

The 
GOLDSTEIN
REAL ESTATE **Group** PRESENTS:

FAMILY DOLLAR

Marrero, LA

NN Retail | 1609 Ames, Blvd, Marrero LA

\$1.645mm – 8.01% Cap Rate

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1609 Ames Blvd, Marrero LA OVERVIEW

Price	\$ 1,580,000.00
Current NOI	\$ 126,500.00
Lease Expires	June 30, 2032
Lease Type	NN
Lease Options (Number/Length in Years)	5 options, 6 years ea
Renewal Bump %	7.50%
Cap Rate	8.01%
Property Type	Retail
Property Sub-type	Freestanding
Building Class	B
Sale Type	Investment
Lot Size	1.07
Gross Leasable Area	9,180
Stories	1
Year Built	2014 (Interior Renovation 2020)
Parking Ratio	3.05 spaces/1000 sf
Zoning Description	C-1

- **Strong 8.01% cap rate, NN**
- One of the region's highest performing locations
- Lease on this location just renewed through June 2032, guaranteed by Family Dollar
- 5 REMAINING RENEWAL OPTIONS WITH 7.5% BUMPS EACH
- 172' Frontage on Ames Blvd
- Founded in 1959, Family Dollar remains a key part of the US retail landscape, operating over 8,000 locations throughout the country, with 264 currently in Louisiana alone.
- Formerly a sister brand of Dollar General, Family Dollar is now a standalone brand under distinct ownership.
- Location underwent interior renovation in 2020

1-3-5 Mi Demographics

Metric	1 Mile	3 Miles	5 Miles
Population	14,193	91,699	236,413
Households	5,445	37,070	97,019
Median Age	39.3	40.3	39
Average HH Income	\$ 56,536	\$ 86,204	\$ 91,345

Traffic Counts

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Ames Blvd	7th Ave N	27,048	2025	0.23 mi
Ames Blvd	Belle Terre Rd N	26,563	2025	0.50 mi
Ames Blvd	Westbank Expy N	15,711	2025	0.52 mi
US 90 BUS	Ames Blvd W	8,046	2025	0.59 mi
Lapalco Blvd	Westwood Dr NW	23,371	2025	0.64 mi
Westbank Expy	Garden Rd W	45,735	2018	0.65 mi
Lapalco Blvd	Ellington Dr W	23,371	2025	0.71 mi
Lapalco Blvd	Giaise St NE	30,997	2025	0.83 mi
Barataria Blvd	13th St NE	38,908	2025	0.84 mi
US Hwy 90 Bus	Barataria Blvd E	69,204	2024	0.90 mi

Absolute prime location!

- Six Miles to New Orleans
- Excellent Access and Visibility on Ames Boulevard
- Traffic Count over 27,500 Vehicles per Day
- Large 1.07 Acre Parcel with Concrete Parking Lot
- More Than 258,247 Residents and a 258,247-Daytime Population Within a Five-Mile Radius
- Surrounding Retailers in the Immediate Area Include Walmart Supercenter, Lowe's, McDonald's, O'Reilly Auto, AutoZone, Shell, Popeyes, and Many More

FAMILY DOLLAR Marrero, LA

Regional Map



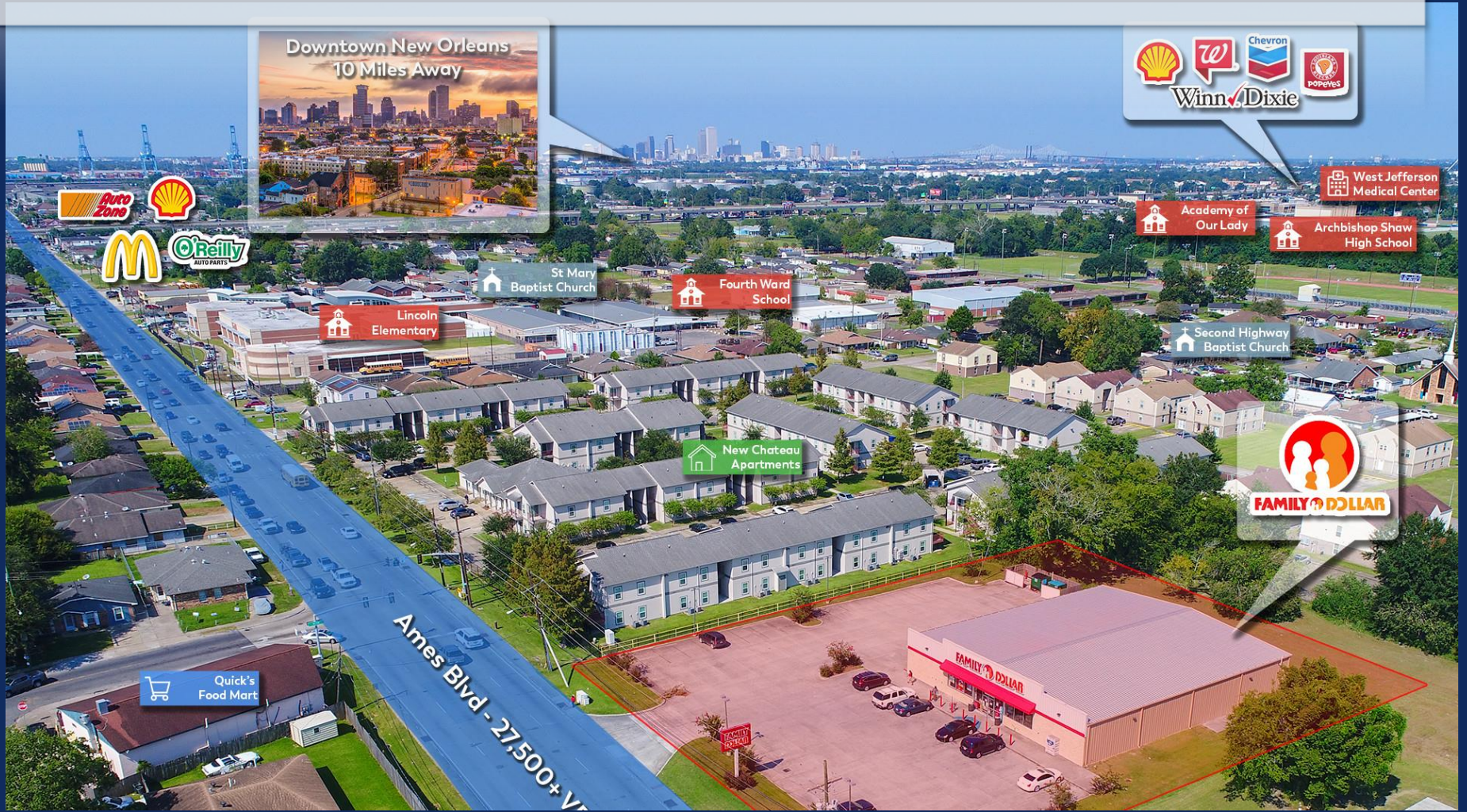
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Aerial



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Aerial



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Contact Listing Agents

For more information or to schedule a property tour please do not hesitate to contact us at the numbers and/or email addresses below.

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