

SUMMARY

LOCATION AERIAL

IMAGES

DEMOGRAPHICS

FOR SALE OR LEASE

PROPERTY OVERVIEW

The all-brick improved building with minimum aluminum siding, all appear to be in average condition. The roof, HVAC and mechanical are new and in excellent condition. Four (4) parking places in front and with access through Grace Community Bible Church, ample parking in the rear of the property can be provided.

PROPERTY INFORMATION

- Building Size: 1,460 SF
- Land Size: 0.17 Acres / 7,537 SF
- Zoning: R1B / CPZ
- Parcel: 36351 Jefferson Parish
Armbruster Subdivision
Lot B, Square 9
- Flood Zone: X

SALE PRICE

- \$271,000

LEASE PRICE

- \$1,499 Per Month

LOCATION HIGHLIGHTS

- Located in River Ridge
- Nearby Little Farms Avenue which connects directly to Airline Highway
- Between John Curtis Upper and Lower Schools
- Nearby Retail include: Langenstein's Market, Breaux Mart, Planet Fitness, and Dollar General

TRAFFIC COUNT (ADT 2024)

- On Jefferson Highway, at site: 34,602



SUMMARY

LOCATION AERIAL

IMAGES

DEMOGRAPHICS



The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice. 7/25

SUMMARY

LOCATION AERIAL

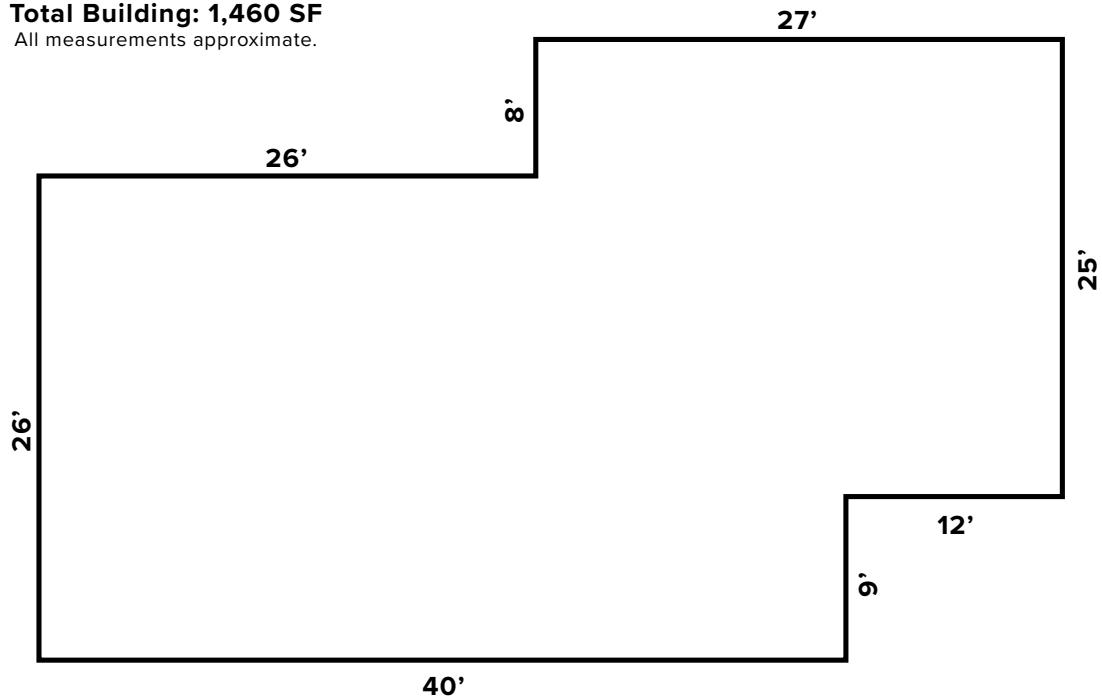
IMAGES

DEMOGRAPHICS

10412 Jefferson Hwy.
River Ridge, LA 70123

Total Building: 1,460 SF

All measurements approximate.



Jefferson Highway



SUMMARY

LOCATION AERIAL

IMAGES

DEMOGRAPHICS

2025 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



POPULATION

10,852

74,120

207,615



AVG. HH
INCOME

\$102,258

\$98,794

\$99,344



HOUSEHOLDS

4,869

32,623

88,570

