



> DESCRIPTION:

West Centro is in the process of undergoing a major renovation that will dramatically improve its visual appeal and accessibility. Planned upgrades include significant exterior improvements, landscaping, signage, paint, the potential addition of a second story and more. The center is located right off of the Westbank Expy and directly across the street from one of the busiest retail centers on the Westbank.

West Centro presents a unique opportunity to take advantage of an excellent location with extremely competitive lease rates that are perfect for local, regional and national tenants alike.

> **TRAFFIC COUNTS:** Westbank Expressway - 112K ADT

> PROPERTY HIGHLIGHTS:

- Conveniently located right off the Westbank Expy at one of the busiest intersections in Gretna
- Positioned directly across the street from one of the largest retail centers on the Westbank, with Rouse's, Academy Sports, Planet Fitness, Floor & Decor, Auto-Zone and many more
- Owner plans extensive exterior renovations to center, including the addition of stucco, metal, and storefront glass, a signature Eco-friendly, Living BioWall, significant landscaping, a pylon sign and more
- Site will be LEED certified

> AVAILABILITY:

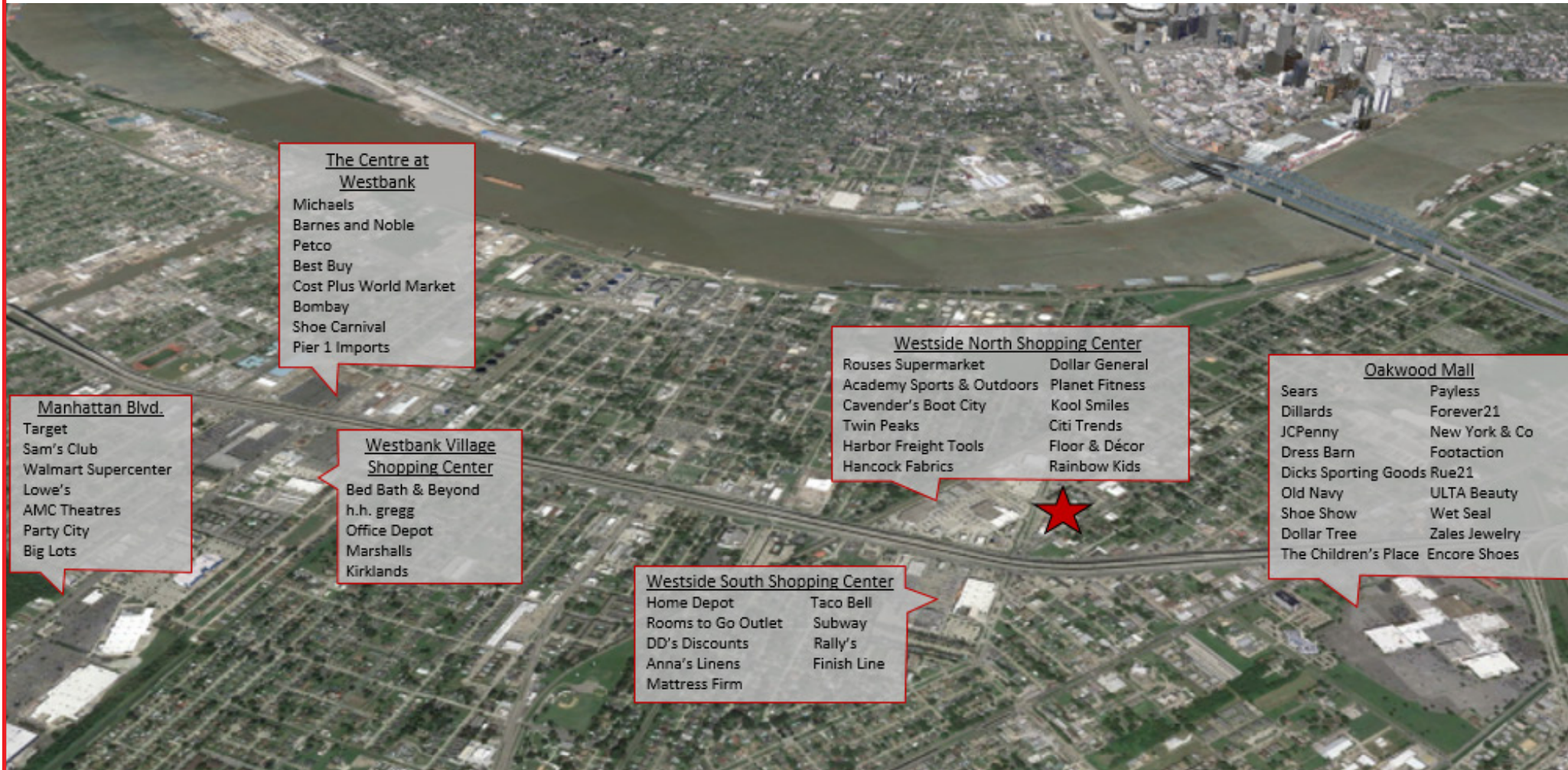
- 1,472 sf - 8,068 sf
- Proposed 2nd Floor with approx. 26,000 SF

> PROPOSED SPECS:

- 52,612 SF GLA
- 2 Stories

> CURRENT TENANTS:

- Pizza Hut
- Red Carpet Nail Salon
- Minute Loan



The Centre at Westbank
 Michaels
 Barnes and Noble
 Petco
 Best Buy
 Cost Plus World Market
 Bombay
 Shoe Carnival
 Pier 1 Imports

Manhattan Blvd.
 Target
 Sam's Club
 Walmart Supercenter
 Lowe's
 AMC Theatres
 Party City
 Big Lots

Westbank Village Shopping Center
 Bed Bath & Beyond
 h.h. gregg
 Office Depot
 Marshalls
 Kirklands

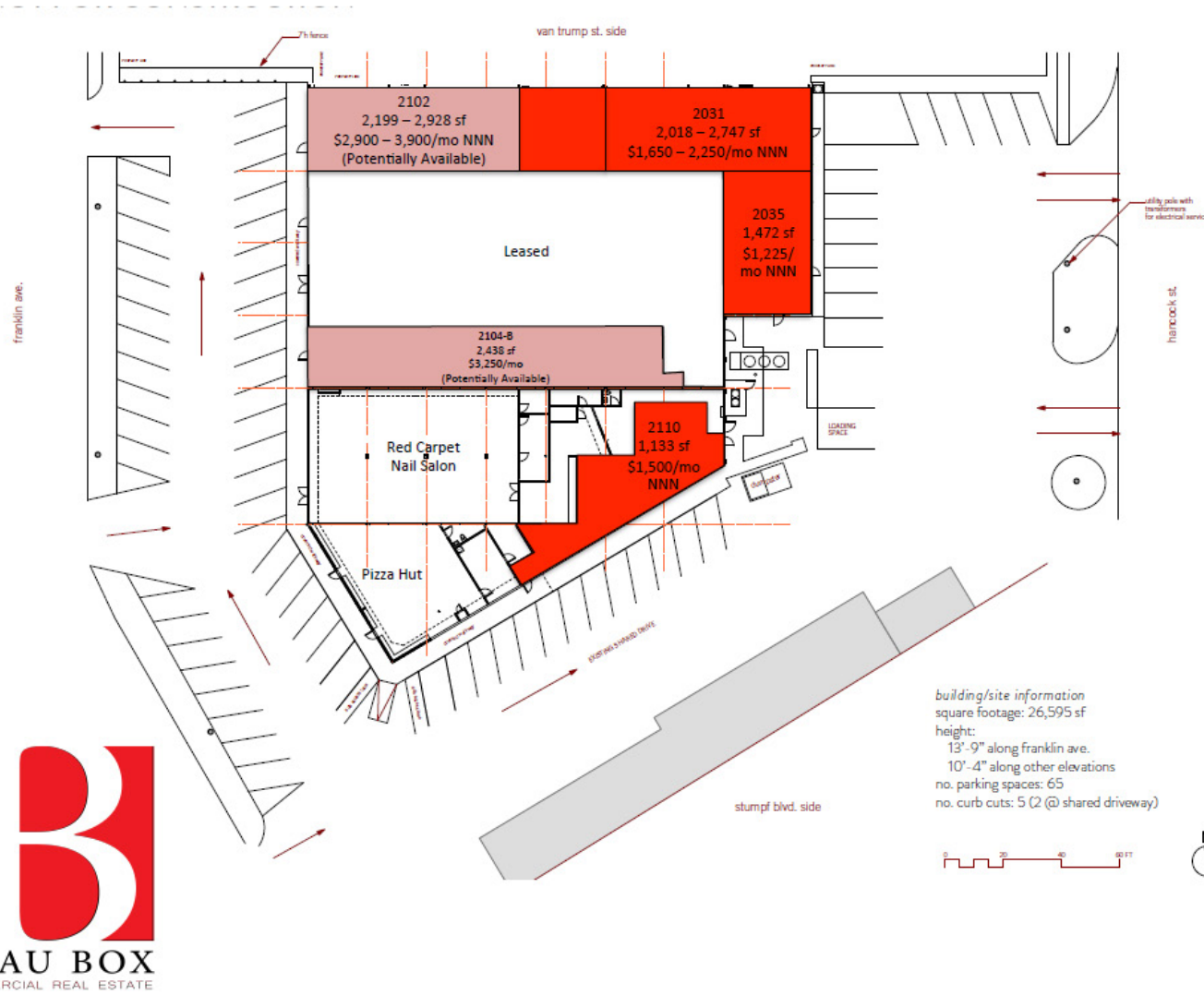
Westside North Shopping Center
 Rouses Supermarket
 Academy Sports & Outdoors
 Cavender's Boot City
 Twin Peaks
 Harbor Freight Tools
 Hancock Fabrics
 Dollar General
 Planet Fitness
 Kool Smiles
 Citi Trends
 Floor & Décor
 Rainbow Kids

Westside South Shopping Center
 Home Depot
 Rooms to Go Outlet
 DD's Discounts
 Anna's Linens
 Mattress Firm
 Taco Bell
 Subway
 Rally's
 Finish Line

Oakwood Mall
 Sears
 Dillards
 JCPenny
 Dress Barn
 Dicks Sporting Goods
 Old Navy
 Shoe Show
 Dollar Tree
 The Children's Place
 Payless
 Forever21
 New York & Co
 Footaction
 Rue21
 ULTA Beauty
 Wet Seal
 Zales Jewelry
 Encore Shoes



West Centro





West Centro

2102-2110 Franklin Avenue, Gretna, LA

Overview

Aerial

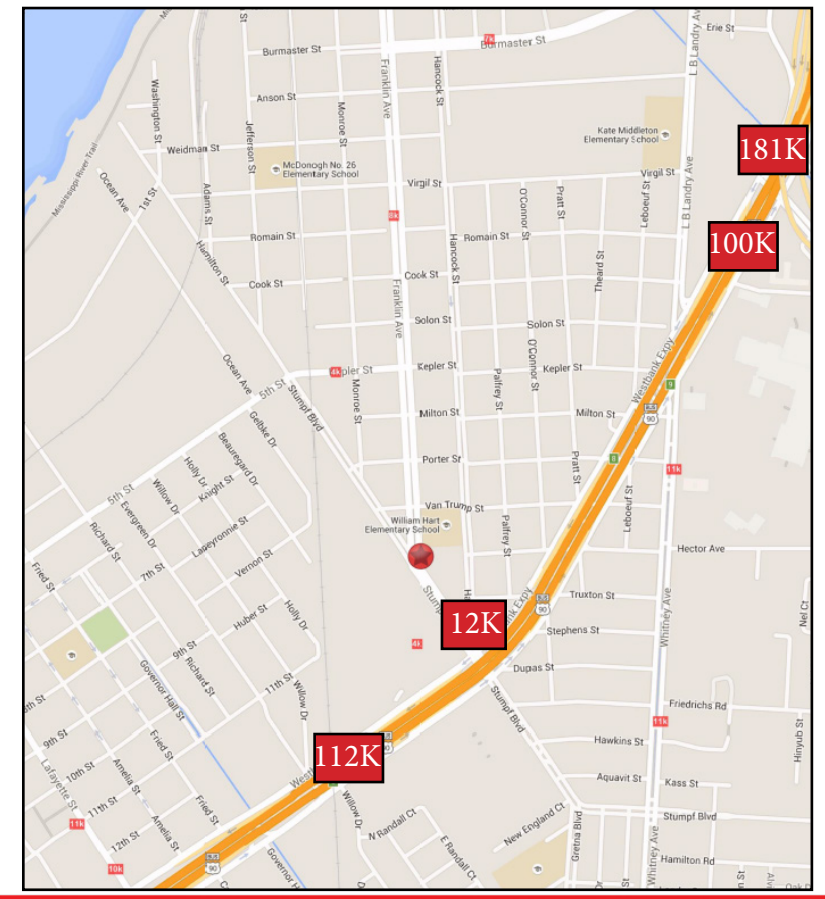
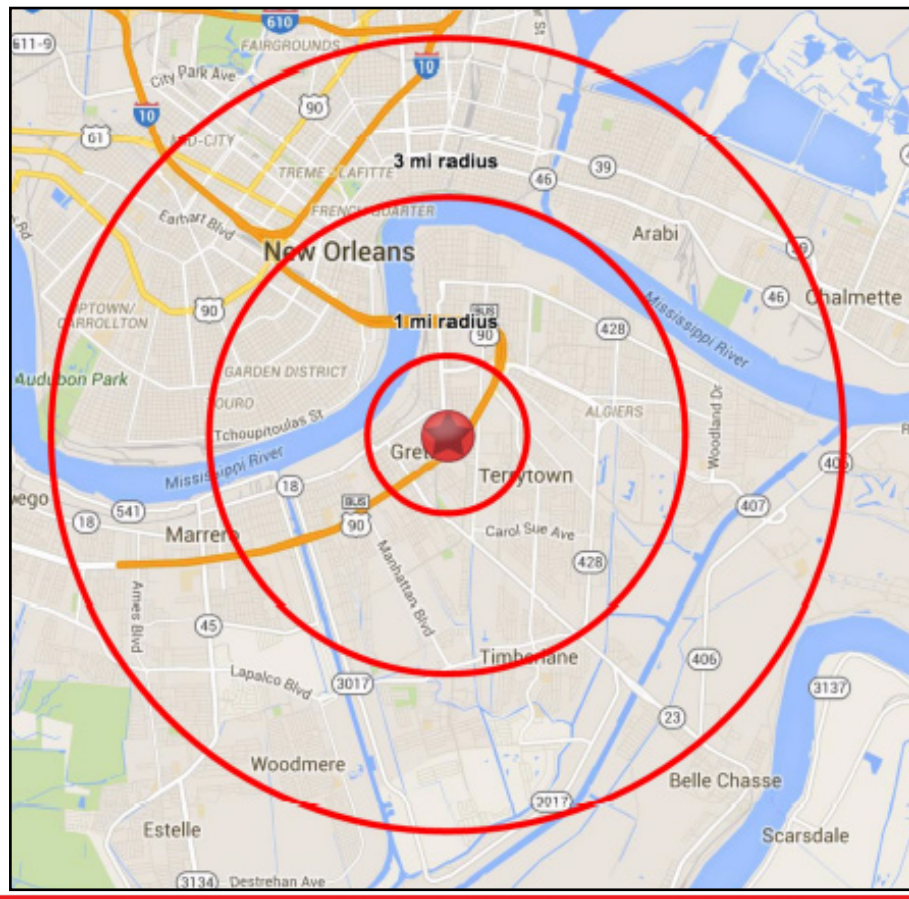
Site Map

Demographics

Renderings

2015 Demographics

Radius:	1 Mile	3 Mile	5 Mile
Est. Population	13,629	135,111	361,198
Est. Households	5,703	58,499	149,859
Avg. Household Income	46,429	\$59,698	\$62,396



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