

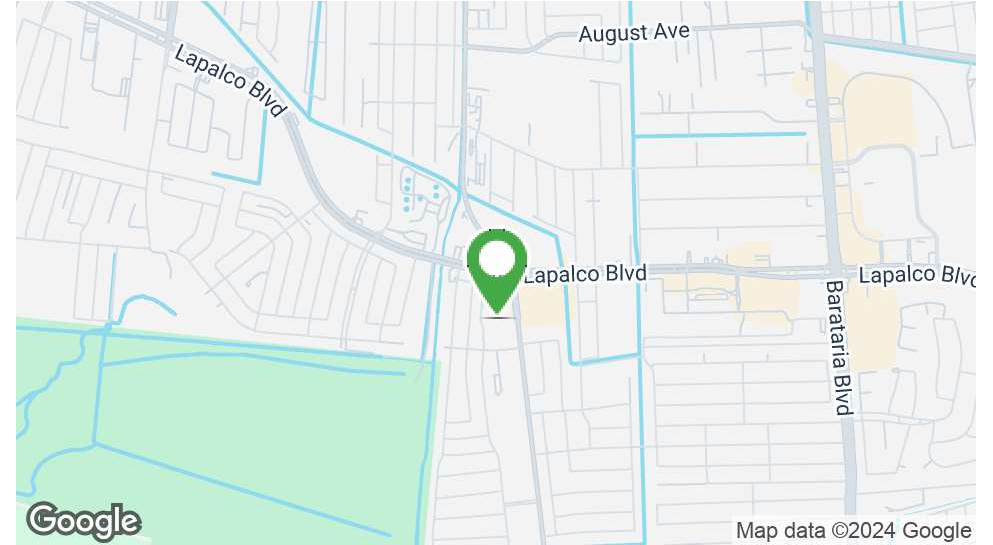


LAST ROUSES OUTPARCEL FOR SALE

6205 Lapalco Boulevard, Marrero, LA 70072

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net



PROPERTY DESCRIPTION

Don't miss the last outparcel left!

Large land site available for sale in Marrero, at the corner of Ames and Lapalco Blvd. This site features over 163' of frontage on Ames Blvd, with direct access to all of the Westbank and a short drive from downtown New Orleans.

The property is adjacent to Rouses Supermarket, Burger King, Popeyes, Citi Place, Family Dollar, and a number of other national retail, restaurant, and service tenants.

OFFERING SUMMARY

Sale Price:	\$346,775
Lot Size:	31,525 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,519	27,788	76,275
Total Population	12,234	72,094	190,288
Average HH Income	\$61,118	\$70,721	\$94,280

LAND FOR SALE

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LAND FOR SALE

SITE PLAN





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LAND FOR SALE

AERIAL



SOUTHEAST
COMMERCIAL
REAL ESTATE





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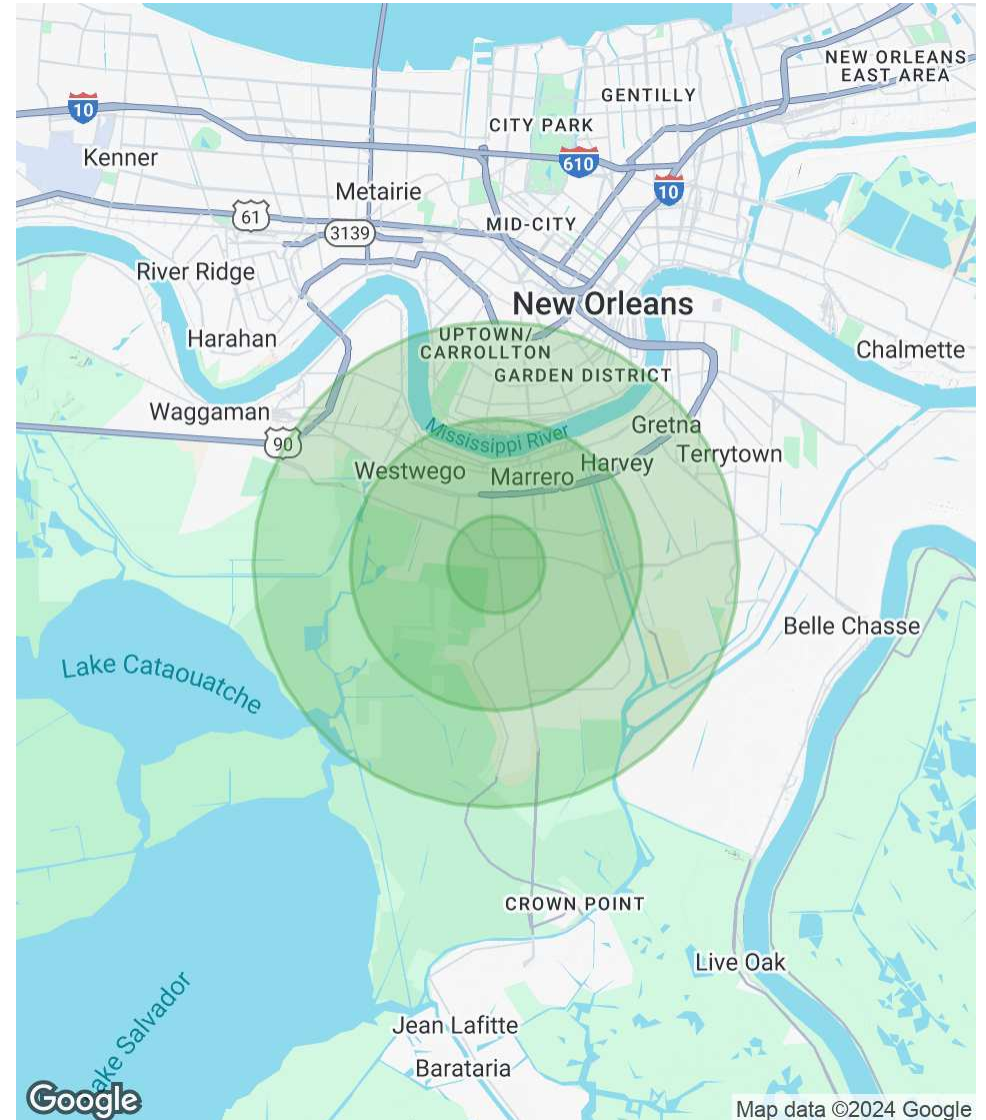
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,234	72,094	190,288
Average Age	40	41	40
Average Age (Male)	39	39	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,519	27,788	76,275
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$61,118	\$70,721	\$94,280
Average House Value	\$189,987	\$218,172	\$386,313

Demographics data derived from AlphaMap



LAND FOR SALE

DEMOGRAPHICS MAP & REPORT



SOUTHEAST
COMMERCIAL
REAL ESTATE