



±10,900 SF MEDICAL OFFICE AT EXTREMELY VISIBLE INTERSECTION

1849 BARATARIA BLVD MARRERO, LA 70072



OFFERED FOR LEASE

LEASE RATE: \$17 SF/YR (NNN)

±3,930 - 10,900 SF

- Located at intersection of Barataria Blvd and Promenade Blvd (±40,321 daily traffic)
- Previously utilized as a Fresenius Dialysis Center, space delineation possible
- Located in retail-dense corridor featuring Walmart, Home Depot, and Lowe's
- NNN Lease Type

CONTACT:

ADRIEN FOLEY NOAH LOVELAND
504.352.3783 225.955.8546

800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for lease, 1849 Barataria Blvd is located at a highly visible intersection, Barataria Blvd and Promenade Blvd ($\pm 40,321$ daily traffic).
- Suite A was previously utilized as a Fresenius Dialysis Center. The suite is equipped with a reception area, exam rooms, offices, conference rooms, a kitchen / break room, an open area, and a climate controlled storage area.
- Landlord open to Tenant Improvement or space delineation for qualified tenants. The suite can be divided into two smaller suites, Suite B (proposed $\pm 6,970$ SF) and Suite C (proposed $\pm 3,930$ SF). The proposed divisions are flexible – Contact broker to discuss specific requirements.
- The adjacent suite is operating as an Ochsner Urgent Care.
- The property is equipped with a large parking lot which is ADA accessible with a covered drop off.

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FLOOR PLAN

1849 BARATARIA BLVD SUITE A – ±10,900 SF



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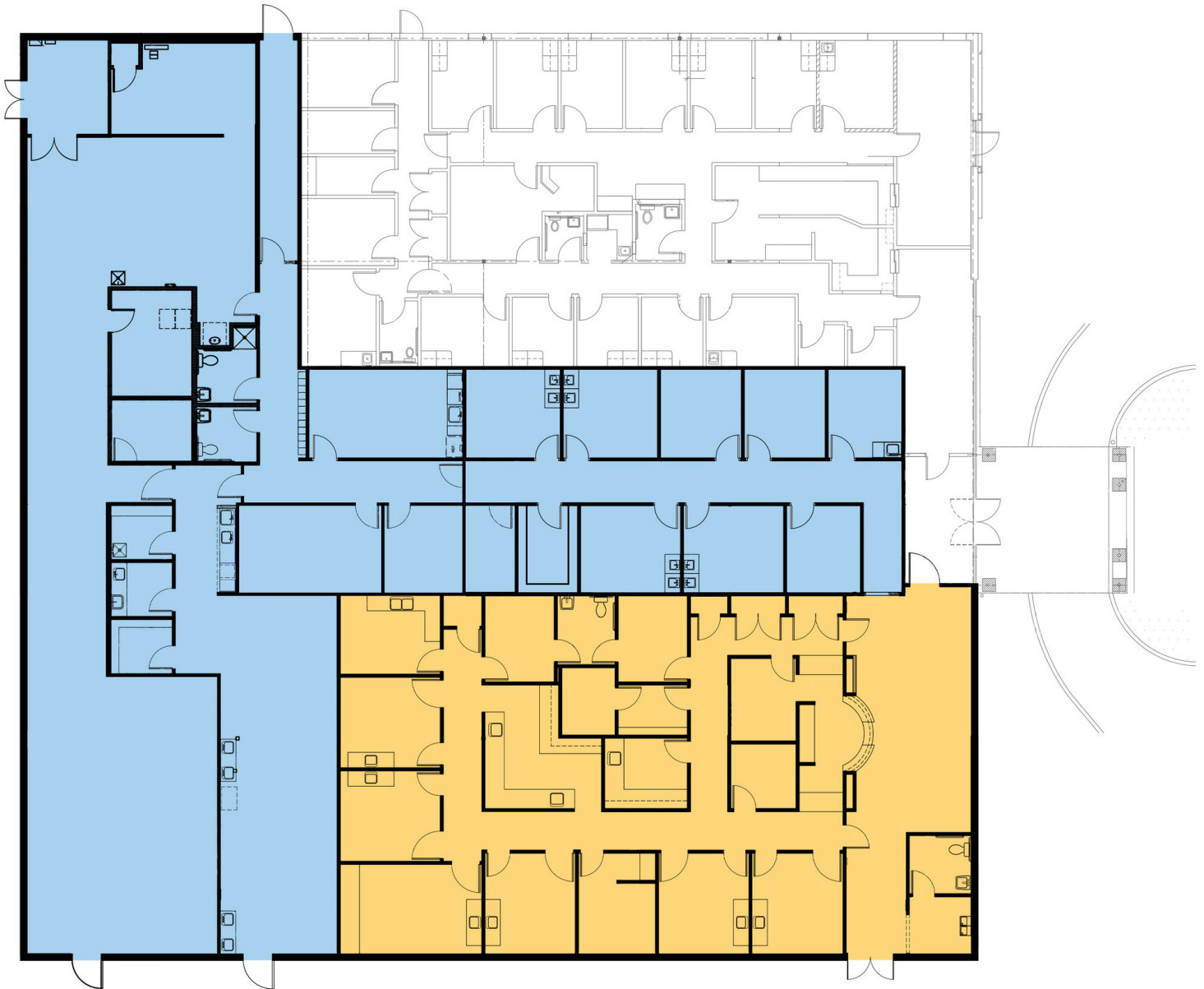
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PROPOSED DELINEATION

1849 BARATARIA BLVD

■ SUITE B – ±6,970 SF ■ SUITE C – ±3,930 SF



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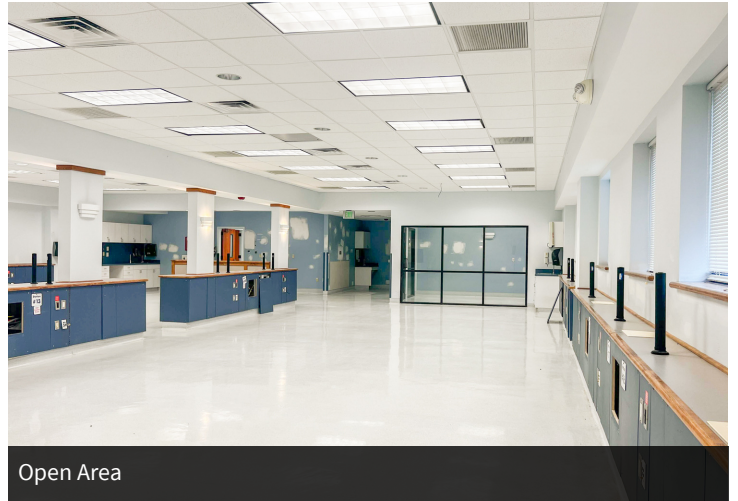
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INTERIOR PHOTOS



Reception / Lobby



Open Area



Exam Room



Storage



Hallway



Restroom with Shower

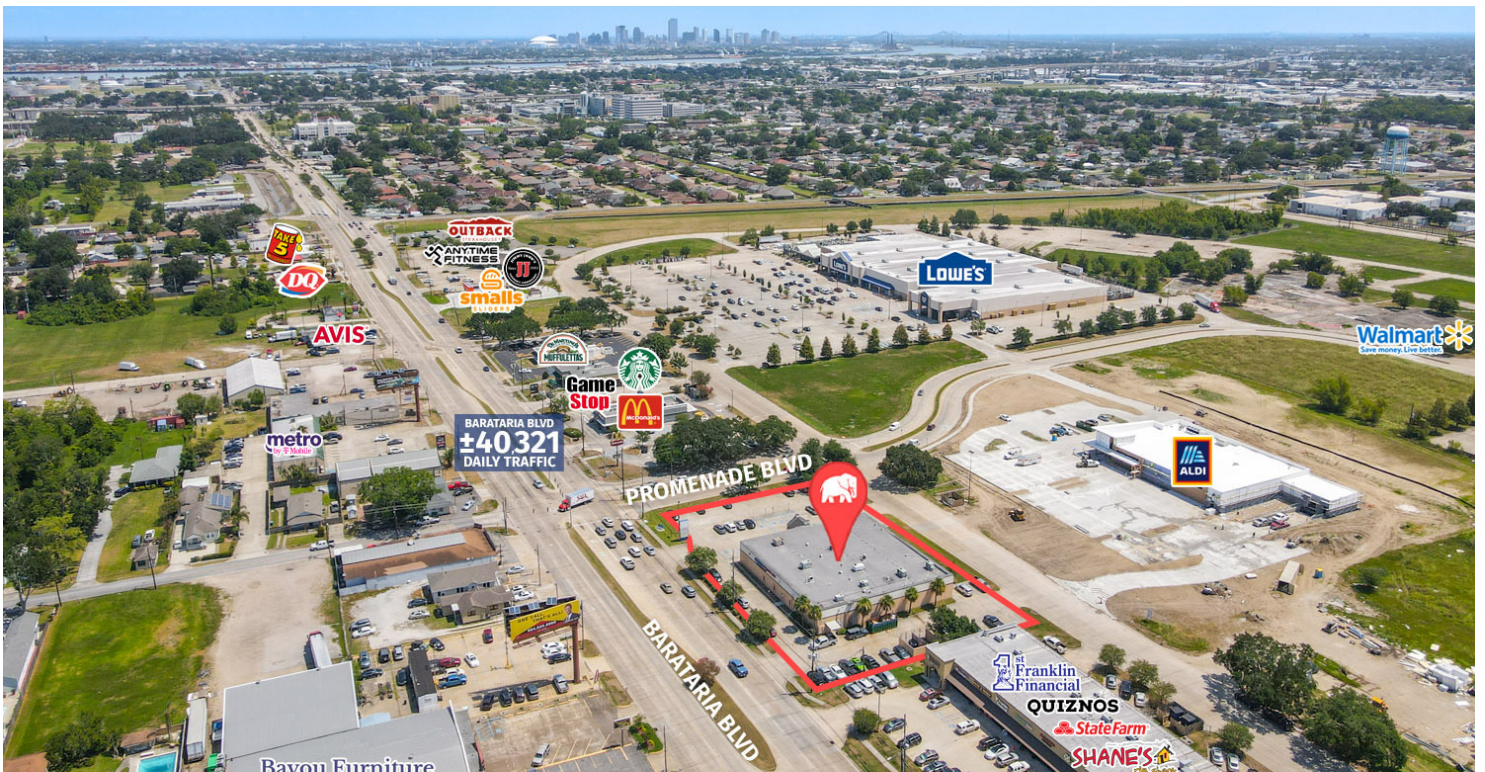
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AERIAL PHOTOS



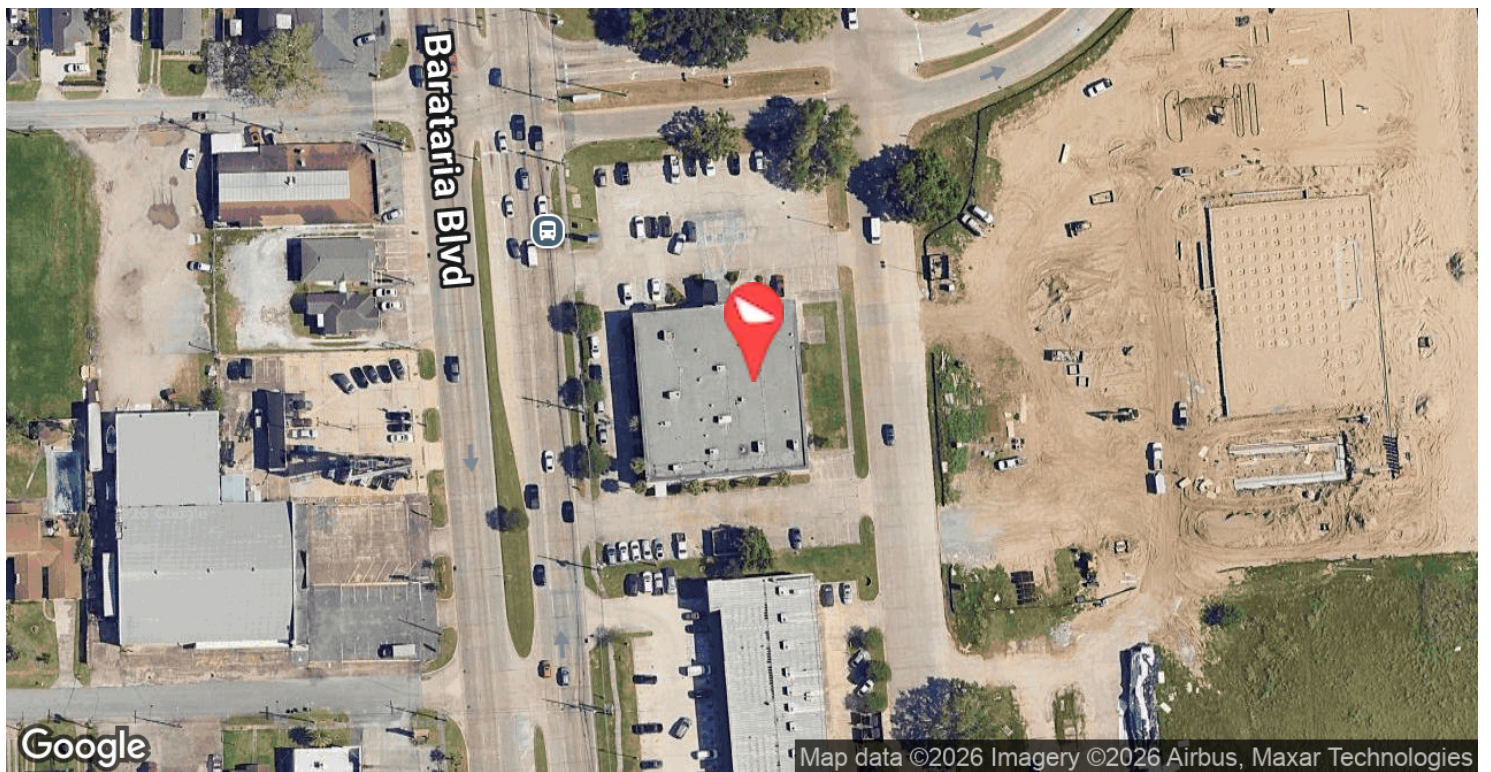
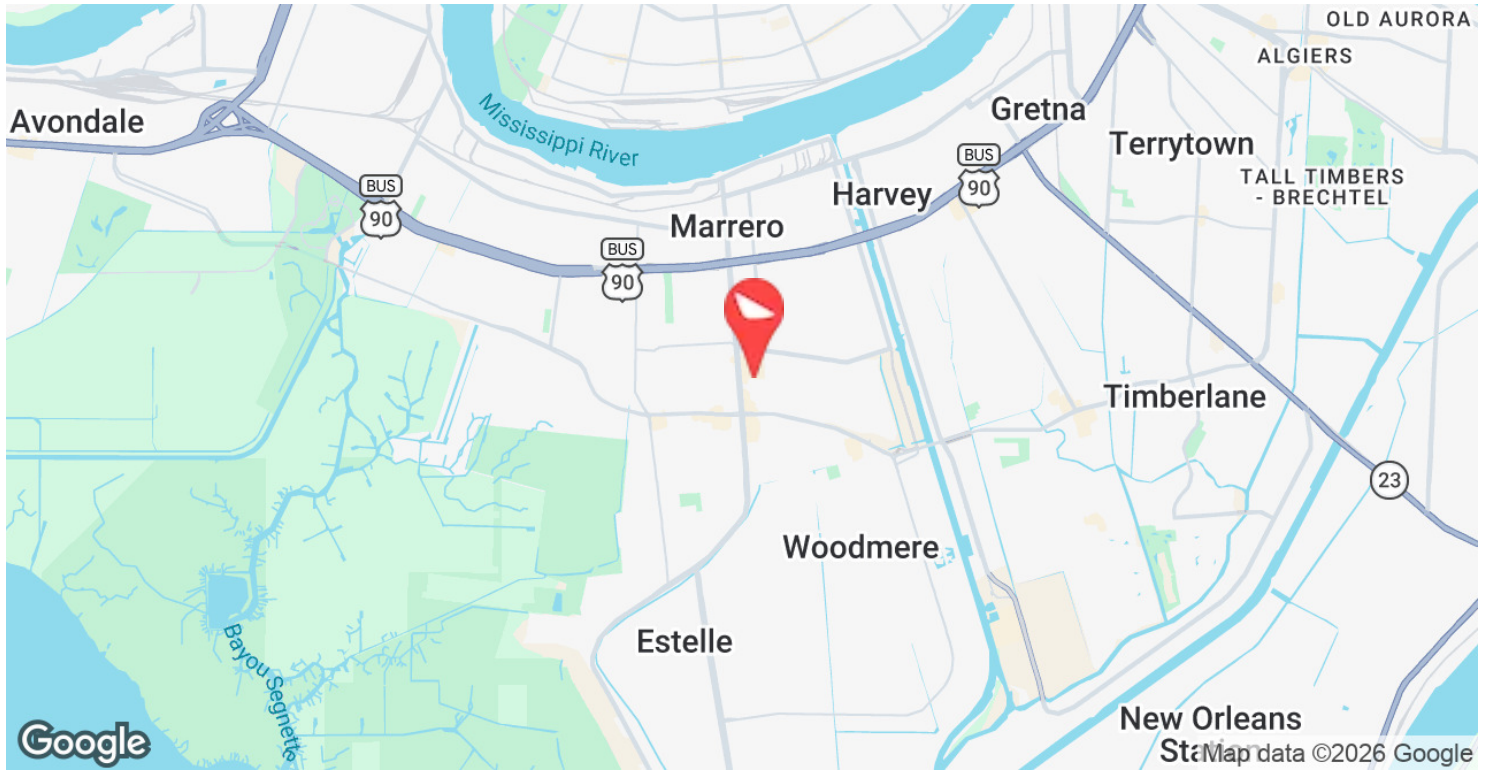
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LOCATION MAP



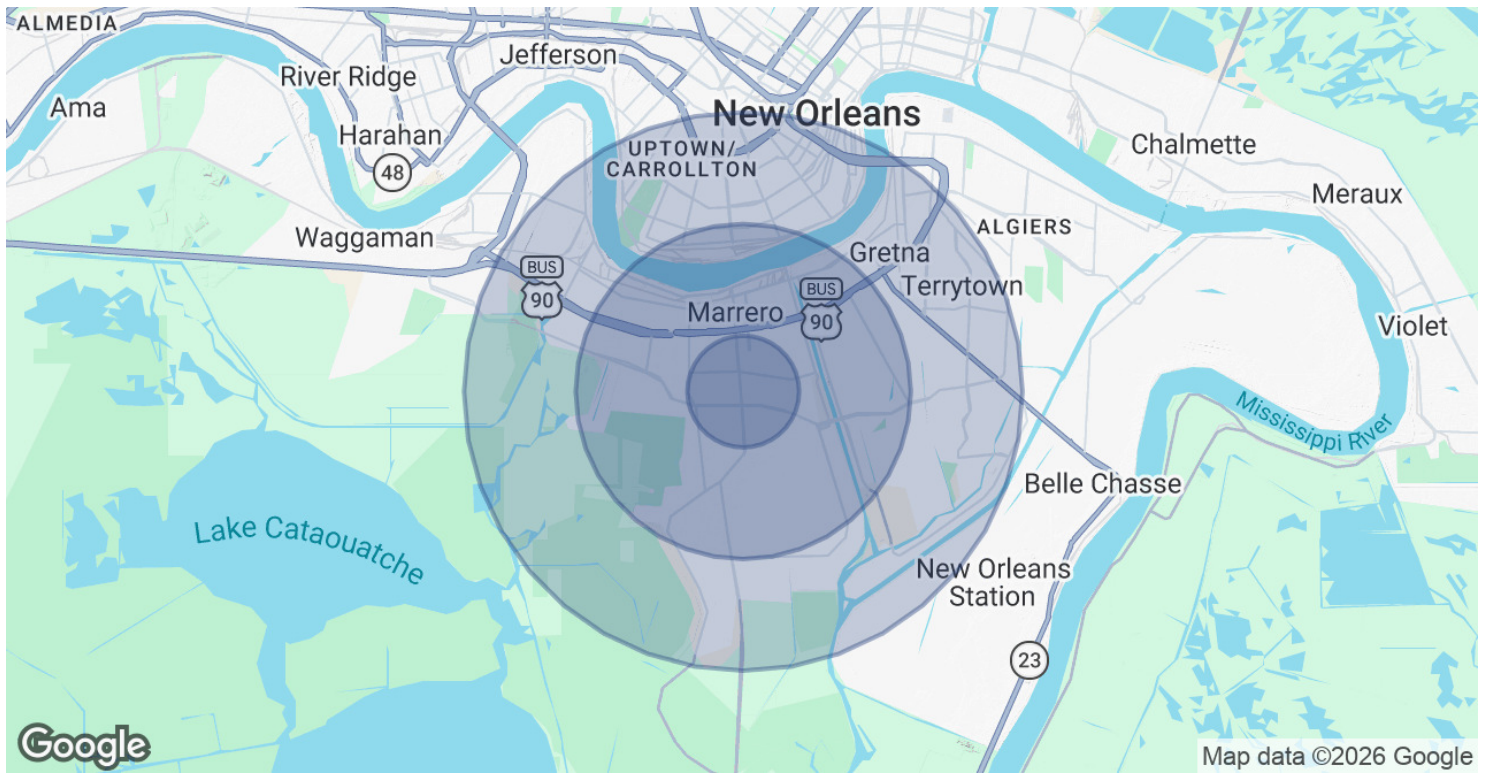
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,860	89,616	240,373
Average Age	47.5	40.8	38.9
Average Age (Male)	43.9	38.9	38.0
Average Age (Female)	47.3	41.4	39.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,351	36,238	106,342
# of Persons per HH	2.4	2.5	2.3
Average HH Income	\$66,370	\$61,068	\$70,229
Average House Value	\$192,117	\$176,587	\$256,109

2020 American Community Survey (ACS)

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