the service road, creating an option to add a drive-through window and lane.

The neighborhood is a mixture of residential and commercial. The plaza's store fronts face the road, and the center has ample parking. This is a center that can cater to a variety of commercial opportunities.

DEMOGRAPHICS (EST. 2024)

| | <u>1 mile</u> | <u>3 mile</u> | <u>5 mile</u> |
|---------------------|---------------|---------------|---------------|
| Population: | 17,055 | 95,659 | 181,513 |
| Average HH Income: | \$93,485 | \$94,212 | \$85,145 |
| Median HH Income: | \$66,032 | \$67,296 | \$62,213 |
| Daytime Population: | 5,160 | 35,112 | 64,580 |



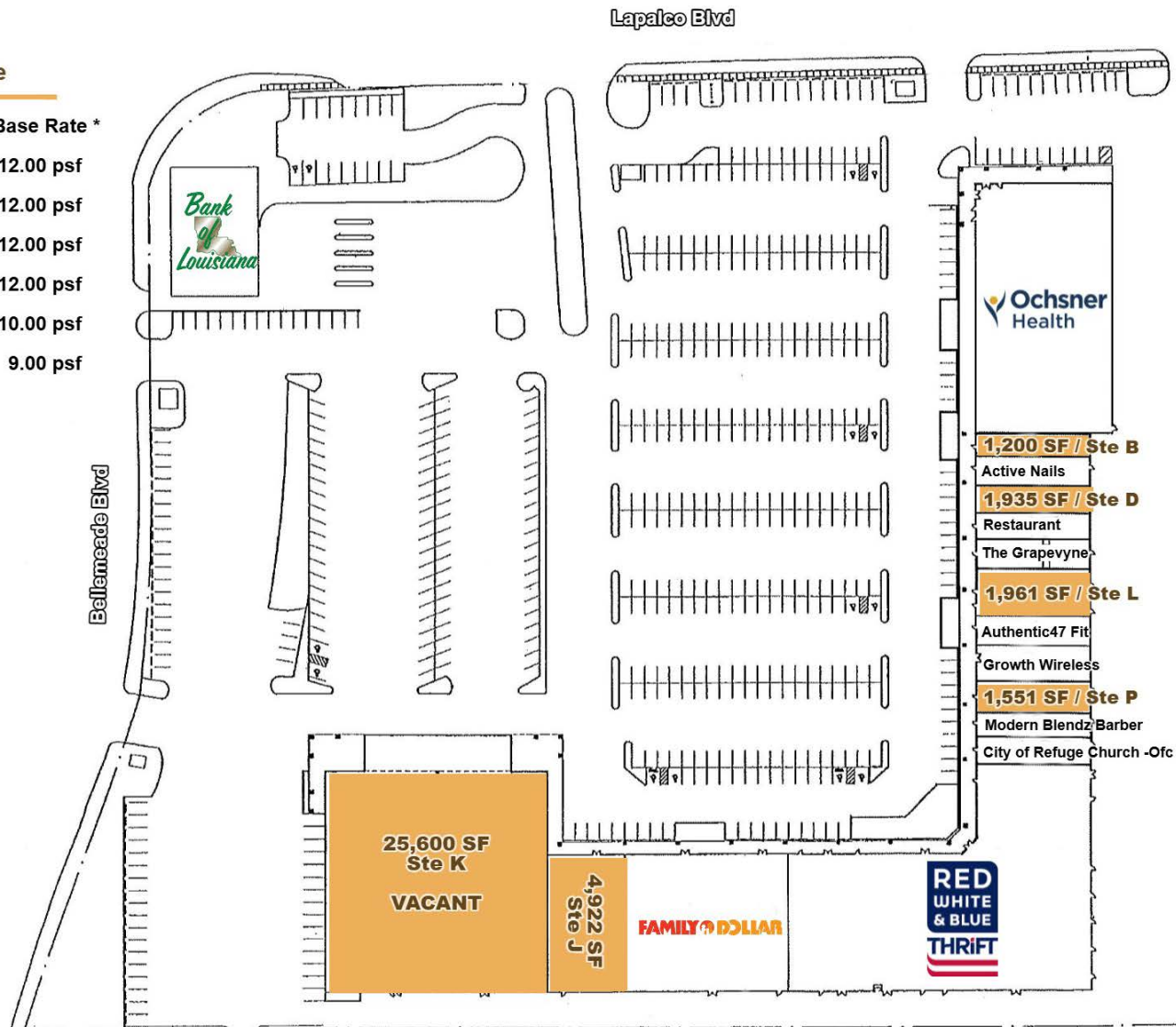
BELLEMEADE PLAZA

SITE PLAN

Available Space

| Space | Size | Base Rate * |
|---------|-----------|-------------|
| Suite B | 1,200 sf | \$12.00 psf |
| Suite D | 1,935 sf | \$12.00 psf |
| Suite L | 1,961 sf | \$12.00 psf |
| Suite P | 1,551 sf | \$12.00 psf |
| Suite J | 4,922 sf | \$10.00 psf |
| Suite K | 25,600 sf | \$ 9.00 psf |

(* plus CAM charges)



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BELLEMEADE PLAZA

SUITE K: ENDCAP / ANCHOR SPACE



HIGHLIGHTS



Anchor tenant



Great visibility



Prominent signage



Plentiful parking

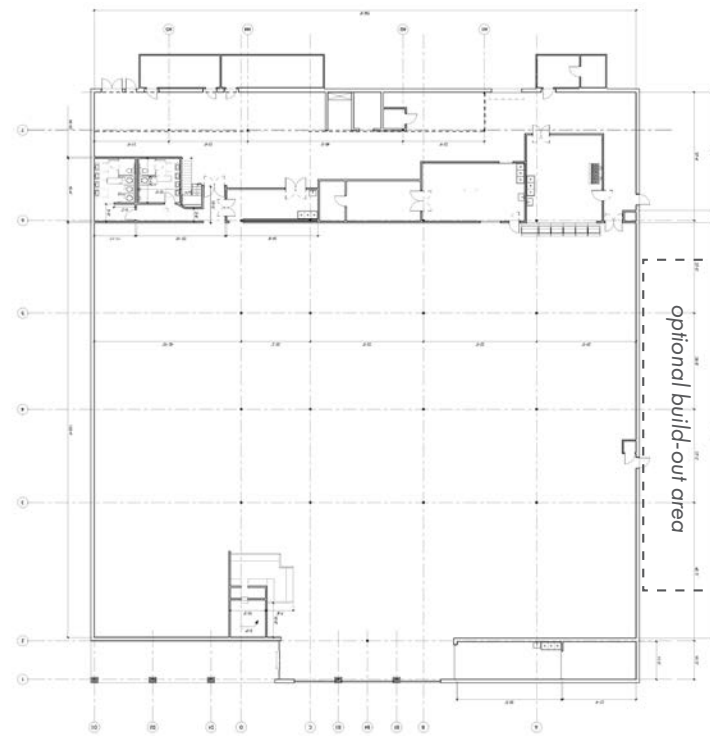


Drive-up window possible

SUITE K SIZE: 25,600 rsf

RENTAL RATE: \$9.00/rsf NNN

BUILD-OUT: An ATM or drive-thru window can be constructed on the Bellemeade Blvd side with additional drive-thru lane via the service road behind the center



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CLOSE AERIAL

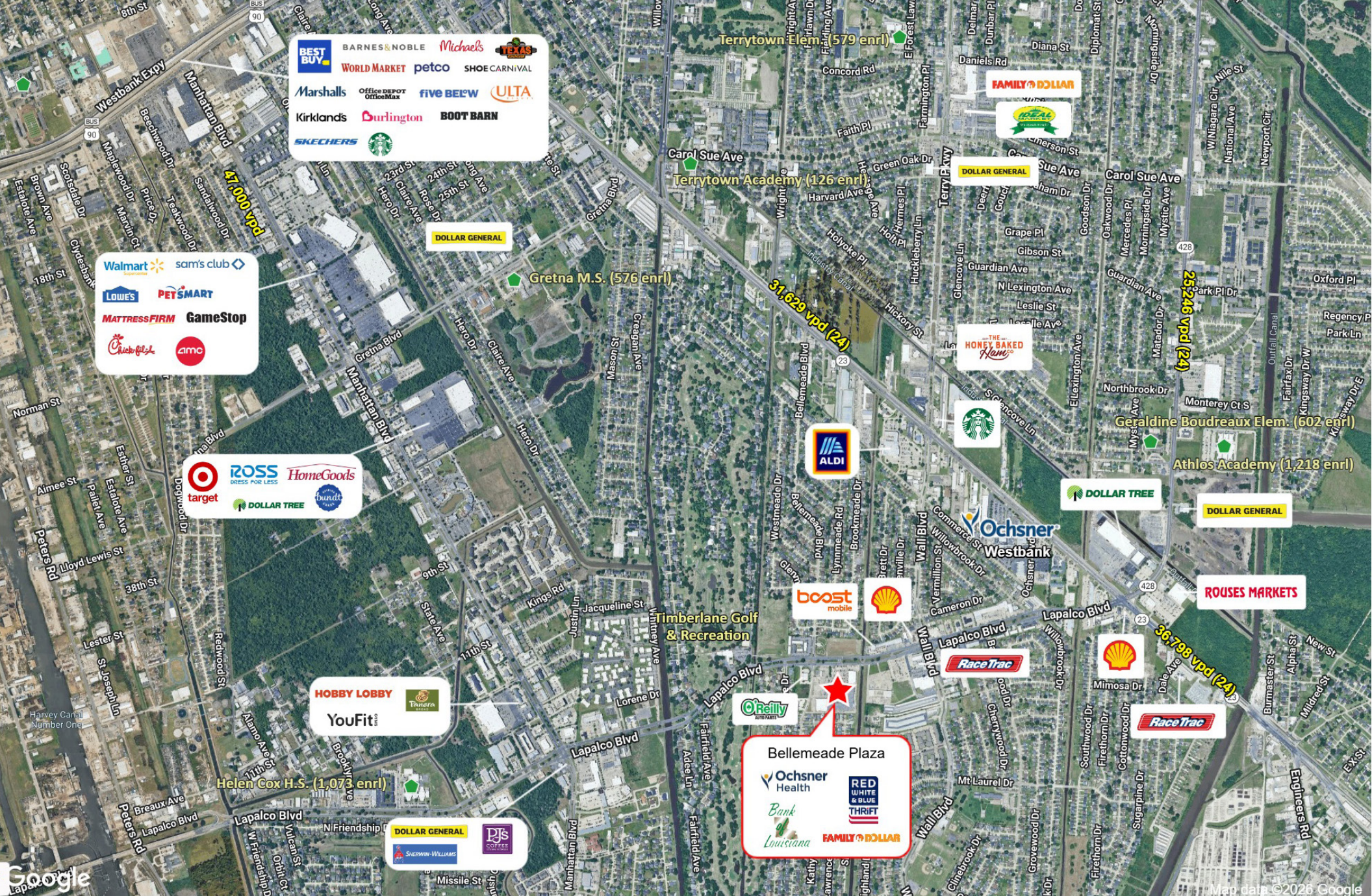


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WIDE AERIAL



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