

### 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



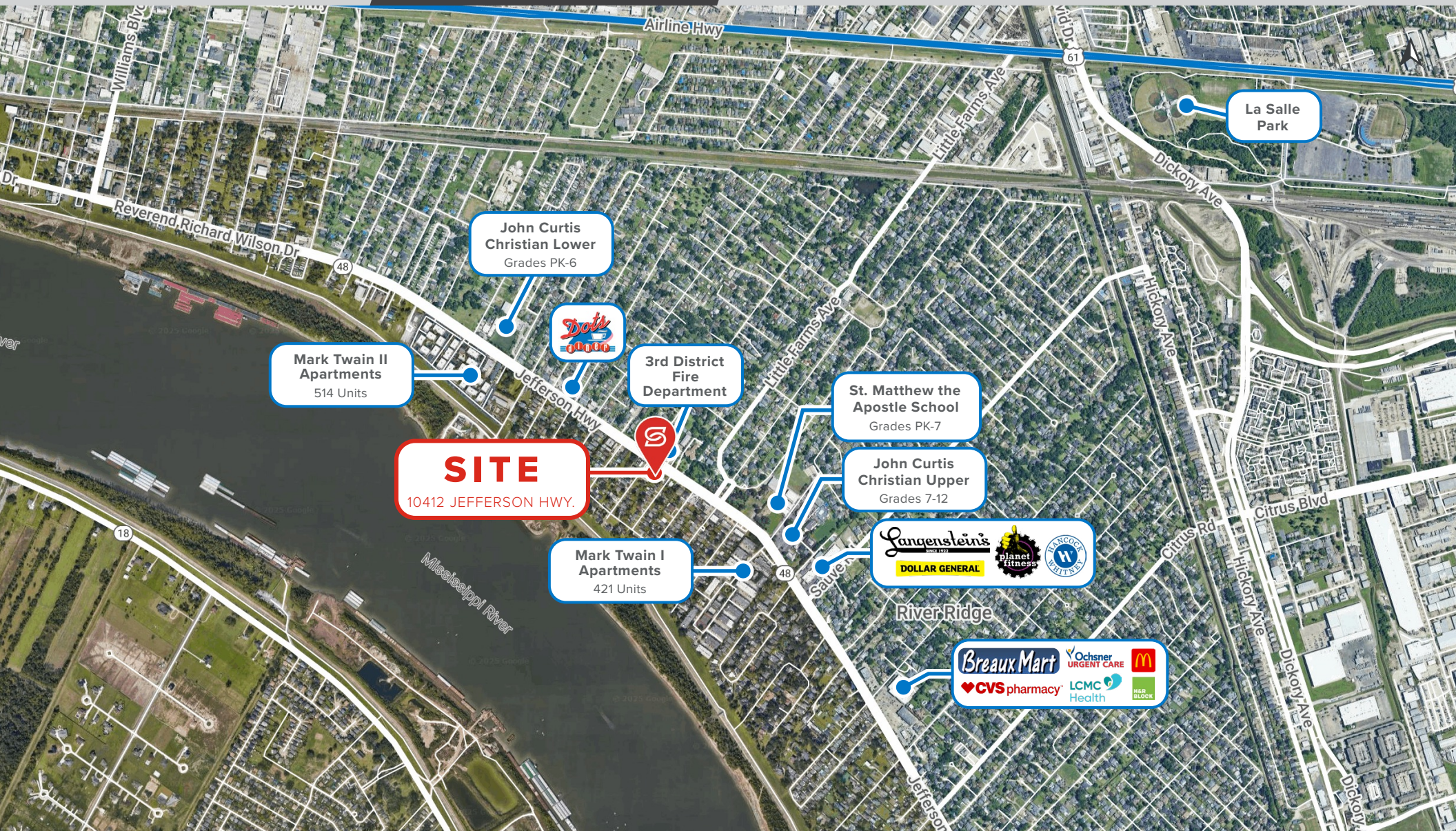


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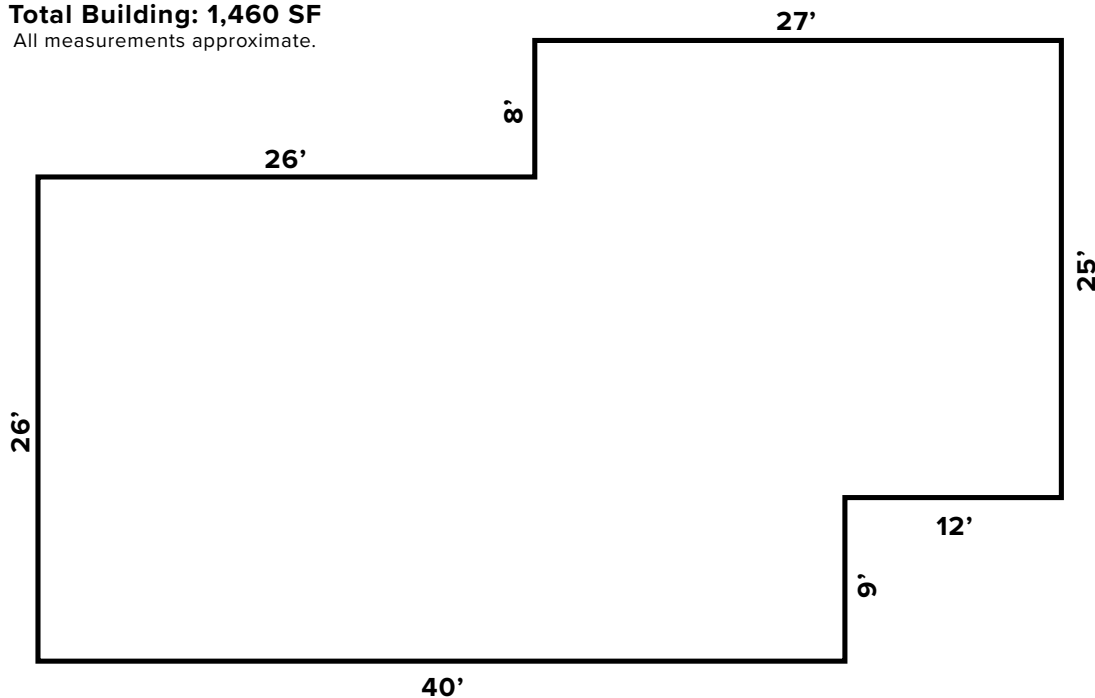
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**10412 Jefferson Hwy.  
River Ridge, LA 70123**

**Total Building: 1,460 SF**

All measurements approximate.



**Jefferson Highway**




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#### 2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
	10,852	74,120	207,615
POPULATION			

	1 MILE	3 MILE	5 MILE
	\$102,258	\$98,794	\$99,344
AVG. HH INCOME			

	1 MILE	3 MILE	5 MILE
	4,869	32,623	88,570
HOUSEHOLDS			

