

The image shows a Winn-Dixie + Pharmacy store with a large sign above the entrance. The store is a single-story building with a flat roof and large windows. There are several cars parked in the lot in front of the store. The sky is blue with some clouds. The overall scene is a typical retail environment.

Winn-Dixie
+ Pharmacy



CORPORATE REALTY

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

RETAIL SPACE | FOR SUBLEASE

Well Located Space along Belle Chasse Highway

2112 Belle Chasse Highway

GRETNA, LA 70056

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SUBLEASE NEXT TO ALDI

2112 Belle Chasse Highway, Gretna, LA 70056

DESCRIPTION

This well positioned retail center is located at the intersection of Belle Chasse Highway (31,629 vpd) and Wall Boulevard (9,921 vpd) which provide easy access to the entire Gretna trade area of approximately 180,000 people. Co-tenants include Chase Bank, Popeyes, Gourmet Butcher Shop, Hot Works, and GNC. The center has full access curb cuts to both Belle Chasse Highway and Wall Boulevard for easy customer access.

The space is located within the former Winn-Dixie has been converted into an ALDI. It is 23,290 sf and delivered in raw condition.

OVERVIEW

| | |
|-------------|--|
| SIZE | 23,290 sf |
| DIMENSIONS | 104' x 222'8" |
| LEASE RATE | \$13.00/sf, NNN |
| NET CHARGES | approx. \$4.01/sf |
| PARKING | 73 spaces directly in front of the space plus shared parking throughout the center |



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2112 BELLE CHASSE HIGHWAY

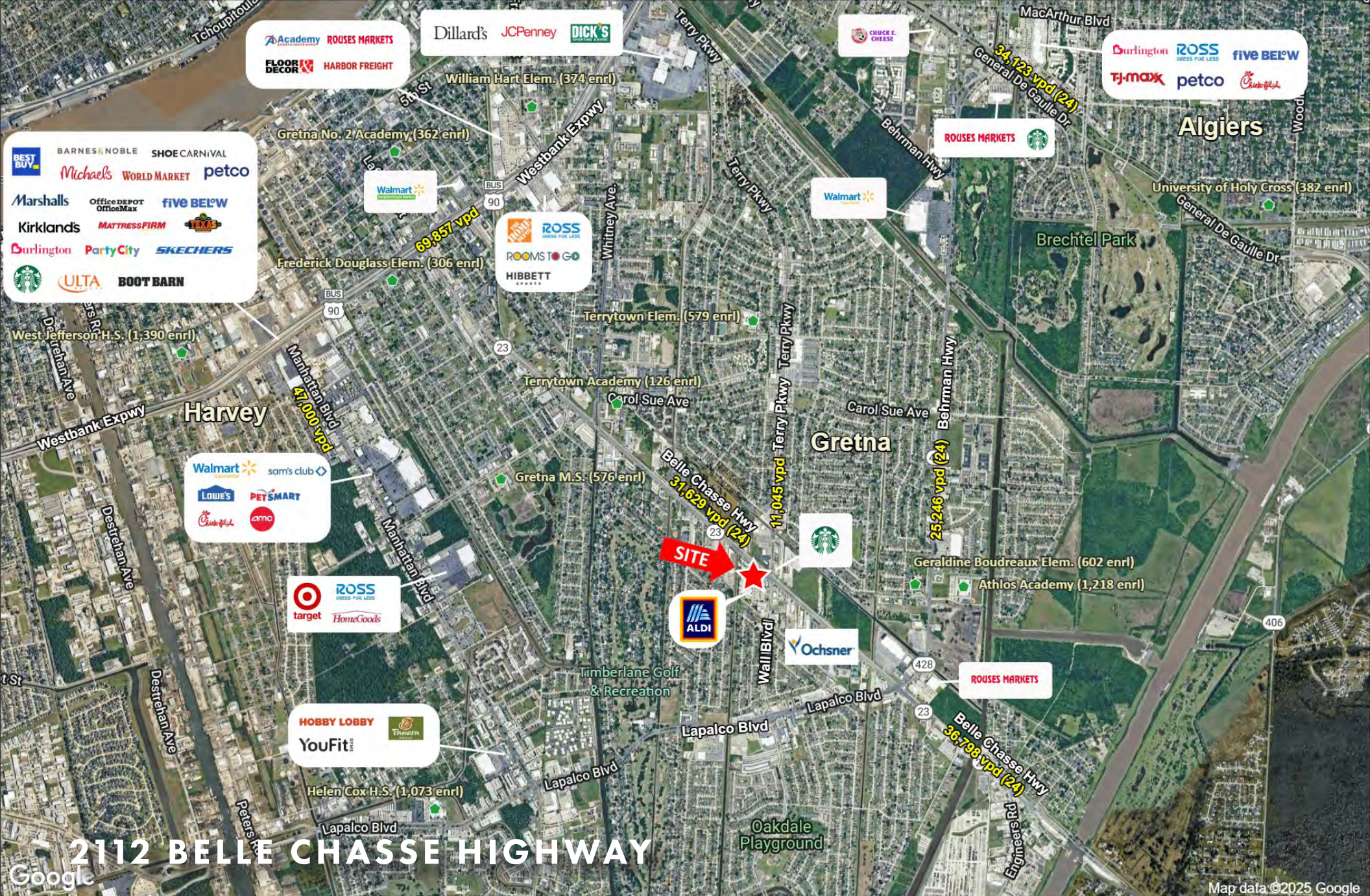


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