

FOR LEASE

Outstanding Retail Center

8400 W. Judge Perez Drive

Chalmette, LA 70043



Investment Summary

- **Great neighborhood center located in St. Bernard Parish. (New Orleans Metro Area)**
- **Surrounded by residential communities**
- **Renovated in 2012 to include New Mechanical, Electrical and HVAC**
- **51,000 sq. ft. center with bays from 994 sq. ft. and up**
- **Bay depth 55' to 75'**
- **Critical mass for shopping in area**
- **Located near Wal Mart and Home Depot**
- **Rates \$16.00 - \$17.00**
- **Net charges approximately \$3.30 / sq. ft.**



Commercial Real Estate Services, Worldwide.

NAI/Latter & Blum, Inc./Realtors
430 Notre Dame Street
New Orleans, LA 70130-3610, USA
www.latterblum.com

Licensed in Louisiana

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. No warranties or representations, expressed or implied are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

Contact Information

Duff Friend, SIOR

Office (504) 569-9351

dfriend@latterblum.com

FOR LEASE

8400 W. Judge Perez Drive
Chalmette, LA 70043



RENOVATIONS TO CHALMETTE SHOPPING CENTER
CHALMETTE, LOUISIANA

09-27-11



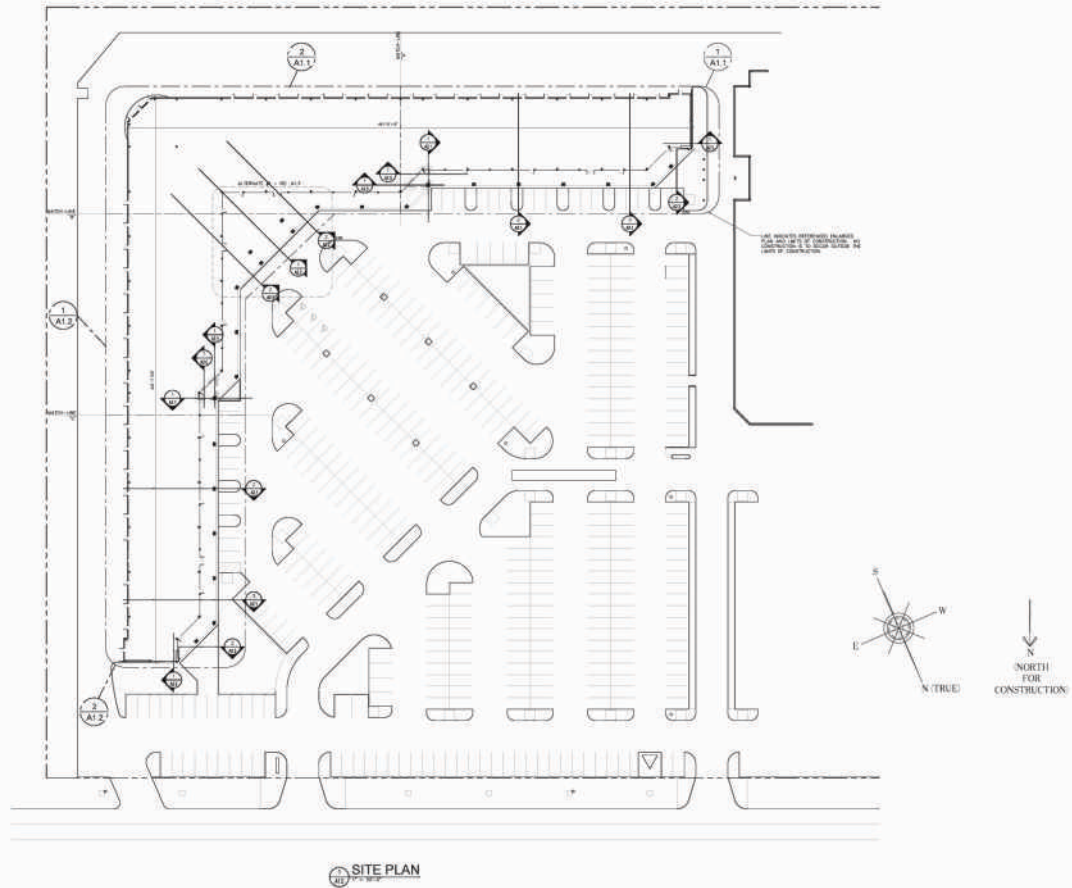
RENOVATIONS TO CHALMETTE SHOPPING CENTER
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Chalmette, LA 70043



SCHWEGMANN CHALMETTE PLAZA
JUDGE PEREZ DR & ROCKHAM AVE
CHALMETTE, LOUISIANA

ZITO-RUSSELL
ARCHITECTS P.C.
1001 PINE ST., SUITE 200
NEW ORLEANS, LA 70112-3444
PHONE: (504) 581-4400
FAX: (504) 581-4401

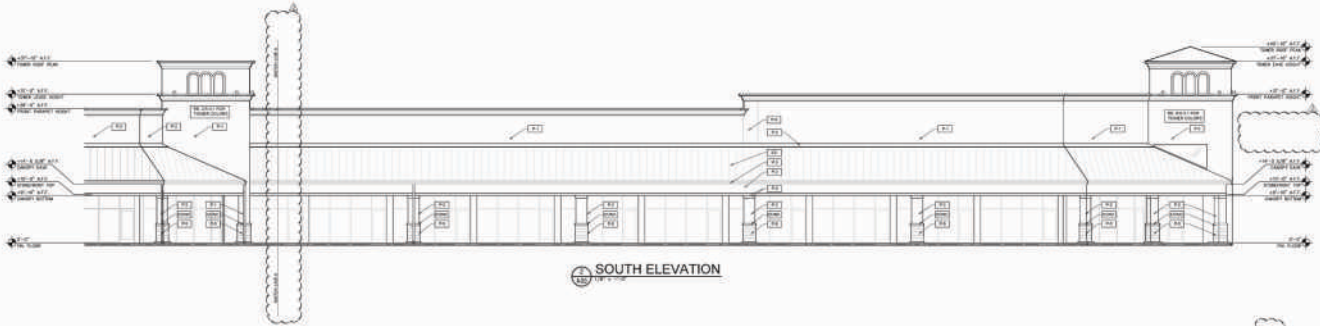
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BY: [Signature]
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SHEET: A-1.0
CONSTRUCTION

FOR LEASE

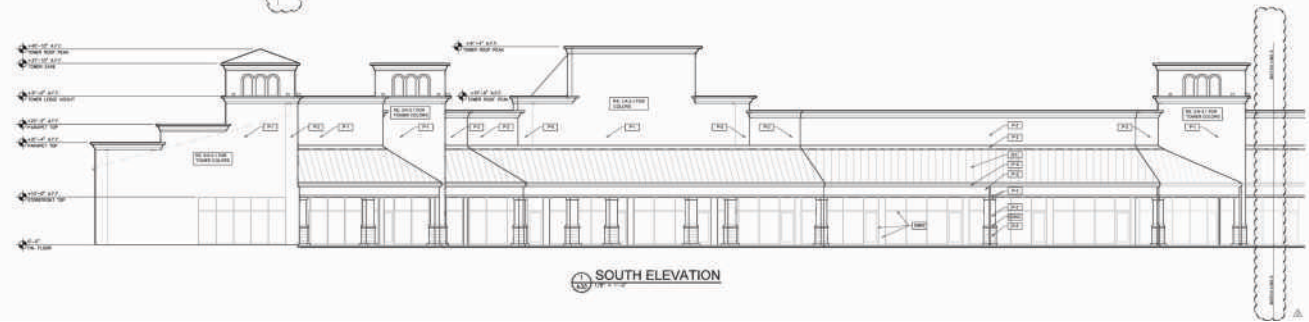
8400 W. Judge Perez Drive
Chalmette, LA 70043



ENLARGED STOREFRONT ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION

SCHWEGMANN CHALMETTE PLAZA
JUDGE PEREZ DR & JACKSON AVE.
CHALMETTE, LOUISIANA

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ARCHITECTS, P.C.
1000 Poydras Street, Suite 2000
New Orleans, LA 70112
Phone: (504) 581-1000
Fax: (504) 581-1001

REVISIONS	
1	ISSUED FOR PERMIT
2	REVISED PER CITY OF CHALMETTE
3	REVISED PER CITY OF CHALMETTE
4	REVISED PER CITY OF CHALMETTE
5	REVISED PER CITY OF CHALMETTE
6	REVISED PER CITY OF CHALMETTE
7	REVISED PER CITY OF CHALMETTE
8	REVISED PER CITY OF CHALMETTE
9	REVISED PER CITY OF CHALMETTE
10	REVISED PER CITY OF CHALMETTE
DATE: 06/10/2011	
SHEET: A-3.0	
SCALE: 1/8" = 1'-0"	

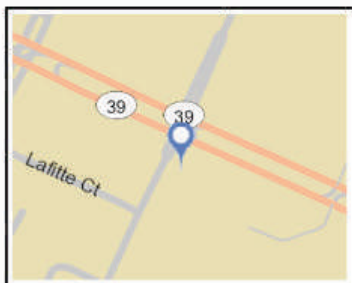


Traffic Count Map

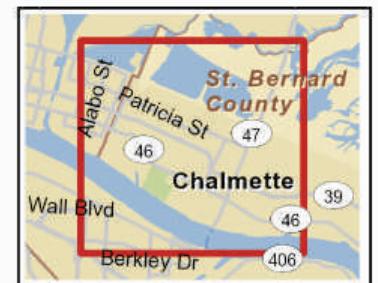
Prepared by NAI Latter & Blum

Retail Center
8400 W Judge Perez Dr, Chalmette, LA 70043-1655
Ring: 1, 1.5, 2 Miles

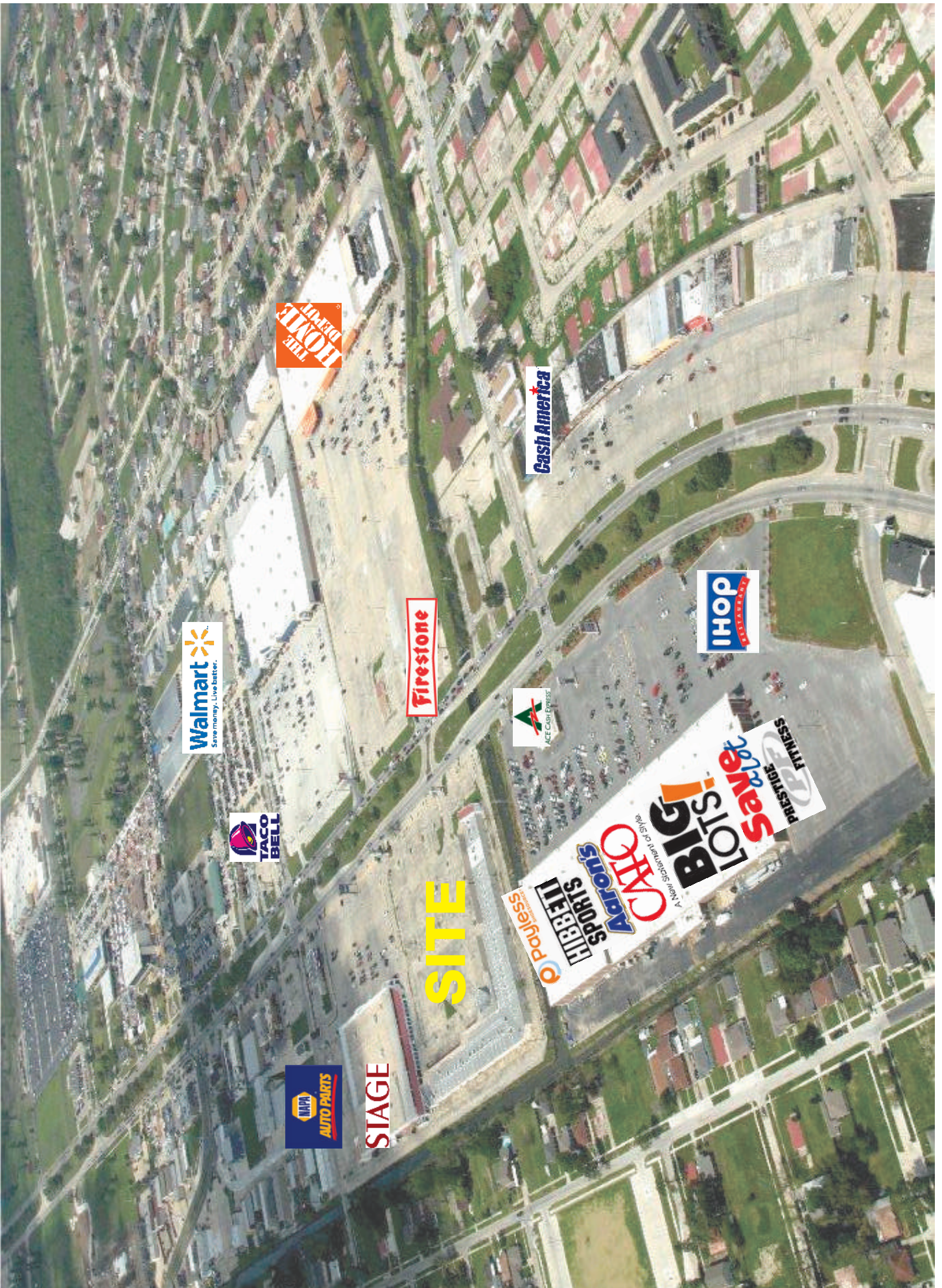
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Longitude: -89.978006



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



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Firestone

IHOP

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TACO BELL

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STAGE

SITE