

# HIGHLAND SQUARE

SEC JEFFERSON HIGHWAY & GARDENS ROAD  
RIVER RIDGE, LOUISIANA



## PROJECT HIGHLIGHTS

- ★ Highland Square Shopping Center is a well established grocery anchored center located in the River Ridge community of New Orleans, LA.
- ★ Location provides barriers of entry for competitors.
- ★ Anchored by Breaux Mart and CVS Pharmacy.
- ★ The center is surrounded by dense households with strong incomes.
- ★ **New Construction Retail**

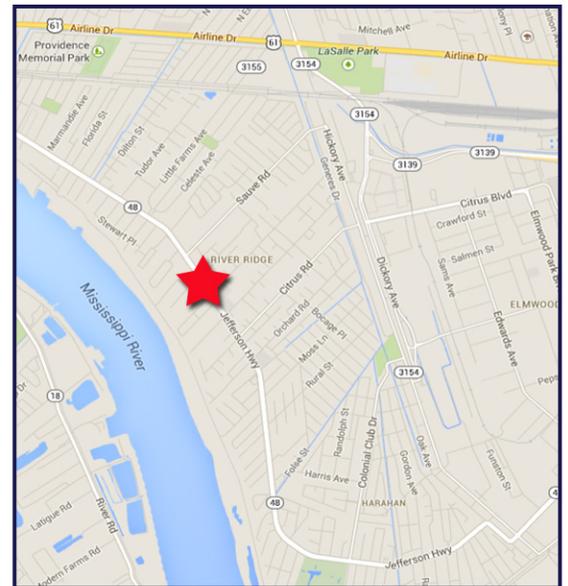
## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,336	74,323	199,124
Households	5,069	32,573	85,537
2024 Average Household Income	\$126,223	\$95,927	\$95,078
2024 Median Household Income	\$91,766	\$72,908	\$71,938
Median Age	48.1	43.7	41.6

## TRAFFIC COUNTS

Jefferson Highway (South of site)	19,881 vpd
Jefferson Highway (North of site)	17,910 vpd

Source: Louisiana DOT



FOR LEASING CONTACT

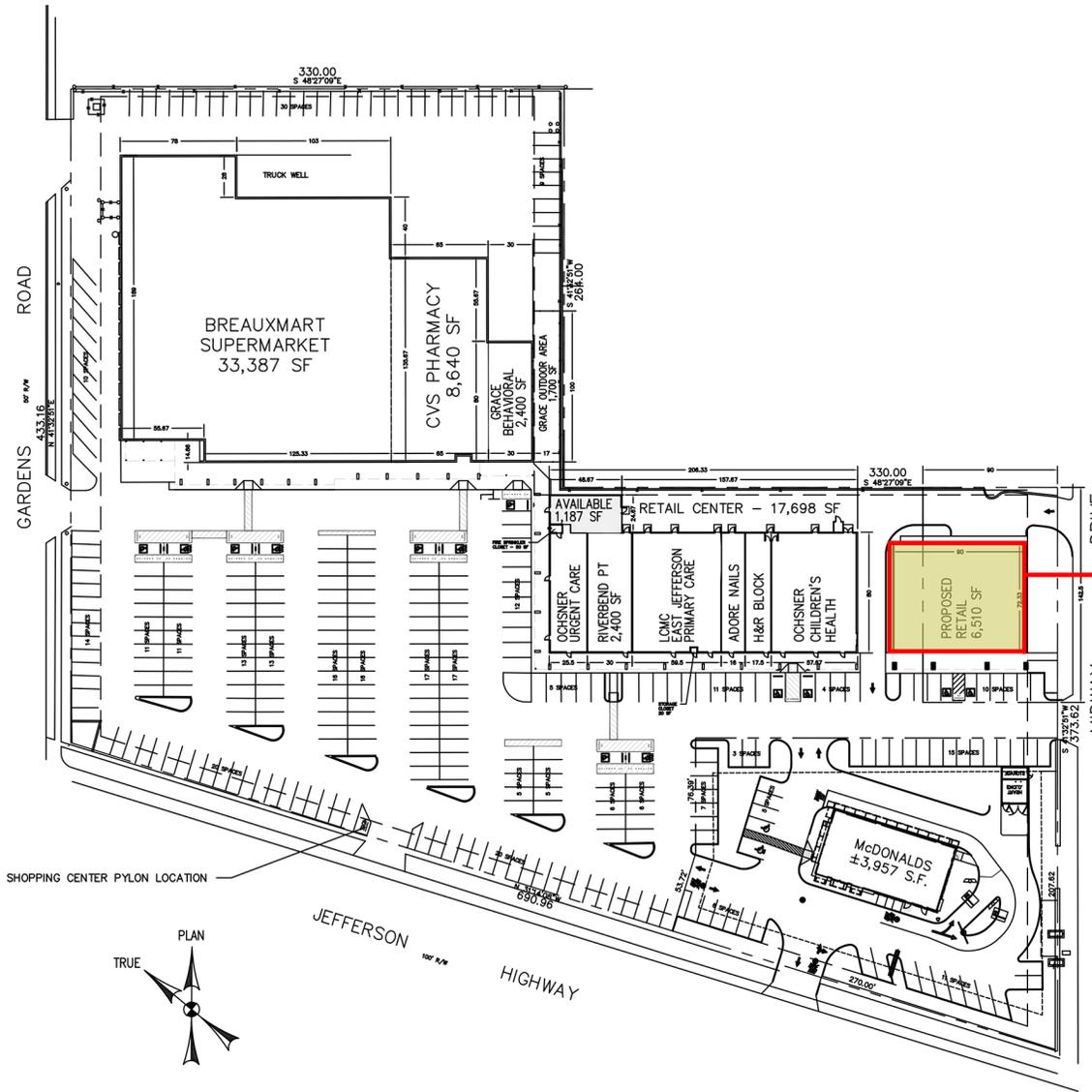
Adam Moore

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# REALM REALTY

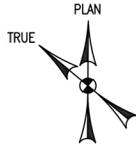
900 Town & Country Lane, Suite 210, Houston, Texas 77024  
713.465.0001 (phone) 713.465.3856 (fax) www.realmrealty.com



SHOPPING CENTER DEVELOPMENT SUMMARY					
TENANT	TENANT DESCRIPTION	BUILDING AREA	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
	BREAUXMART SUPERMARKET	33,387 SF	1/200	166	303
	CVS PHARMACY	8,640 SF	1/200	44	
	GRACE BEHAVIORAL	2,400 SF	1/200	12	
	TOTAL ANCHOR SPACE BLDG AREA	44,427 SF		222	
A	AVAILABLE	1,187 SF	1/200	6	
B	OCHSNER URGENT CARE	2,040 SF	1/400	5	
D	RIVERBEND PHYSICAL THERAPY	2,400 SF	1/400	6	
E	LCMC E.J. PRIMARY CARE	4,721 SF	1/400	12	
G	ADORE NAILS	1,280 SF	1/200	7	
H	H&R BLOCK	1,400 SF	1/200	7	
I	OCHSNER CHILDREN'S HEALTH	4,600 SF	1/400	12	
	FIRE SPRINKLER CLOSET	50 SF			
	STORAGE CLOSET	20 SF			
	TOTAL RETAIL CENTER BLDG AREA	17,698 SF		55	
	PAD 1 - McDONALDS	3,961 SF	1/150	26	40
	PAD 2 - RETAIL	6,510 SF	1/200	33	7
	TOTAL PAD SITE BLDG AREA			59	
TOTAL	ALL TENANTS	68,309 SF		336	350

PARKING PROVIDED INCLUDES 13 HANDICAP SPACES

**Proposed 6,510 SF**



1 LEASE SITE PLAN  
SCALE: 1" = 40'

PROPOSED REDEVELOPMENT  
HIGHLAND SQUARE S.C.  
RIVER RIDGE, LOUISIANA

900 Town & Country Ln #210 HOUSTON, TEXAS 77024  
REALM REALTY

ALL DIMENSIONS AND SPACING INFORMATION SHOWN HEREIN SHALL NOT BE DUPLICATED, REPRODUCED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF DEVELOPMENT SERVICES, P.C.

PRINT RECORD  
PURPOSE DATE

REVISION RECORD

NO.	CHANGE	DATE

DRAWN SWG  
CHECKED SWG  
DATE 09/06/23  
SHEET TITLE LEASE SITE PLAN



900 Town & Country Lane Suite 210 Houston, Texas 77024 (713) 488-0001

SHEET OF  
SP-1CC TOTAL

# HIGHLAND SQUARE SHOPPING CENTER





Walgreens

Breaux Mart  
100% Cash on Delivery

CVS  
pharmacy



McDonald's

AVAILABLE

Gardens Rd

Jefferson Highway

19,881 vpd

Midway Drive



Langenslein's  
DOLLAR GENERAL

THE HOME DEPOT  
BEST BUY

AMC THEATRES

WORLD MARKET  
OLD NAVY  
SPORTS AUTHORITY

Walmart

**SITE**

goodwill  
Starbucks  
O'Reilly

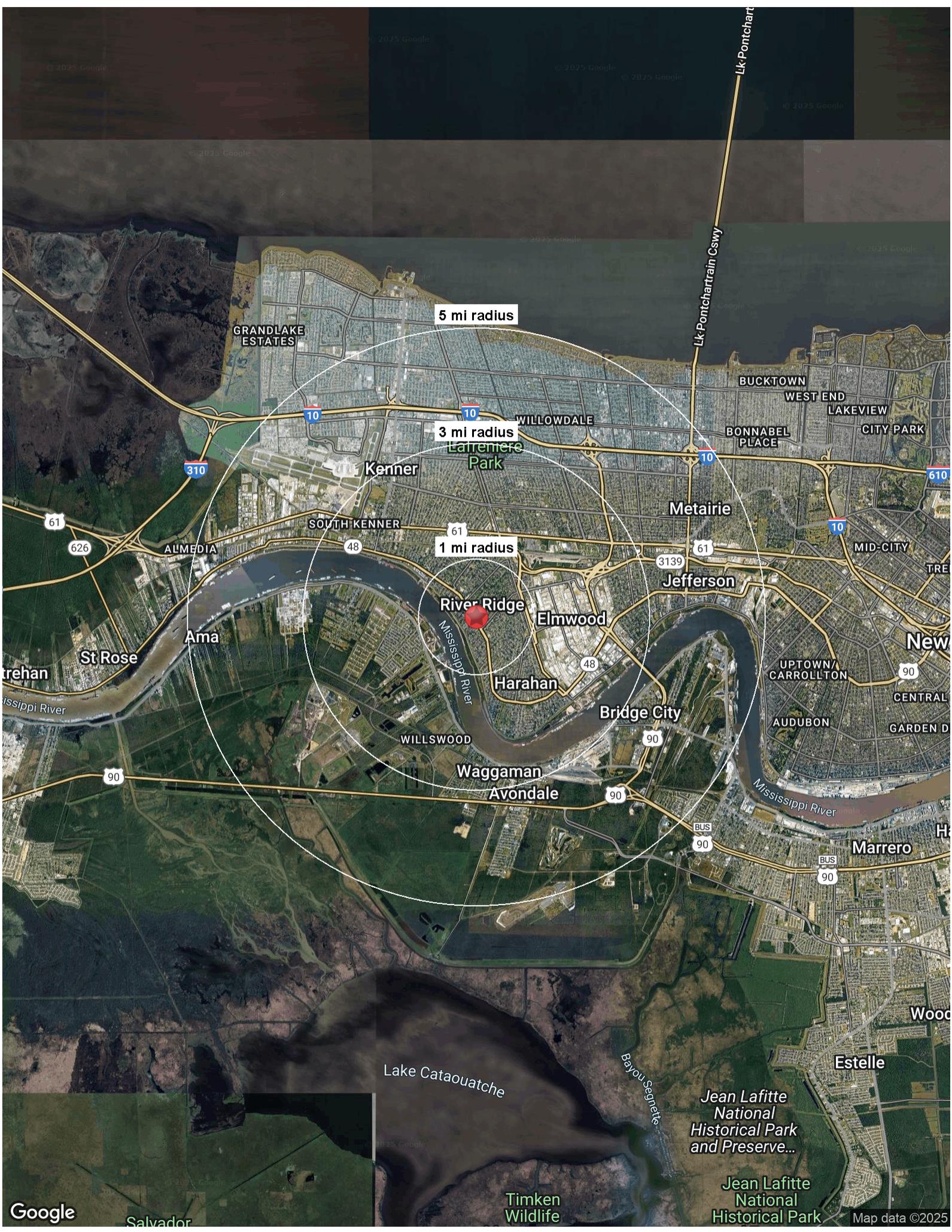
KIRKLAND'S  
Marshalls TJ-maxx  
Michels rue 21  
Kmart

OfficeMax  
Party City  
PET SMART  
BIG LOTS

Walmart  
Academy

Winn-Dixie

**Highland Square**  
SEC JEFFERSON HIGHWAY & GARDENS ROAD  
RIVER RIDGE, LOUISIANA  
A PROJECT BY REALM REALTY



5 mi radius

3 mi radius

1 mi radius

River Ridge

GRANDLAKE ESTATES

BUCKTOWN

WEST END

LAKEVIEW

CITY PARK

WILLOWDALE

BONNABEL PLACE

Kenner

Laurelme Park

Metairie

MID-CITY

SOUTH KENNER

61

61

Jefferson

Elmwood

New

St Rose

Ama

Harahan

UPTOWN/CARROLLTON

90

CENTRAL

Bridge City

GARDEN D

WILLSWOOD

Waggaman

Avondale

Marrero

Wood

Estelle

Lake Cataouatche

Jean Lafitte National Historical Park and Preserve...

Jean Lafitte National Historical Park

Timken Wildlife

# Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Realm Realty  
 Lat/Lon: 29.9571/-90.2173

<b>9605 Jefferson Hwy</b>		<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>River Ridge, LA 70123</b>				
<b>Population</b>				
2024 Estimated Population		11,336	74,323	199,124
2029 Projected Population		10,689	70,223	188,489
2020 Census Population		11,973	79,548	209,766
2010 Census Population		11,659	78,255	206,584
Projected Annual Growth 2024 to 2029		-1.1%	-1.1%	-1.1%
Historical Annual Growth 2010 to 2024		-0.2%	-0.4%	-0.3%
<b>Households</b>				
2024 Estimated Households		5,069	32,573	85,537
2029 Projected Households		4,665	30,021	79,091
2020 Census Households		5,255	33,933	88,040
2010 Census Households		5,010	32,614	84,687
Projected Annual Growth 2024 to 2029		-1.6%	-1.6%	-1.5%
Historical Annual Growth 2010 to 2024		-	-	-
<b>Age</b>				
2024 Est. Population Under 10 Years		9.9%	10.8%	11.9%
2024 Est. Population 10 to 19 Years		10.3%	10.4%	11.1%
2024 Est. Population 20 to 29 Years		9.1%	10.7%	11.5%
2024 Est. Population 30 to 44 Years		16.5%	19.2%	20.1%
2024 Est. Population 45 to 59 Years		18.4%	18.9%	17.8%
2024 Est. Population 60 to 74 Years		24.0%	20.7%	18.9%
2024 Est. Population 75 Years or Over		11.7%	9.2%	8.8%
2024 Est. Median Age		48.1	43.7	41.6
<b>Marital Status &amp; Gender</b>				
2024 Est. Male Population		48.0%	48.5%	48.5%
2024 Est. Female Population		52.0%	51.5%	51.5%
2024 Est. Never Married		26.6%	33.5%	34.9%
2024 Est. Now Married		57.0%	44.4%	42.5%
2024 Est. Separated or Divorced		9.6%	15.5%	15.8%
2024 Est. Widowed		6.8%	6.6%	6.9%
<b>Income</b>				
2024 Est. HH Income \$200,000 or More		14.9%	8.3%	8.8%
2024 Est. HH Income \$150,000 to \$199,999		9.5%	8.0%	7.4%
2024 Est. HH Income \$100,000 to \$149,999		18.1%	15.4%	14.5%
2024 Est. HH Income \$75,000 to \$99,999		14.3%	14.9%	14.2%
2024 Est. HH Income \$50,000 to \$74,999		14.8%	15.3%	16.0%
2024 Est. HH Income \$35,000 to \$49,999		9.6%	12.0%	12.3%
2024 Est. HH Income \$25,000 to \$34,999		7.5%	9.6%	8.9%
2024 Est. HH Income \$15,000 to \$24,999		4.1%	6.6%	8.0%
2024 Est. HH Income Under \$15,000		7.1%	9.9%	10.0%
2024 Est. Average Household Income		\$126,223	\$95,927	\$95,078
2024 Est. Median Household Income		\$91,766	\$72,908	\$71,938
2024 Est. Per Capita Income		\$56,454	\$42,079	\$40,878
2024 Est. Total Businesses		515	3,627	10,837
2024 Est. Total Employees		3,975	43,346	106,059

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9605 Jefferson Hwy River Ridge, LA 70123		1 mi radius	3 mi radius	5 mi radius
<b>Race</b>				
2024 Est. White		80.7%	62.9%	57.4%
2024 Est. Black		8.3%	22.3%	22.1%
2024 Est. Asian or Pacific Islander		2.1%	2.5%	3.8%
2024 Est. American Indian or Alaska Native		0.2%	0.4%	0.5%
2024 Est. Other Races		8.7%	11.9%	16.3%
<b>Hispanic</b>				
2024 Est. Hispanic Population		1,353	10,769	38,304
2024 Est. Hispanic Population		11.9%	14.5%	19.2%
2029 Proj. Hispanic Population		15.7%	17.1%	20.3%
2020 Hispanic Population		8.9%	12.9%	19.4%
<b>Education (Adults 25 &amp; Older)</b>				
2024 Est. Adult Population (25 Years or Over)		8,531	54,952	143,004
2024 Est. Elementary (Grade Level 0 to 8)		2.0%	3.7%	4.3%
2024 Est. Some High School (Grade Level 9 to 11)		4.4%	6.4%	6.1%
2024 Est. High School Graduate		20.1%	28.3%	28.1%
2024 Est. Some College		24.7%	23.4%	21.2%
2024 Est. Associate Degree Only		7.4%	7.5%	7.9%
2024 Est. Bachelor Degree Only		26.4%	19.2%	20.9%
2024 Est. Graduate Degree		15.1%	11.6%	11.5%
<b>Housing</b>				
2024 Est. Total Housing Units		5,548	35,865	94,799
2024 Est. Owner-Occupied		66.1%	60.8%	54.0%
2024 Est. Renter-Occupied		25.3%	30.0%	36.2%
2024 Est. Vacant Housing		8.6%	9.2%	9.8%
<b>Homes Built by Year</b>				
2024 Homes Built 2010 or later		4.9%	4.3%	3.5%
2024 Homes Built 2000 to 2009		7.8%	6.7%	7.2%
2024 Homes Built 1990 to 1999		6.9%	6.8%	7.0%
2024 Homes Built 1980 to 1989		14.9%	16.0%	16.4%
2024 Homes Built 1970 to 1979		19.8%	18.2%	20.7%
2024 Homes Built 1960 to 1969		19.2%	18.1%	17.9%
2024 Homes Built 1950 to 1959		13.6%	14.8%	11.5%
2024 Homes Built Before 1949		4.3%	6.0%	6.1%
<b>Home Values</b>				
2024 Home Value \$1,000,000 or More		3.9%	1.3%	1.8%
2024 Home Value \$500,000 to \$999,999		15.5%	7.6%	8.3%
2024 Home Value \$400,000 to \$499,999		10.8%	7.5%	7.9%
2024 Home Value \$300,000 to \$399,999		24.8%	19.9%	22.1%
2024 Home Value \$200,000 to \$299,999		31.5%	33.8%	32.2%
2024 Home Value \$150,000 to \$199,999		5.1%	13.2%	11.2%
2024 Home Value \$100,000 to \$149,999		3.0%	9.6%	8.1%
2024 Home Value \$50,000 to \$99,999		1.5%	3.4%	4.5%
2024 Home Value \$25,000 to \$49,999		0.8%	1.0%	1.1%
2024 Home Value Under \$25,000		3.0%	2.8%	2.8%
2024 Median Home Value		\$324,149	\$262,124	\$277,685
2024 Median Rent		\$988	\$993	\$952

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<b>Labor Force</b>			
2024 Est. Labor Population Age 16 Years or Over	9,501	61,504	162,040
2024 Est. Civilian Employed	59.2%	60.3%	60.8%
2024 Est. Civilian Unemployed	0.9%	2.3%	2.3%
2024 Est. in Armed Forces	1.1%	0.4%	0.3%
2024 Est. not in Labor Force	38.8%	37.1%	36.5%
2024 Labor Force Males	47.2%	47.8%	47.9%
2024 Labor Force Females	52.8%	52.2%	52.1%
<b>Occupation</b>			
2024 Occupation: Population Age 16 Years or Over	5,623	37,072	98,550
2024 Mgmt, Business, & Financial Operations	17.9%	16.3%	16.4%
2024 Professional, Related	35.4%	29.2%	27.0%
2024 Service	9.9%	13.9%	15.5%
2024 Sales, Office	22.2%	23.2%	22.1%
2024 Farming, Fishing, Forestry	-	0.1%	-
2024 Construction, Extraction, Maintenance	6.3%	7.4%	8.7%
2024 Production, Transport, Material Moving	8.2%	9.9%	10.2%
2024 White Collar Workers	75.5%	68.7%	65.6%
2024 Blue Collar Workers	24.5%	31.3%	34.4%
<b>Transportation to Work</b>			
2024 Drive to Work Alone	72.1%	76.3%	75.5%
2024 Drive to Work in Carpool	6.2%	7.5%	8.4%
2024 Travel to Work by Public Transportation	1.3%	1.7%	2.0%
2024 Drive to Work on Motorcycle	-	-	-
2024 Walk or Bicycle to Work	1.5%	1.3%	1.7%
2024 Other Means	0.5%	0.8%	0.9%
2024 Work at Home	18.3%	12.5%	11.6%
<b>Travel Time</b>			
2024 Travel to Work in 14 Minutes or Less	19.9%	22.6%	23.7%
2024 Travel to Work in 15 to 29 Minutes	49.6%	44.8%	45.0%
2024 Travel to Work in 30 to 59 Minutes	24.6%	26.9%	25.9%
2024 Travel to Work in 60 Minutes or More	5.9%	5.6%	5.4%
2024 Average Travel Time to Work	22.2	21.6	21.2
<b>Consumer Expenditure</b>			
2024 Est. Total Household Expenditure	\$543.57 M	\$3.02 B	\$7.92 B
2024 Est. Apparel	\$9.92 M	\$56.09 M	\$147.42 M
2024 Est. Contributions, Tax and Retirement	\$161.74 M	\$791.82 M	\$2.06 B
2024 Est. Education	\$12.67 M	\$68.45 M	\$178.74 M
2024 Est. Entertainment	\$30.64 M	\$173.93 M	\$457.1 M
2024 Est. Food, Beverages, Tobacco	\$61.6 M	\$369.31 M	\$977.46 M
2024 Est. Health Care	\$35.86 M	\$220.47 M	\$572.47 M
2024 Est. Household Furnishings and Equipment	\$14.42 M	\$80.51 M	\$211.18 M
2024 Est. Household Operations, Shelter, Utilities	\$114.82 M	\$683.62 M	\$1.83 B
2024 Est. Miscellaneous Expenses	\$9.26 M	\$51.98 M	\$136.18 M
2024 Est. Personal Care	\$6.5 M	\$39.46 M	\$104.59 M
2024 Est. Transportation	\$86.15 M	\$481.13 M	\$1.24 B

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