



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

RETAIL SPACE | FOR SUBLEASE

Sublease Adjacent to Aldi Grocery

8601 Jefferson Highway

RIVER RIDGE, LA 70123

Jonathan Fawer
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504.581.5005

Richard Weber
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SUBLEASE NEXT TO ALDI

8601 Jefferson Highway, River Ridge, LA 70123

DESCRIPTION

This sublease space is well positioned along Jefferson Highway (19,973 vpd), a major thoroughfare for Jefferson Parish that connects the densely populated residential areas of River Ridge and Harahan. The property has three curb cuts and one signalized intersection to Jefferson Highway for easy access.

The space will consist of 40,098 of sublease space from ALDI, which recently opened next door. The space will be delivered in raw shell condition. There is pylon signage.

OVERVIEW

SIZE	40,098 sf (131' x 180')
LEASE RATE	\$11.00/sf, NNN
NET CHARGES	approx. \$3.00/sf
PARKING	278 parking spaces



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Walgreens

Braun Mart
CVS pharmacy

ALDI
Coming Soon!

Walgreens

CITITRENDS
HARBOR FREIGHT

ALDI

Elmwood S.C.
BEST BUY
HOBBO LOBBY
WORLD MARKET
ASHLEY
TJ-MAXX
Marshalls
HomeGoods
BARNES & NOBLE
PET SMART
ULTA
Office DEPOT
OfficeMax
five BEL'W

Academy
SPORTS+OUTDOORS

Walmart
Supercenter

ROUSES
MARKETS

ROUSES
MARKETS

ROBERT
FRANKLIN

LOWE'S

DEMOGRAPHICS (EST. 2025)

radius/drive time	1 mile	3 mile	5 mile	10 minute
Population:	9,900	41,851	137,878	39,405
Average HH Income:	\$119,947	\$99,108	\$98,198	\$100,575
Median HH Income:	\$99,410	\$77,290	\$74,246	\$78,985
Daytime Population:	2,914	37,404	170,402	36,856

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