



TURNKEY DAYCARE / PRE-K FACILITY ON BARATARIA BLVD

2141 BARATARIA BLVD, MARRERO, LA 70072



OFFERED: FOR SALE

SALE PRICE: \$700,000 (\$140/SF)

±5,000 SF

- Current tenant Creative Kidz on a month-to-month lease
- Frontage on Barataria Blvd, with ±39,297 vehicles per day
- Located in the Barataria Blvd / Lapalco Blvd commercial corridor
- Second Creative Kidz location in Slidell also for sale

CONTACT:

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800.895.9329 | <https://elifinrealty.com> | August 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 for sale, 2141 Barataria Blvd offers a ±5,000 SF turnkey daycare/pre-K facility currently leased to Creative Kidz on a month-to-month basis.
- The property fronts Barataria Blvd, which sees ±39,297 vehicles per day, and is located ±1 minute from the Barataria Blvd and Lapalco Blvd intersection. This major commercial corridor features national retailers including Chick-fil-A, Raising Cane's, Walmart, Aldi, and more.
- A second Creative Kidz location at 1121 Gause Blvd in Slidell is also for sale. The properties may be acquired individually or as a package, with financial information available upon request.
- Zoned C2 - General Commercial District and R1A - Single-Family Residential District.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	2141 Barataria Blvd
City, State, Zip	Marrero, LA 70072
County	Jefferson Parish
Market	LA - New Orleans-Metairie MSA
Sub-Market	Westbank
Side Of The Street	East
Road Type	Paved
Nearest Highway	US 90 Bus.
Nearest Airport	Louis Armstrong (MSY)

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Daycare
Zoning	C2 - General Commercial District, R1A - Single-Family Residential District
APN #	0410001543
Lot Frontage	±100 ft
Lot Depth	±618 ft

BUILDING INFORMATION

Building Size	±5,000 SF
Tenancy	Single
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1

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EXTERIOR PHOTOS

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AERIAL PHOTOS

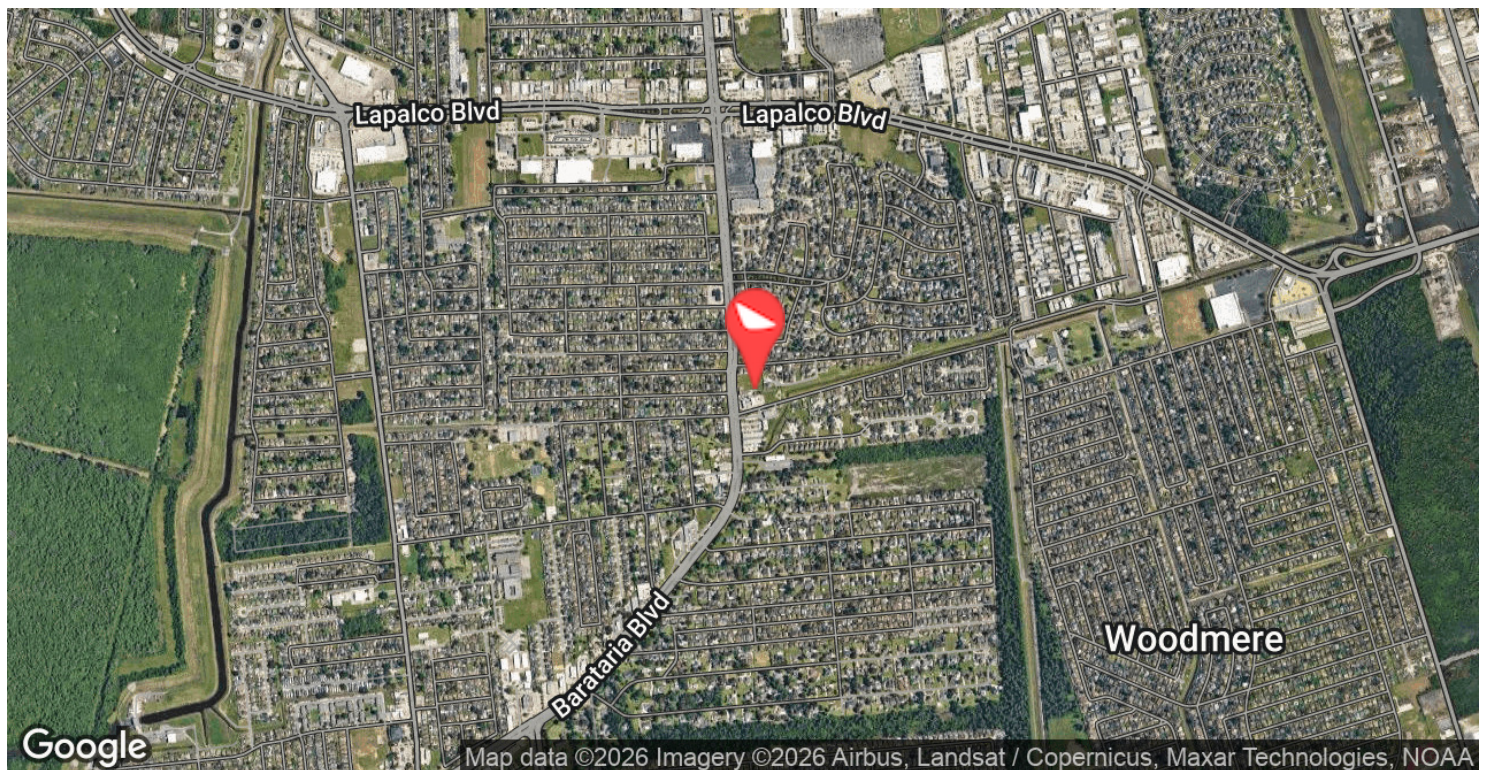
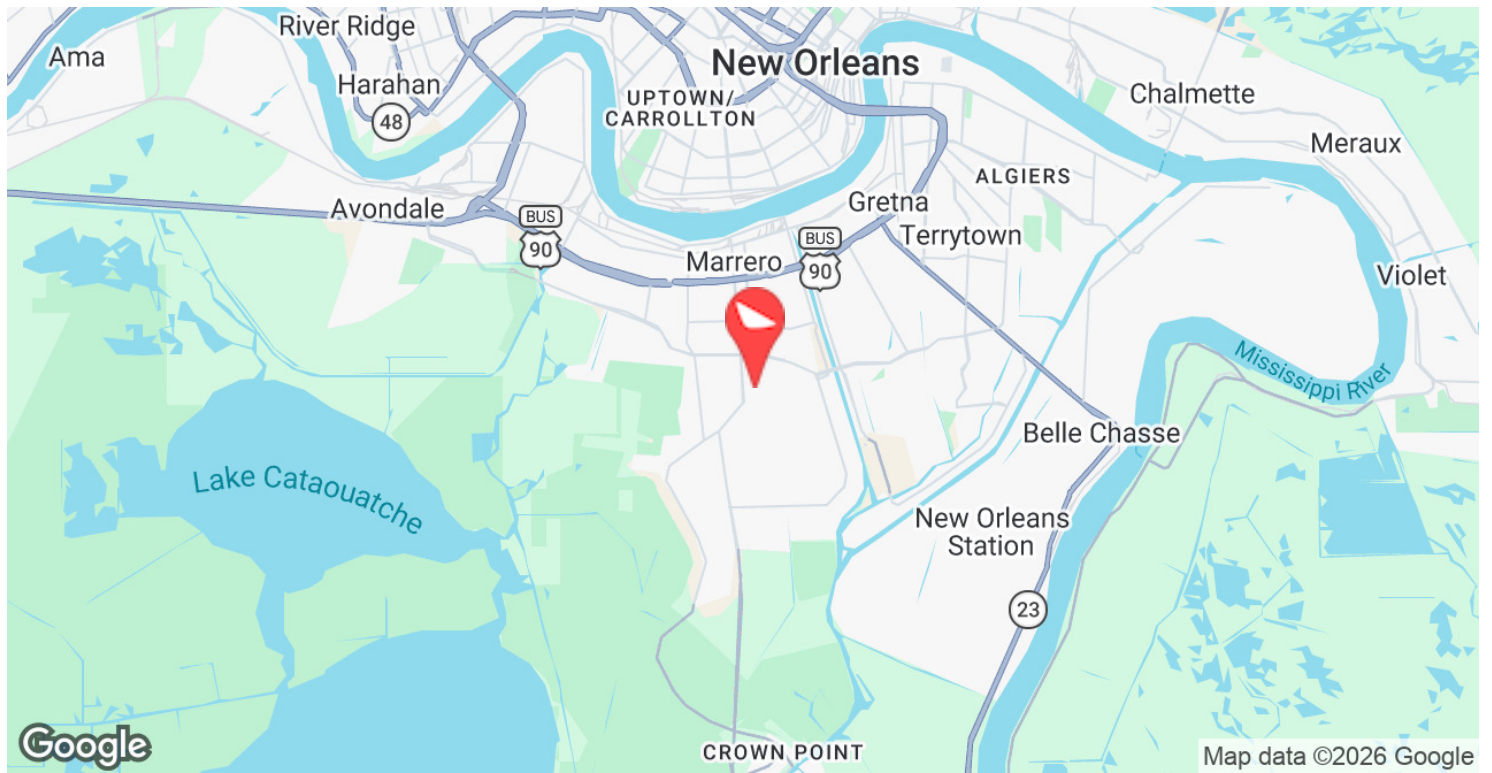
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LOCATION MAPS

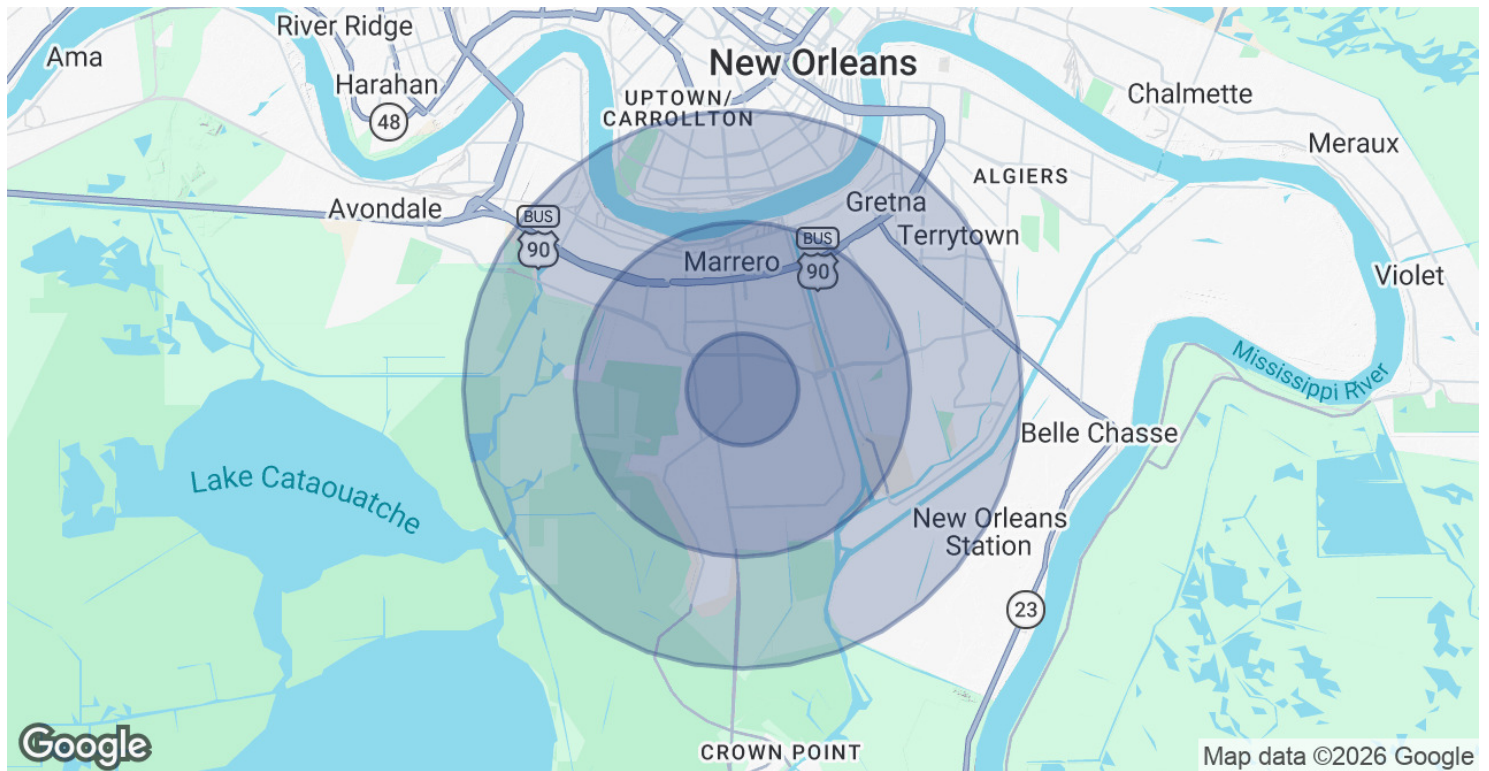


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,619	75,852	193,270
Average Age	42.5	41.0	39.7
Average Age (Male)	41.2	38.6	38.0
Average Age (Female)	46.4	44.4	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,474	28,635	76,767
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$91,948	\$78,368	\$98,195
Average House Value	\$250,808	\$207,348	\$323,369

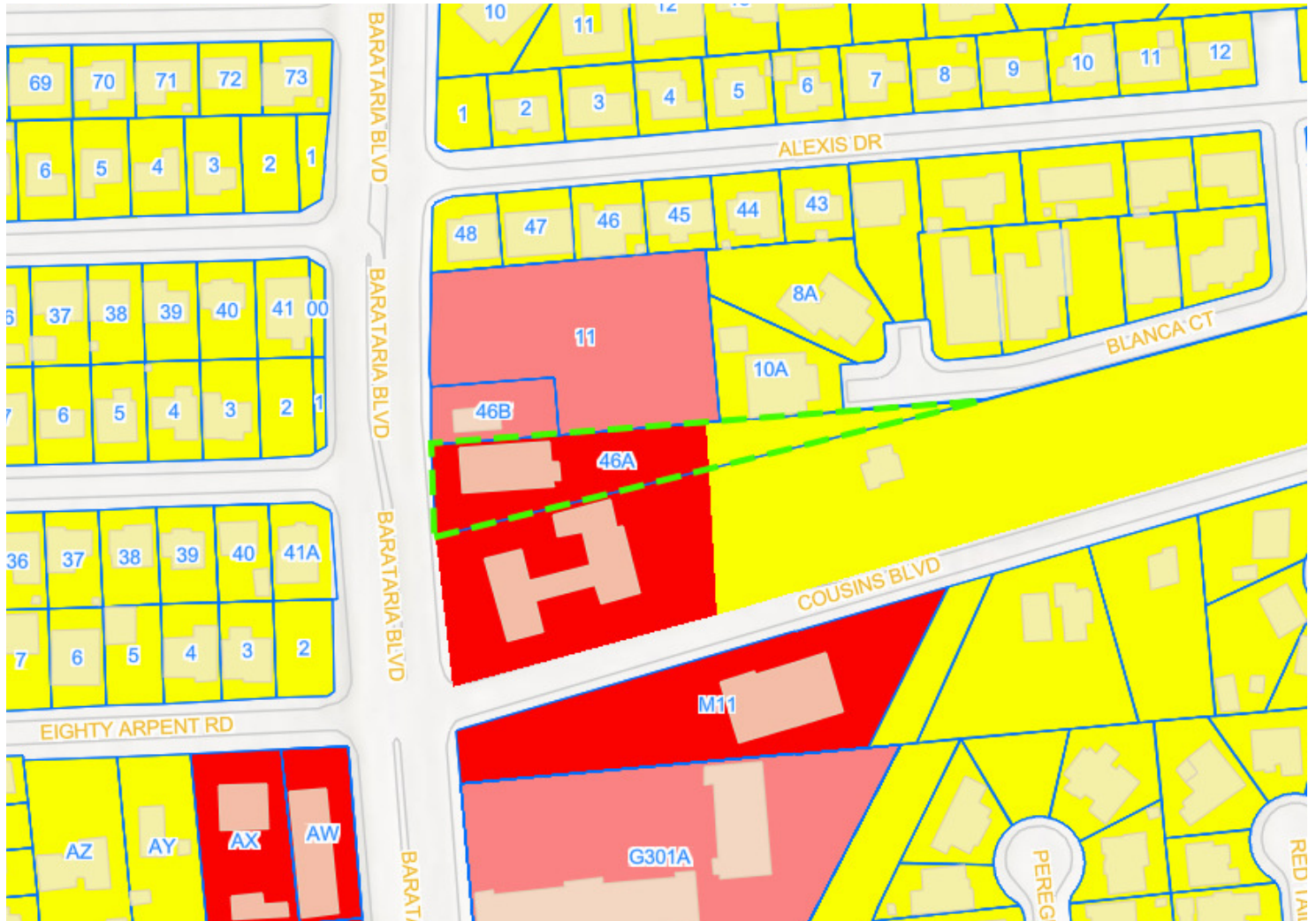
2023 American Community Survey (ACS)

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ZONING MAP



C2 - GENERAL COMMERCIAL DISTRICT

RIA - SINGLE-FAMILY RESIDENTIAL DISTRICT

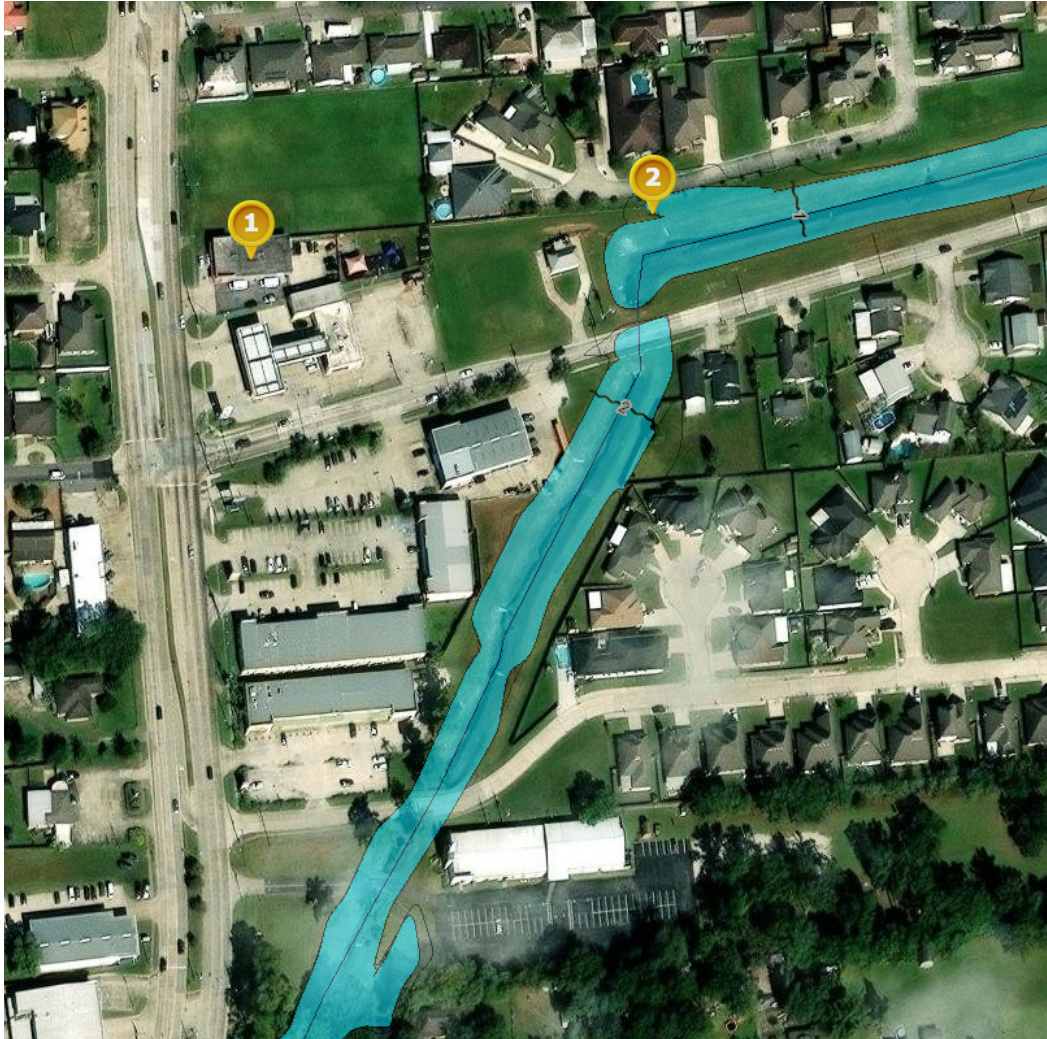
Source: The municipality in which the property is located

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FLOOD ZONE MAP


Pt. 1 (29.8659, -90.0971)

Community: Jefferson Parish*

Effective FIRM (Effective: 2/2/2018)
Flood Zone: X-AREA WITH REDUCED FLOOD
RISK DUE TO LEVEE
FIRM Panel ID: 22051C0255F
FIRM Panel Date: 2/2/2018

Ground Elevation¹: 4.8 ft

Community Info

What Does This Mean?

Pt. 2 (29.8661, -90.0955)

Community: Jefferson Parish*

Effective FIRM (Effective: 2/2/2018)
Flood Zone: AE
FIRM Panel ID: 22051C0255F
FIRM Panel Date: 2/2/2018

Ground Elevation¹: 1.2 ft

Community Info

What Does This Mean?

Clear Points

- 1) FLOOD ZONE: X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
- 2) FLOOD ZONE: AE

Source: maps.lsuagcenter.com/floodmaps
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