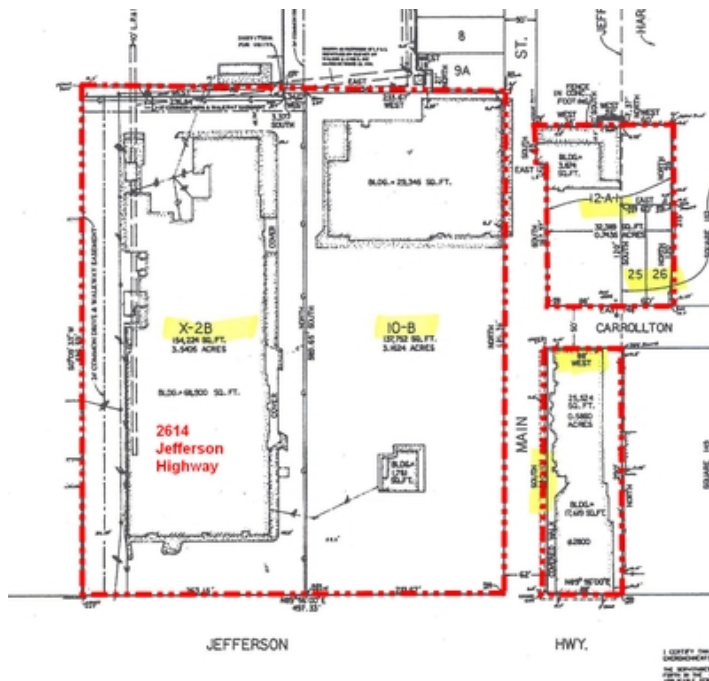


Former Jefferson Plaza Shopping Center

2614 Jefferson Highway, Jefferson, LA 70121



Listing ID: 2045303
 Status: Active
 Property Type: Retail-Commercial For Sale
 Retail-Commercial Type: Mixed Use, Post Office
 Sale Price: \$6,500,000
 Unit Price: \$43.47 Per SF
 Size: 149,512 SF
 Sale Terms: Cash to Seller



Property Overview

This property is an old shopping center that we have handled for the past 25 years. Previously, the center was 100% occupied and comprised tenants such as a grocery store (A&P), a furniture store, Ochsner Clinic, a school uniform store, a wedding reception facility (The Arrow Champagne Room), a thrift store, a barber shop, a prosthetic store, two restaurants, a shoe store, a camera shop, a United States post office, a dress shop, a toy store and a few other various types of establishments.

The gentleman that we first represented, and his wife, have since died and his son has taken over. Without us knowing, he accepted a buyout from a disreputable developer that proposed to build two high rise towers. One was to be owned and used by Ochsner Hospital while the other was to be high end residential condominiums. For a variety of reasons, the developer went under and the family got the property back after he had already chased all of the existing tenants away. Since we have begun advertising the property, many of the old tenants have called and expressed a desire to return to the shopping center, if possible. This property DID NOT flood from Hurricane Katrina and is a most remarkable location.

The family has recently agreed to allow me to sell off sizeable portions ,or a pad site, of the land at \$50.00 p.s.f. Recently, CVS, Walgeeens snd Popeye's have acquired smaller parcels of land in the immediate area and paid

More Information Online

<http://resi1031.catylist.com/listing/2045303>



QR Code

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between \$40 - \$50.00 p.s.f. So, the family is open to ideas and offers where previously only the entire parcel could be acquired.

Listing Details

General Information

Listing Name:	Former Jefferson Plaza Shopping Center	Total Land Size:	349,889 SF
Retail-Commercial Type:	Mixed Use, Post Office, Restaurant, Service Station/Gas Station, Street Retail	Sale Price:	\$6,500,000
Property Use Type:	Vacant/Owner-User	Sale Terms:	Cash to Seller
Building Size (RSF):	149,512 SF	Tenancy:	Multiple Tenants

Area & Location

Market Type:	Medium	Largest Nearby Street:	Causeway
Retail Clientele:	General, Family, Business	Transportation:	Bus, Shuttle, Highway, Taxi
Property Located Between:	Causeway & Labarre	Highway Access:	Great
Side of Street:	South	Site Description:	anold shopping center that needs ot be torn down and rebuilt
Road Type:	Paved		
Property Visibility:	Excellent		

Building Related

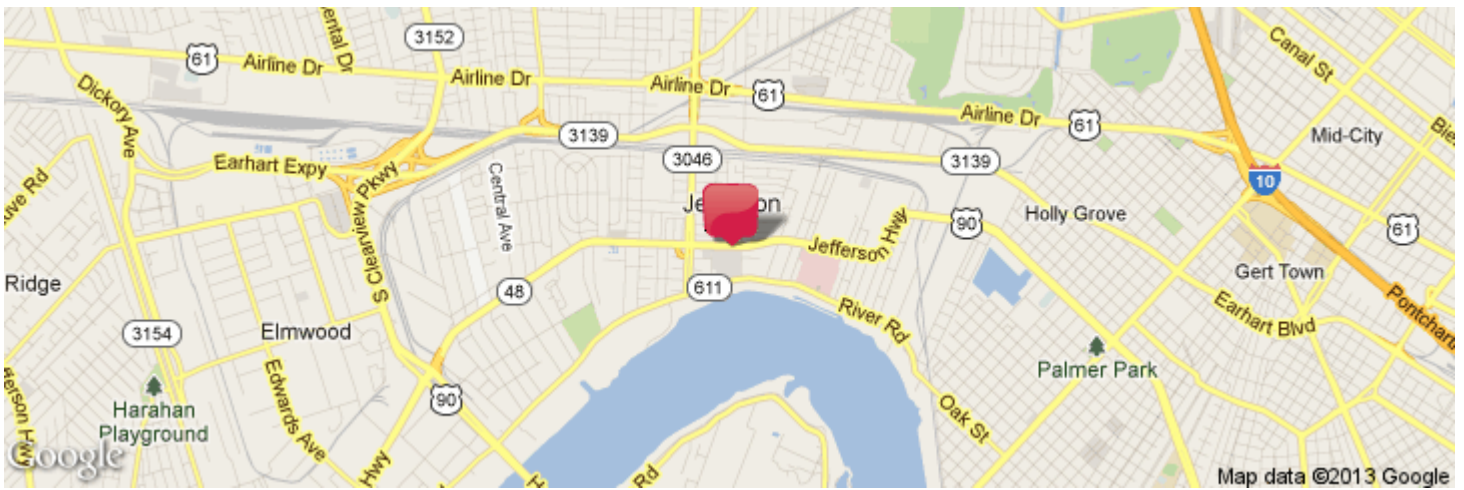
Total Number of Buildings:	4	Total Parking Spaces:	600
Number of Stories:	1	Parking Type:	Surface
Property Condition:	Poor	Heat Type:	Electricity, Gas
Year Built:	1966	Heat Source:	Central
Construction/Siding:	Block	Air Conditioning:	Package Unit

Land Related

Zoning Description:	C2	Soil Type:	Mixed
Lot Frontage (Feet):	585	Easements:	Electric Lines, Ingress/Egress, Utilities
Lot Depth:	585	Land Ownership:	fee simple interest. the land is owned
Topography:	Level		

Location

Address:	2614 Jefferson Highway, Jefferson, LA 70121	MSA:	New Orleans-Metairie-Kenner
County:	Jefferson	Submarket:	Airport-Metairie-Kenner



Property Contacts

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