

FOR SALE

**Former General Cinema 9-Screen Theatre
on 8.935 acres, to be sold all or part
Kenner, Louisiana**



Location:

The property is located on the Ring Road of The Esplanade Mall.

Prices:

\$2,500,000.00 (8.935 acres)
\$1,125,000.00 (3.117 acres)
\$1,015,000.00 (2.746 acres)
\$775,000.00 (1.979 acres)
\$425,000.00 (1.093 acres)

Property Description:

This site is improved with a 39,361 square foot, 9-screen theatre building with a total of 828 parking spaces.

Site Area:

8.935 acres or sold in the following parcels:
3.117 acres
2.746 acres
1.979 acres
1.093 acres

Zoning:

Land use plan. Any proposed development on this site is subject to approval of the Kenner Planning Commission and City Council.

Comments:

The owner may consider subdividing the property into up to four (4) parcels as long as the owners feel that they can sell at least two (2) of the four (4) parcels. The property enjoys a perpetual servitude of passage over and across the Esplanade Mall and over the Ring Road. Some uses are restricted by the Mall.

FOR FURTHER INFORMATION, PLEASE CONTACT:

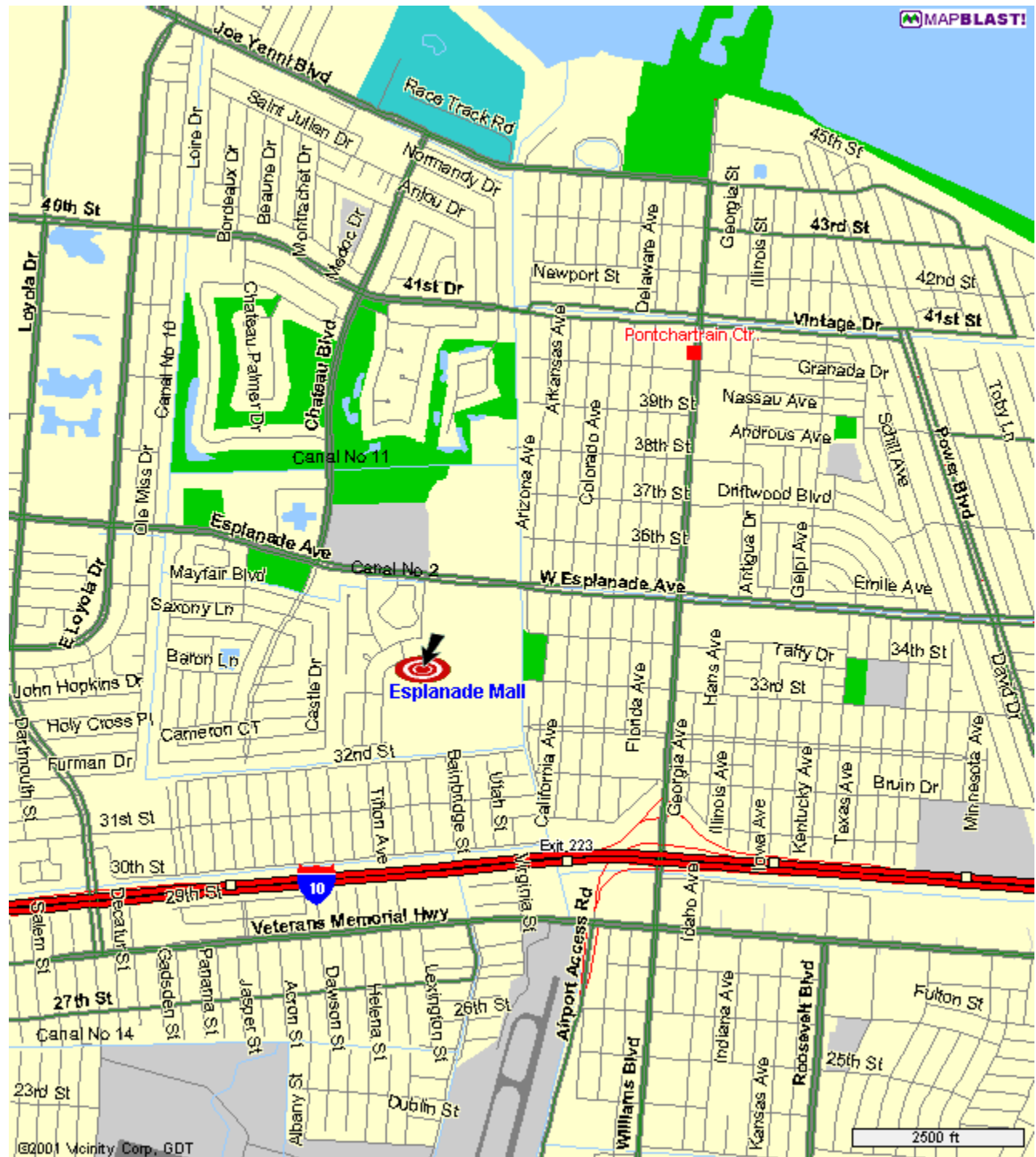
Bobby Talbot, CCIM
(504) 525-9763 – Office
(504) 237-1266 – Mobile

Email: btalbot@talbot-realty.com

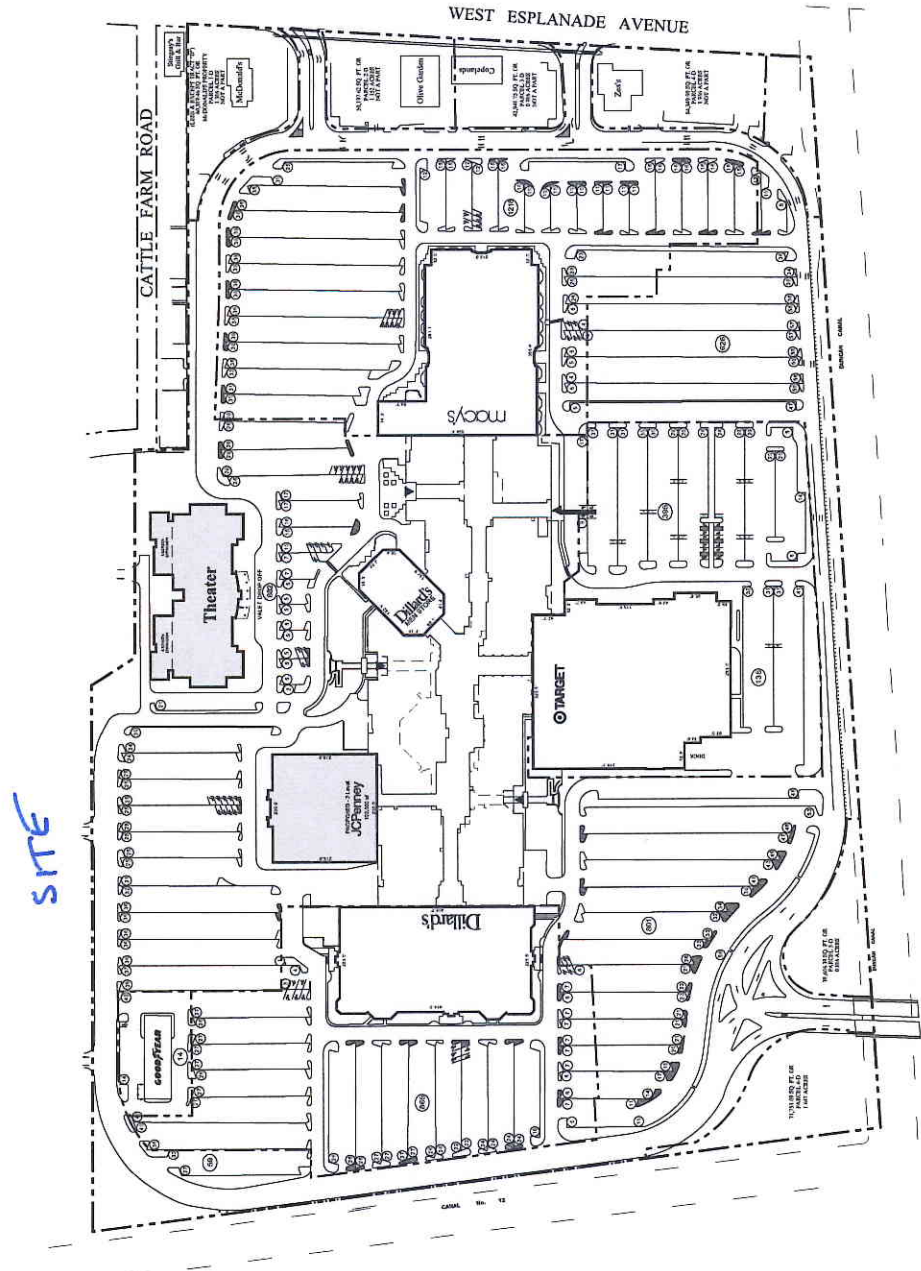
Bob Talbot
(504) 525-9763 – Office
(504) 319-5277 – Mobile

Email: info@talbot-realty.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. APRIL 2011



This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by Landmark that the Center, Common Areas, buildings and/or areas will be as illustrated on this exhibit, or that any tenants which may be represented on this exhibit will be as represented on this exhibit. Landmark reserves the right to modify the layout, configuration and occupants of the Center at any time.



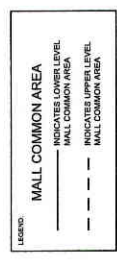
Project Data

DILLARDS	177,640
DILLARDS MEN STORE	46,600
MACY'S	235,518
TARGET	288,000
Total Department Store GLA	688,358
Level 01	187,209
Level 02	101,142
Total Small Shops GLA	355,574
Total GLA	954,972
TOTAL PARKING SPACES: 5544	
SPACE/1000 SF OF GLA: 5.88	

Proposed

New Construction	100,000
JCPENNEY	60,112
THEATRE	160,112
Total New Construction GLA	160,112
Total GLA	1,115,024
TOTAL PARKING SPACES: 4985	
SPACE/1000 SF OF GLA: 4.46	

Modified: August 12, 2010



Development Site Plan

0 125 250 DP23-1

The Esplanade
1401 West Esplanade
Kenner, LA 70065
CORP # 5247

SIMON®

S.O. NO. 7232 *
PARCEL 21-B-H-1

S.O. NO. 5931
PARCEL G

24.9 UNITS PER ACRE

PARCEL 22 B

PARCEL 22 A
S.O. NO. 2758

S.O. NO. 6428 PARCEL C	S.O. NO. 6981 * PARCEL D1	S.O. NO. 6393 PARCEL E1	S.O. NO. 737 * PARCEL F
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1-D S.O. NO. 6001
2-D * S.O. NO. 6805
3-D S.O. NO. 7164
4-D-1 * S.O. 6823
4-D-2

PARCEL A-1 S.O. NO. 2154

PARCEL A-3AX S.O. NO. 7121 *

PARCEL B-1-AI-4

ESPLANADE MALL S.O. NO. 5486

S.O. NO. 5961

PLOT "D"

PARCEL B-1-AI-3

PARCEL B-1-AI-2

1 2 3 4 5 6 7

CATTLE FARM ROAD

RA-4AX

RA-4AY

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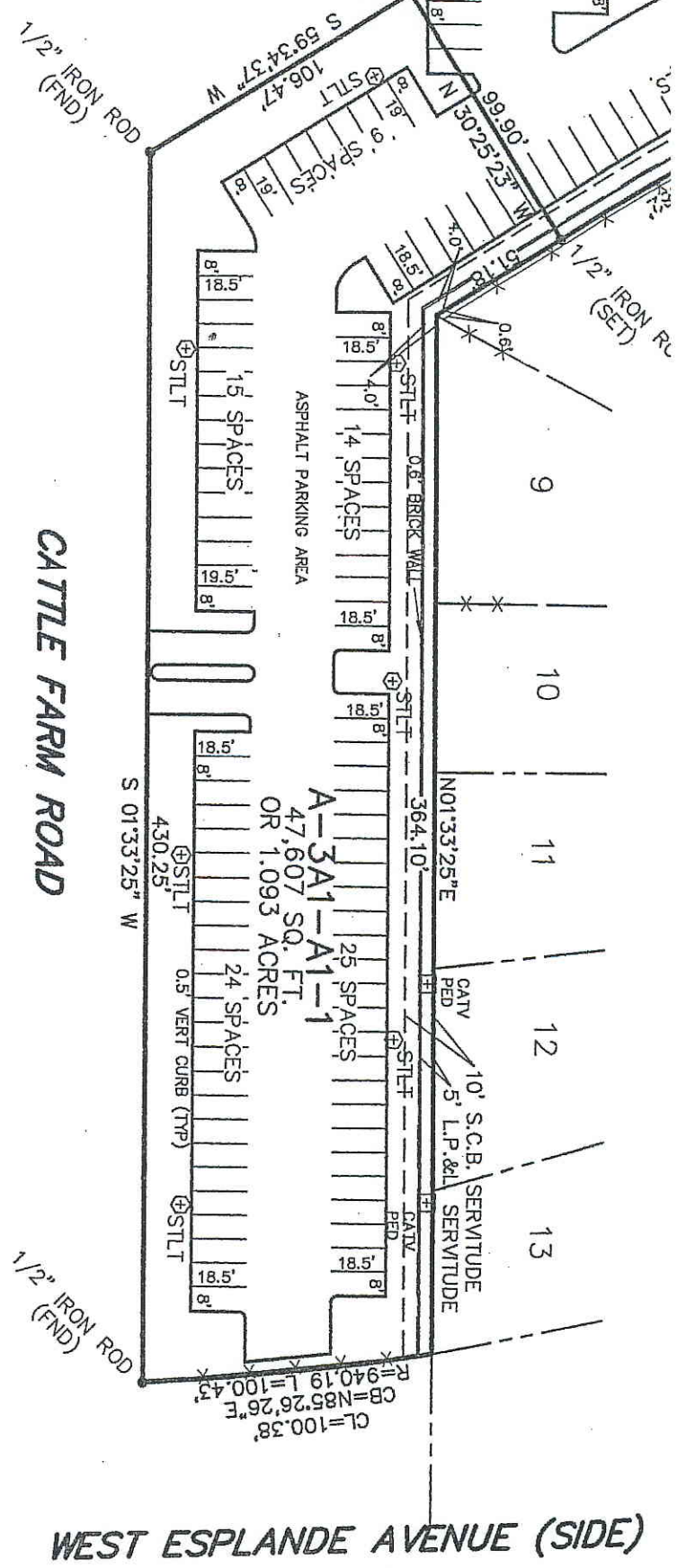
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CATTLE FARM ROAD

WEST ESPLANADE AVENUE (SIDE)

LOT A-3A1-A1
 INTO LOTS A-3A1-
 & A-3A1-A1-4
 CITY OF KENNE

The Servitudes and Restrictions shown on this survey are limited to those set forth in the description furnished us and there is no representation that all applicable Servitudes and Restrictions are shown hereon. The surveyor has made no title search or public record search in connection

SCALE: 1" = 6'

DATE: DECEMBER 14

Find what you're looking for and more.

◆ THE ESPLANADE ◆

Store Category and Location

(Area Code for all telephone numbers is 504)

Department	Store	Phone Number	Department	Store	Phone Number	
Department Stores	Dillard's	468-6050	Gifts/Books/Sundries	N Amy's Country Candles	467-8700	
	Dillard's Men's Store	468-6050		E Bath & Body Works	467-9722	
	Macy's	465-3985		Z0 Dead Sea Spa	464-1923	
	Mervyn's	464-8834		F Disney Store	466-7422	
	Children's Apparel	37 Baby's Closet		472-6065	I Family Bookstore	467-1677
		F The Children's Place		467-4316	E Codina Chocolatier	464-6422
		E Cap Kids/Baby Cap		464-6556	N Jazzy Bear Workshop	467-7278
		E Gymboree		464-4877	E J-C Fragrance	464-1188
		E Kids Foot Locker		461-0634	L Lynn's Hallmark	466-7398
		D Limited Too		469-4498	I7 SOI Natural Candles	469-2792
N Nouveaux Ladies & Kids		712-0920	I New Orleans Lagniappe	471-0811		
H Old Navy		441-8654	44 Proactiv	467-3122		
C Rave Girl		467-9062	F Sarriso Surprises	464-4140		
N Stride Rite		466-5024	O Spencer Gifts	466-0657		
Entertainment/Electronics	K Coin It Up	464-0069	Q Things Remembered	468-2045		
	I EB Games	464-4130	C Victorias Secret Beauty	464-4187		
	B EYE-For Your Entertainment	465-0195	P Waldenbooks/Walden Kids	467-4597		
	P Game Trader	469-1550	C Home Furnishings	464-4662		
	37B Kiddie Rides	472-6222	I Deck the Walls	467-5772		
	2 MadWay Motion Ride	468-8738	D Decorating Your House	463-3393		
	22 Massage Chairs	468-8738	C Kirklunds	469-6179		
	C Suncoast Motion Picture	468-8738	E Kirchens	443-4777		
	Fashion Accessories	L Claire's Accessories	467-8882	N Select Comfort	467-1555	
		A Classique	712-0016	O Fast Fix Jewelry Repair	465-0441	
26 Everlasting Images		441-9477	J Friedman's Jewelers	464-4521		
35 Fashions in Jewelry		472-6222	N Gordon's Jewelers	469-1961		
K Hat Shack		467-6069	D Kay Jewelers	467-2249		
9 H-O-Silver		466-6949	K Mr. Goldman	464-5717		
I Runway Couture		466-7440	L Watch Station	466-0828		
P Sunglass Hut		467-3883	L Zalus Jewelers	465-5336		
B The Shade Tree		464-1330	Men's Apparel	D Aeropostale	469-1833	
33 Wards Outlet		467-2249		O Outfitters	464-6556	
Food Court	K Fuddruser Cafe	471-0202		D Express Men	464-1603	
	K Magic Kitchen	466-9570		E Cap	464-0040	
	K Manchu Wok	712-8060		M Hollister Co.	712-1870	
	K Sbarro Italian Eatery	465-9293		L Hot Topic	441-8654	
	K Subway	464-0367		N Nouveaux	471-0046	
	K Taco Bell			H Old Navy		
	K Wendy's			L Pacific Sunwear		
	Professional Services	12 Alltel		712-1972	Restaurants	A Cafe du Monde
		C Best Image	712-7970	L CheckRite		469-9845
		21 Cingular Wireless	471-4967	I Zsa Zsa		468-7733
6 Discount Connection		461-3773	Shoes	O Baker's		467-9726
K Eplanade Dental Center		467-4555		O Champ's Sports		467-1266
B EyeMasters		467-1555		O Fast Fix Jewelry Repair		469-7800
O Fas Fix Jewelry Repair		443-0881		O Finish Line		471-0102
C H & R Block		464-9188		Q Footaction		464-1941
A Healan Research		465-0444		F Foot Locker		712-0088
P Lenscrafters		468-2261		L Jamman Shoes		461-5066
L MasterCuts	858-2050	N Journe's		461-0634		
10 Mobile One	471-0247	E Kids Foot Locker		466-4840		
15 Nextel	469-6666	O Lady Foot Locker		464-6550		
E Regis Hairstylists	464-5388	I Nine West	468-1640			
K Rose's Nails	469-4375	O Payless Shoe Source	466-2919			
K Sprint	469-3303	O Rack Room Shoes	469-2794			
5 T-Mobile	464-6-211	O Shoe Department	464-0267			
C Trade Secret	464-4800	N Sports Avenue	466-5024			
J Verizon Wireless	472-4300	N Stride Rite				
42 Wireless Nation		Specialty Apparel	N After Hours Footwear	468-3815		
Women's Apparel	K Elie Fashions		464-4696	D Aeropostale	466-0828	
	O Frederick's of Hollywood		467-0655	L American Eagle	465-5336	
	K Hat Shack		472-6222	O Outfitters	464-0403	
	P Motherhood Maternity		712-1190	C Ann Taylor Loft	464-6665	
	J T-Shirt Heaven		463-0701	I The Avenue	466-9222	
	C Victorias Secret		468-2045	B Bloom	461-5359	
	Specialty Food		19 Dippin Dots	712-0740	B Body Shop	464-1903
			B General Nutrition Center	466-0060	F Casual Corner Annex	467-8882
			E Codina Chocolatier	464-6422	F Charlotte Russe	464-4696
		L Curbside Courmet		A Classique	468-1813	
O Great American Cookie Co.		466-2447	A Elie Fashions	467-8882		
O Smoothie King		712-9002	C Express	464-6596		
J Vroman World		469-7211	O Frederick's of Hollywood	469-4888		
8 Whatcha Need		382-7785	L Gadzooks	464-6556		
Sporting Goods		J Champ's Sports	467-1266	M Hollister Co.	464-1603	
		O Finish Line	469-7800	O Hot Topic	464-0040	
	Q Footaction	471-0102	A Lane Bryant	712-1190		
	F Foot Locker	464-1941	P Motherhood Maternity	469-3378		
	E Kids Foot Locker	461-0634	N New York & Company	712-0920		
	O Lady Foot Locker	466-4840	B Nouveaux Ladies & Kids	441-8654		
	N Sports Avenue	464-0267	H Old Navy	471-0046		
	Jewelry	O Fast Fix Jewelry Repair	467-1555	L Pacific Sunwear	464-6599	
		J Friedman's Jewelers	469-7172	P Petite Sophisticate Annex	467-6018	
		N Gordon's Jewelers	465-0441	A Rainbow	466-4694	
D Kay Jewelers		464-4521	A Rave	468-2045		
C Mr. Goldman		469-1961	L Runway Couture	468-1889		
K Watch Station		467-2249	D The Limited			
L Zalus Jewelers		464-5717	O Victorias Secret			
Home Furnishings		C Bombay	467-4597	C Wet Seal		
		I Deck the Walls	464-4662	Dillard's	A	1-20
		D Decorating Your House	467-5772		B	21-30
	C Kirklunds	463-3393	C		31-40	
	E Kirchens	469-6179	D		41-50	
	N Select Comfort	443-4777	E		51-60	
	Jewelry	O Fast Fix Jewelry Repair	467-1555		F	61-70
		J Friedman's Jewelers	469-7172		G	71-80
		N Gordon's Jewelers	465-0441		H	81-90
		D Kay Jewelers	464-4521		I	91-100
C Mr. Goldman		469-1961	J		101-110	
K Watch Station		467-2249	K	111-120		
L Zalus Jewelers		464-5717	L	121-130		
Home Furnishings		C Bombay	467-4597	M	131-140	
		I Deck the Walls	464-4662	N	141-150	
		D Decorating Your House	467-5772	O	151-160	
	C Kirklunds	463-3393	P	161-170		
	E Kirchens	469-6179	Q	171-180		
	N Select Comfort	443-4777	R	181-190		
	Jewelry	O Fast Fix Jewelry Repair	467-1555	S	191-200	
		J Friedman's Jewelers	469-7172	T	201-210	
		N Gordon's Jewelers	465-0441	U	211-220	
		D Kay Jewelers	464-4521	V	221-230	
C Mr. Goldman		469-1961	W	231-240		
K Watch Station		467-2249	X	241-250		
L Zalus Jewelers		464-5717	Y	251-260		
Home Furnishings		C Bombay	467-4597	Z	261-270	
		I Deck the Walls	464-4662	AA	271-280	
		D Decorating Your House	467-5772	AB	281-290	
	C Kirklunds	463-3393	AC	291-300		
	E Kirchens	469-6179	AD	301-310		
	N Select Comfort	443-4777	AE	311-320		
	Jewelry	O Fast Fix Jewelry Repair	467-1555	AF	321-330	
		J Friedman's Jewelers	469-7172	AG	331-340	
		N Gordon's Jewelers	465-0441	AH	341-350	
		D Kay Jewelers	464-4521	AI	351-360	
C Mr. Goldman		469-1961	AJ	361-370		
K Watch Station		467-2249	AK	371-380		
L Zalus Jewelers		464-5717	AL	381-390		
Home Furnishings		C Bombay	467-4597	AM	391-400	
		I Deck the Walls	464-4662	AN	401-410	
		D Decorating Your House	467-5772	AO	411-420	
	C Kirklunds	463-3393	AP	421-430		
	E Kirchens	469-6179	AQ	431-440		
	N Select Comfort	443-4777	AR	441-450		
	Jewelry	O Fast Fix Jewelry Repair	467-1555	AS	451-460	
		J Friedman's Jewelers	469-7172	AT	461-470	
		N Gordon's Jewelers	465-0441	AU	471-480	
		D Kay Jewelers	464-4521	AV	481-490	
C Mr. Goldman		469-1961	AW	491-500		
K Watch Station		467-2249	AX	501-510		
L Zalus Jewelers		464-5717	AY	511-520		
Home Furnishings		C Bombay	467-4597	AZ	521-530	
		I Deck the Walls	464-4662	BA	531-540	
		D Decorating Your House	467-5772	BB	541-550	
	C Kirklunds	463-3393	BC	551-560		
	E Kirchens	469-6179	BD	561-570		
	N Select Comfort	443-4777	BE	571-580		
	Jewelry	O Fast Fix Jewelry Repair	467-1555	BF	581-590	
		J Friedman's Jewelers	469-7172	BG	591-600	
		N Gordon's Jewelers	465-0441	BH	601-610	
		D Kay Jewelers	464-4521	BI	611-620	
C Mr. Goldman		469-1961	BJ	621-630		
K Watch Station		467-2249	BK	631-640		
L Zalus Jewelers		464-5717	BL	641-650		
Home Furnishings		C Bombay	467-4597	BM	651-660	
		I Deck the Walls	464-4662	BN	661-670	
		D Decorating Your House	467-5772	BO	671-680	
	C Kirklunds	463-3393	BP	681-690		
	E Kirchens	469-6179	BQ	691-700		
	N Select Comfort	443-4777	BR	701-710		
	Jewelry	O Fast Fix Jewelry Repair	467-1555	BS	711-720	
		J Friedman's Jewelers	469-7172	BT	721-730	
		N Gordon's Jewelers	465-0441	BU	731-740	
		D Kay Jewelers	464-4521	BV	741-750	
C Mr. Goldman		469-1961	BW	751-760		
K Watch Station		467-2249	BX	761-770		
L Zalus Jewelers		464-5717	BY	771-780		
Home Furnishings		C Bombay	467-4597	BZ	781-790	
		I Deck the Walls	464-4662	CA	791-800	
		D Decorating Your House	467-5772	CB	801-810	
	C Kirklunds	463-3393	CC	811-820		
	E Kirchens	469-6179	CD	821-830		
	N Select Comfort	443-4777	CE	831-840		
	Jewelry	O Fast Fix Jewelry Repair	467-1555	CF	841-850	
		J Friedman's Jewelers	469-7172	CG	851-860	
		N Gordon's Jewelers	465-0441	CH	861-870	
		D Kay Jewelers	464-4521	CI	871-880	
C Mr. Goldman		469-1961	CJ	881-890		
K Watch Station		467-2249	CK	891-900		
L Zalus Jewelers		464-5717	CL	901-910		
Home Furnishings		C Bombay	467-4597	CM	911-920	
		I Deck the Walls	464-4662	CN	921-930	
		D Decorating Your House	467-5772	CO	931-940	
	C Kirklunds	463-3393	CP	941-950		
	E Kirchens	469-6179	CQ	951-960		
	N Select Comfort	443-4777	CR	961-970		
	Jewelry	O Fast Fix Jewelry Repair	467-1555	CS	971-980	
		J Friedman's Jewelers	469-7172	CT	981-990	
		N Gordon's Jewelers	465-0441	CU	991-1000	
		D Kay Jewelers	464-4521	CV		
C Mr. Goldman		469-1961	CW			
K Watch Station		467-2249	CX			
L Zalus Jewelers		464-5717	CY			
Home Furnishings		C Bombay	467-4597	CZ		
		I Deck the Walls	464-4662	DA		
		D Decorating Your House	467-5772	DB		
	C Kirklunds	463-3393	DC			
	E Kirchens	469-6179	DD			
	N Select Comfort	443-4777	DE			
	Jewelry	O Fast Fix Jewelry Repair	467-1555	DF		
		J Friedman's Jewelers	469-7172	DG		
		N Gordon's Jewelers	465-0441	DH		
		D Kay Jewelers	464-4521	DI		
C Mr. Goldman		469-1961	DJ			
K Watch Station		467-2249	DK			
L Zalus Jewelers		464-5717	DL			
Home Furnishings		C Bombay	467-4597	DM		
		I Deck the Walls	464-4662	DN		
		D Decorating Your House	467-5772	DO		
	C Kirklunds	463-3393	DP			
	E Kirchens	469-6179	DQ			
	N Select Comfort	443-4777	DR			
	Jewelry	O Fast Fix Jewelry Repair	467-1555	DS		
		J Friedman's Jewelers	469-7172	DT		
		N Gordon's Jewelers	465-0441	DU		
		D Kay Jewelers	464-4521	DV		
C Mr. Goldman		469-1961	DW			
K Watch Station		467-2249	DX			
L Zalus Jewelers		464-5717	DY			
Home Furnishings		C Bombay	467-4597	DZ		
		I Deck the Walls	464-4662	EA		
		D Decorating Your House	467-5772	EB		
	C Kirklunds	463-3393	EC			
	E Kirchens	469-6179	ED			
	N Select Comfort	443-4777	EE			
	Jewelry	O Fast Fix Jewelry Repair	467-1555	EF		
		J Friedman's Jewelers	469-7172	EG		
		N Gordon's Jewelers	465-0441	EH		
		D Kay Jewelers	464-4521	EI		
C Mr. Goldman		469-1961	EJ			
K Watch Station		467-2249	EK			
L Zalus Jewelers		464-5717	EL			
Home Furnishings		C Bombay	467-4597	EM		
		I Deck the Walls	464-4662	EN		
		D Decorating Your House	467-5772	EO		
	C Kirklunds	463-3393	EP			
	E Kirchens	469-6179	EQ			
	N Select Comfort	443-4777	ER			
	Jewelry	O				