

## Commercial Corner Available For Sublease 3634 W. Esplanade, Metairie, LA



- Approximately 11,000 sf of BC-2 zoned lot forming the southwest corner of W. Esplanade & Hessmer.
- Featuring a highly visible location with usable space totaling approx. 1,075 sf (formerly used Pizza Delivery and Take Out) with 20 on-site parking spaces.
- Ideal for food service including coffee shop, ice cream/snow ball stand, or other specialty retail.
- Offered at \$2,500.00 per month plus R. E. Taxes and Insurance absolute net lease basis, with primary term ending March, 2010.

E-mail David da Cunha [David@alcorgroup.com](mailto:David@alcorgroup.com) or call  
The **ALCOR** Group for additional information!

Visit our website for drawings and fliers of other offerings at [www.alcorgroup.com](http://www.alcorgroup.com)

This printable flier & drawing, or copies thereof, are to be used for the sole purpose of marketing the associated property under the marketing agreement(s) between The **ALCOR** Group and the Owners of said properties. The **ALCOR** Group grants permission to all for the use of these productions for the marketing of these properties as herein stated only. As these materials have been developed by The **ALCOR** Group, at its expense and without compensation from anyone, they are and will remain the property of The **ALCOR** Group and the copying or use of these materials by anyone for any purpose, other than herein stated, is strictly prohibited under applicable laws, ethics and regulations governing such issues.



Certified  
Property  
Manager

4430 S. I-10 Service Road - Metairie, LA 70001  
**Office (504)-887-2800 - Fax (504) 889-1300**  
**"A FULL SERVICE REAL ESTATE COMPANY"**

Al Oglesby, CCIM, CPM®, CEA



# 3624 W. Esplanade Site Plan

