

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 - with Drive Thru!**

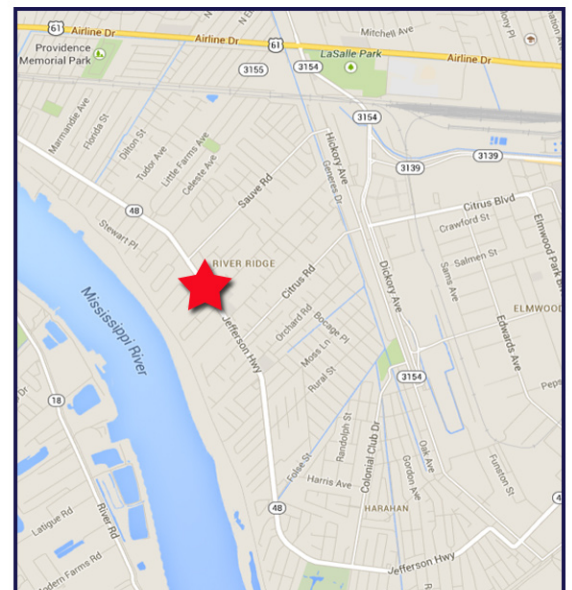
DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|-----------|----------|----------|
| Population | 12,217 | 76,537 | 206,007 |
| Households | 5,616 | 33,030 | 87,075 |
| 2023 Average Household Income | \$126,466 | \$99,696 | \$98,455 |
| 2023 Median Household Income | \$90,766 | \$72,835 | \$71,931 |
| Median Age | 46.2 | 43.5 | 41.8 |

TRAFFIC COUNTS

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

Source: Louisiana DOT



FOR LEASING CONTACT

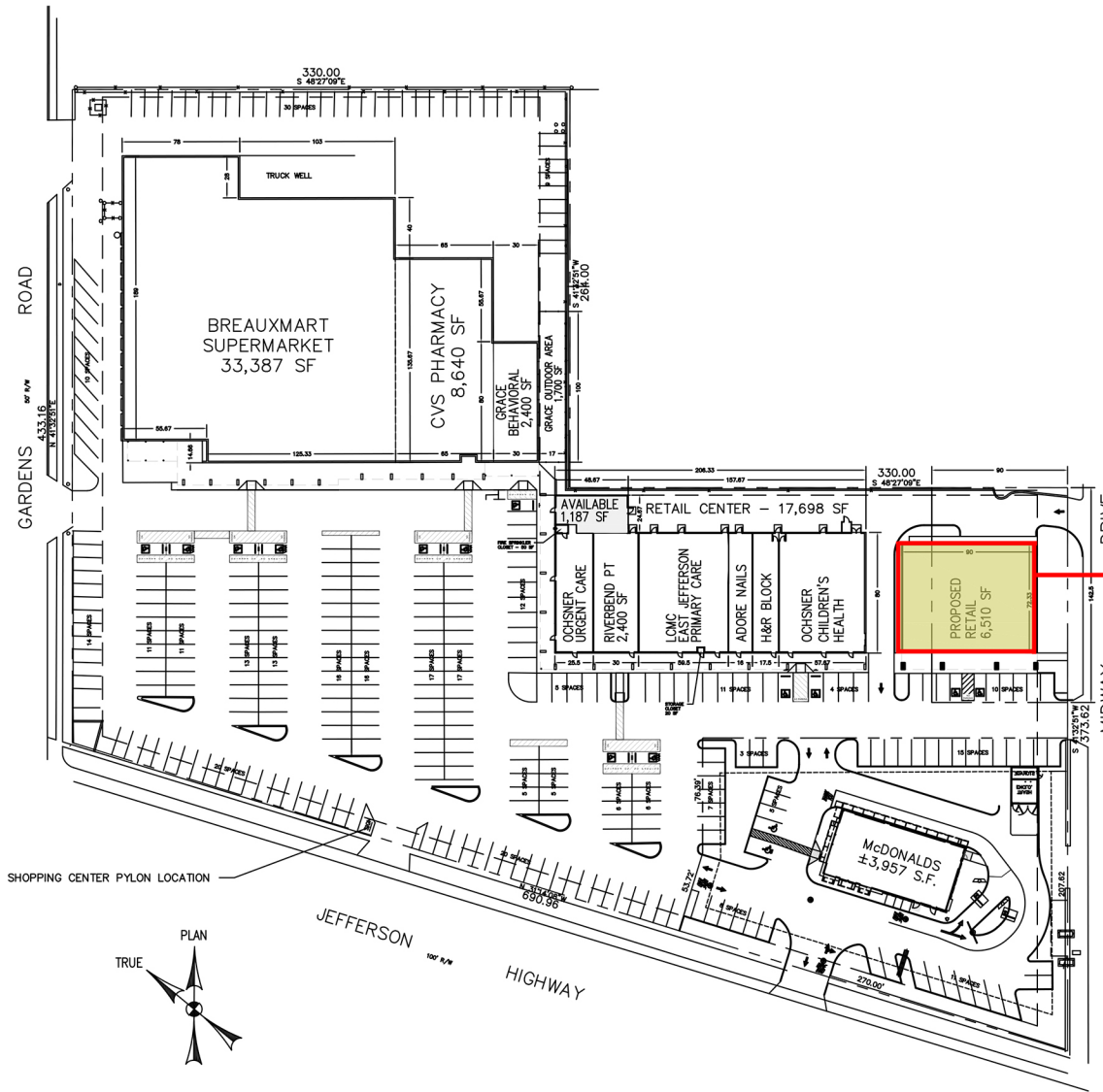
Adam Moore

(713) 516-6434 | amoores@realmrealty.com



REALM REALTY

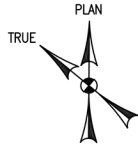
900 Town & Country Lane, Suite 210, Houston, Texas 77024
713.465.0001 (phone) 713.465.3856 (fax) www.realmrealty.com



| 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

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

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

REALM REALTY



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

SHEET OF
SP-1CC TOTAL

HIGHLAND SQUARE SHOPPING CENTER





Walgreens



Breaux Mart



CVS pharmacy



McDonald's

Gardens Rd

Jefferson Highway

19,881 vpd

Midway Drive

AVAILABLE



Langenslein's
DOLLAR GENERAL

Walmart

garden of Eatin'
Starbucks
O'Reilly Auto Parts

Winn-Dixie

THE HOME DEPOT
BEST BUY

AMC THEATRES

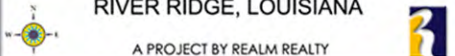
KIRKLAND'S
Marshalls TJ-maxx
Michels rue 21
Kmart

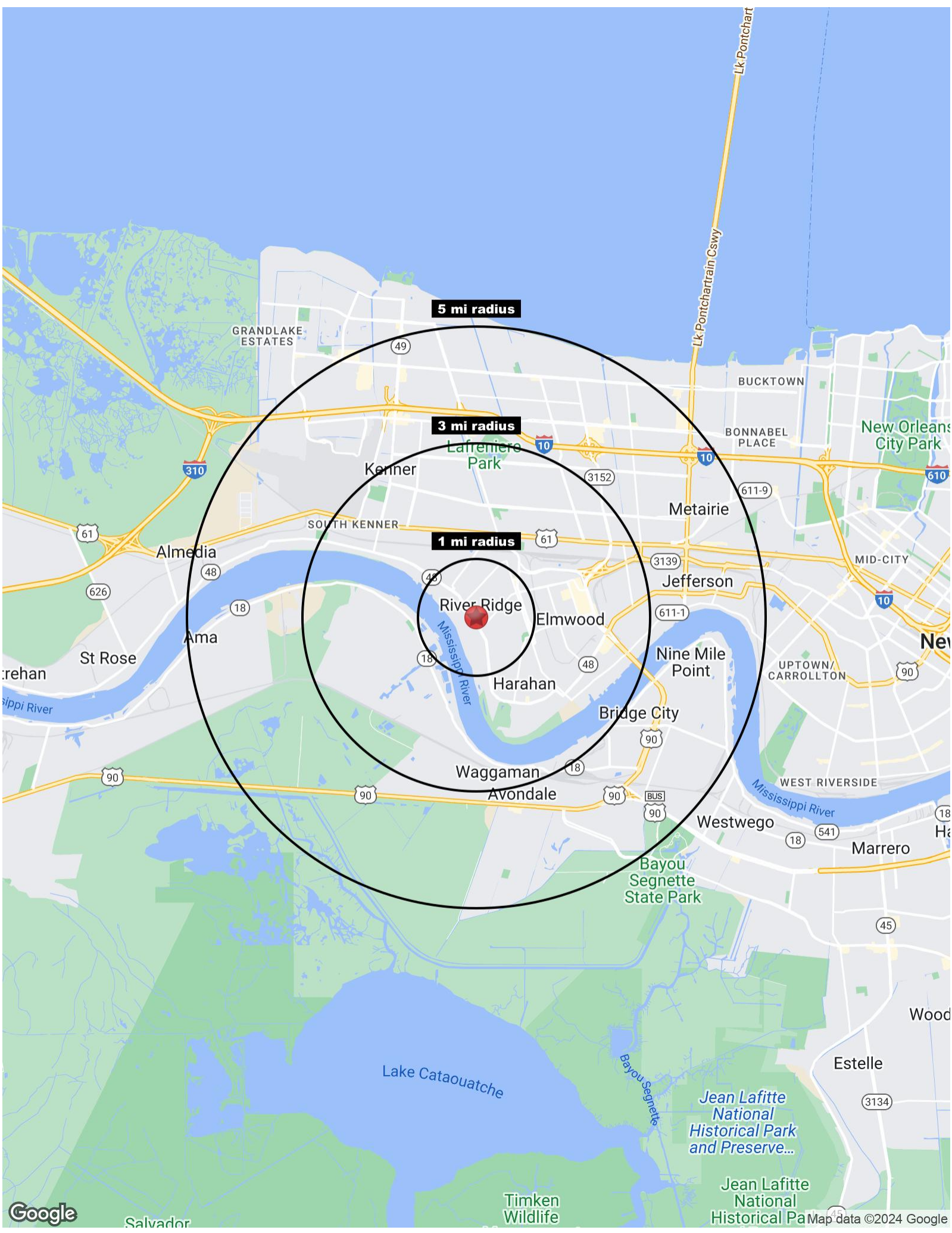
WORLD MARKET
OLD NAVY
SPORTS AUTHORITY

OfficeMax
Party City
PET SMART
Senior Center
BIG LOTS

Walmart
Academy

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

BONNABEL PLACE

New Orleans City Park

Kenner

Lafreniere Park

Metairie

Almedia

SOUTH KENNER

Jefferson

MID-CITY

Elmwood

Nine Mile Point

UPTOWN/CARROLLTON

rehan

St Rose

Ama

Harahan

Bridge City

WEST RIVERSIDE

Mississippi River

Waggaman

Avondale

Westwego

Marrero

Bayou Segnette State Park

Wood

Estelle

Lake Cataouatche

Jean Lafitte National Historical Park and Preserve...

Jean Lafitte National Historical Pa

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Realm Realty
 Lat/Lon: 29.9571/-90.2171



| Highland Square SC River Ridge, LA | 1 mi radius | 3 mi radius | 5 mi radius |
|--|-------------|-------------|-------------|
| Population | | | |
| 2023 Estimated Population | 12,217 | 76,537 | 206,007 |
| 2028 Projected Population | 11,131 | 70,548 | 189,467 |
| 2020 Census Population | 12,134 | 79,399 | 210,315 |
| 2010 Census Population | 11,808 | 78,104 | 207,117 |
| Projected Annual Growth 2023 to 2028 | -1.8% | -1.6% | -1.6% |
| Historical Annual Growth 2010 to 2023 | 0.3% | -0.2% | - |
| Households | | | |
| 2023 Estimated Households | 5,616 | 33,030 | 87,075 |
| 2028 Projected Households | 5,465 | 32,435 | 85,552 |
| 2020 Census Households | 5,351 | 33,881 | 88,277 |
| 2010 Census Households | 5,099 | 32,562 | 84,915 |
| Projected Annual Growth 2023 to 2028 | -0.5% | -0.4% | -0.3% |
| Historical Annual Growth 2010 to 2023 | 0.8% | 0.1% | 0.2% |
| Age | | | |
| 2023 Est. Population Under 10 Years | 9.8% | 10.0% | 11.1% |
| 2023 Est. Population 10 to 19 Years | 9.7% | 10.1% | 10.4% |
| 2023 Est. Population 20 to 29 Years | 9.9% | 11.3% | 12.2% |
| 2023 Est. Population 30 to 44 Years | 18.8% | 19.8% | 20.0% |
| 2023 Est. Population 45 to 59 Years | 20.5% | 19.7% | 18.5% |
| 2023 Est. Population 60 to 74 Years | 20.5% | 19.7% | 19.3% |
| 2023 Est. Population 75 Years or Over | 10.9% | 9.3% | 8.5% |
| 2023 Est. Median Age | 46.2 | 43.5 | 41.8 |
| Marital Status & Gender | | | |
| 2023 Est. Male Population | 47.9% | 48.1% | 48.5% |
| 2023 Est. Female Population | 52.1% | 51.9% | 51.5% |
| 2023 Est. Never Married | 27.2% | 33.5% | 35.0% |
| 2023 Est. Now Married | 56.5% | 44.3% | 42.4% |
| 2023 Est. Separated or Divorced | 9.8% | 15.5% | 15.7% |
| 2023 Est. Widowed | 6.4% | 6.6% | 6.9% |
| Income | | | |
| 2023 Est. HH Income \$200,000 or More | 14.1% | 8.1% | 8.9% |
| 2023 Est. HH Income \$150,000 to \$199,999 | 11.3% | 8.1% | 7.8% |
| 2023 Est. HH Income \$100,000 to \$149,999 | 17.9% | 16.2% | 14.5% |
| 2023 Est. HH Income \$75,000 to \$99,999 | 13.1% | 13.8% | 12.8% |
| 2023 Est. HH Income \$50,000 to \$74,999 | 15.6% | 16.8% | 17.2% |
| 2023 Est. HH Income \$35,000 to \$49,999 | 9.7% | 12.1% | 12.2% |
| 2023 Est. HH Income \$25,000 to \$34,999 | 8.0% | 9.4% | 8.7% |
| 2023 Est. HH Income \$15,000 to \$24,999 | 4.0% | 6.1% | 7.4% |
| 2023 Est. HH Income Under \$15,000 | 6.3% | 9.4% | 10.5% |
| 2023 Est. Average Household Income | \$126,466 | \$99,696 | \$98,455 |
| 2023 Est. Median Household Income | \$90,766 | \$72,835 | \$71,931 |
| 2023 Est. Per Capita Income | \$58,143 | \$43,064 | \$41,658 |
| 2023 Est. Total Businesses | 560 | 3,597 | 10,792 |
| 2023 Est. Total Employees | 4,521 | 43,086 | 105,596 |

Full Profile

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 Calculated using Weighted Block Centroid from Block Groups

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| Highland Square SC River Ridge, LA | 1 mi radius | 3 mi radius | 5 mi radius |
|--|-------------|-------------|-------------|
| Race | | | |
| 2023 Est. White | 80.0% | 64.7% | 58.7% |
| 2023 Est. Black | 10.3% | 22.9% | 23.4% |
| 2023 Est. Asian or Pacific Islander | 2.9% | 2.5% | 3.8% |
| 2023 Est. American Indian or Alaska Native | 0.2% | 0.3% | 0.4% |
| 2023 Est. Other Races | 6.5% | 9.6% | 13.8% |
| Hispanic | | | |
| 2023 Est. Hispanic Population | 968 | 8,391 | 32,921 |
| 2023 Est. Hispanic Population | 7.9% | 11.0% | 16.0% |
| 2028 Proj. Hispanic Population | 8.1% | 11.0% | 16.0% |
| 2020 Hispanic Population | 8.9% | 12.9% | 19.3% |
| Education (Adults 25 & Older) | | | |
| 2023 Est. Adult Population (25 Years or Over) | 9,300 | 57,197 | 150,004 |
| 2023 Est. Elementary (Grade Level 0 to 8) | 1.7% | 3.6% | 4.2% |
| 2023 Est. Some High School (Grade Level 9 to 11) | 4.5% | 6.5% | 6.8% |
| 2023 Est. High School Graduate | 19.1% | 28.9% | 28.7% |
| 2023 Est. Some College | 24.7% | 23.6% | 21.1% |
| 2023 Est. Associate Degree Only | 6.4% | 6.7% | 6.9% |
| 2023 Est. Bachelor Degree Only | 26.8% | 19.4% | 21.1% |
| 2023 Est. Graduate Degree | 16.9% | 11.3% | 11.2% |
| Housing | | | |
| 2023 Est. Total Housing Units | 6,095 | 36,248 | 96,367 |
| 2023 Est. Owner-Occupied | 57.6% | 56.6% | 54.9% |
| 2023 Est. Renter-Occupied | 34.5% | 34.5% | 35.5% |
| 2023 Est. Vacant Housing | 7.9% | 8.9% | 9.6% |
| Homes Built by Year | | | |
| 2023 Homes Built 2010 or later | 6.8% | 4.6% | 3.8% |
| 2023 Homes Built 2000 to 2009 | 10.2% | 6.8% | 6.9% |
| 2023 Homes Built 1990 to 1999 | 5.5% | 5.8% | 6.1% |
| 2023 Homes Built 1980 to 1989 | 12.1% | 12.1% | 11.5% |
| 2023 Homes Built 1970 to 1979 | 21.3% | 18.9% | 23.6% |
| 2023 Homes Built 1960 to 1969 | 19.4% | 19.8% | 19.2% |
| 2023 Homes Built 1950 to 1959 | 13.3% | 16.1% | 12.8% |
| 2023 Homes Built Before 1949 | 3.6% | 7.0% | 6.4% |
| Home Values | | | |
| 2023 Home Value \$1,000,000 or More | 1.0% | 0.5% | 0.8% |
| 2023 Home Value \$500,000 to \$999,999 | 14.0% | 5.3% | 5.1% |
| 2023 Home Value \$400,000 to \$499,999 | 8.9% | 5.6% | 6.3% |
| 2023 Home Value \$300,000 to \$399,999 | 21.8% | 14.4% | 17.1% |
| 2023 Home Value \$200,000 to \$299,999 | 31.0% | 32.9% | 32.8% |
| 2023 Home Value \$150,000 to \$199,999 | 13.5% | 21.7% | 18.0% |
| 2023 Home Value \$100,000 to \$149,999 | 4.3% | 11.9% | 10.5% |
| 2023 Home Value \$50,000 to \$99,999 | 1.9% | 4.2% | 5.7% |
| 2023 Home Value \$25,000 to \$49,999 | 0.4% | 0.7% | 0.9% |
| 2023 Home Value Under \$25,000 | 3.2% | 2.8% | 2.8% |
| 2023 Median Home Value | \$295,100 | \$231,190 | \$241,329 |
| 2023 Median Rent | \$923 | \$948 | \$930 |

Full Profile

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| Highland Square SC River Ridge, LA | 1 mi radius | 3 mi radius | 5 mi radius |
|--|-------------|-------------|-------------|
| Labor Force | | | |
| 2023 Est. Labor Population Age 16 Years or Over | 10,280 | 64,115 | 169,850 |
| 2023 Est. Civilian Employed | 61.6% | 59.4% | 60.0% |
| 2023 Est. Civilian Unemployed | 0.5% | 2.1% | 1.9% |
| 2023 Est. in Armed Forces | 1.5% | 0.6% | 0.5% |
| 2023 Est. not in Labor Force | 36.4% | 37.8% | 37.6% |
| 2023 Labor Force Males | 47.5% | 47.6% | 47.9% |
| 2023 Labor Force Females | 52.5% | 52.4% | 52.1% |
| Occupation | | | |
| 2023 Occupation: Population Age 16 Years or Over | 6,329 | 38,111 | 101,851 |
| 2023 Mgmt, Business, & Financial Operations | 17.2% | 14.3% | 13.8% |
| 2023 Professional, Related | 30.0% | 25.4% | 24.1% |
| 2023 Service | 12.4% | 16.1% | 17.4% |
| 2023 Sales, Office | 22.1% | 22.4% | 21.7% |
| 2023 Farming, Fishing, Forestry | - | 0.1% | - |
| 2023 Construction, Extraction, Maintenance | 9.0% | 10.6% | 11.5% |
| 2023 Production, Transport, Material Moving | 9.1% | 11.1% | 11.5% |
| 2023 White Collar Workers | 69.4% | 62.1% | 59.6% |
| 2023 Blue Collar Workers | 30.6% | 37.9% | 40.4% |
| Transportation to Work | | | |
| 2023 Drive to Work Alone | 71.8% | 75.9% | 74.6% |
| 2023 Drive to Work in Carpool | 7.9% | 9.2% | 10.0% |
| 2023 Travel to Work by Public Transportation | 0.7% | 1.0% | 1.1% |
| 2023 Drive to Work on Motorcycle | - | - | - |
| 2023 Walk or Bicycle to Work | 1.3% | 1.2% | 1.6% |
| 2023 Other Means | 0.6% | 0.8% | 0.8% |
| 2023 Work at Home | 17.7% | 12.0% | 11.9% |
| Travel Time | | | |
| 2023 Travel to Work in 14 Minutes or Less | 19.6% | 23.4% | 24.1% |
| 2023 Travel to Work in 15 to 29 Minutes | 49.9% | 44.0% | 45.5% |
| 2023 Travel to Work in 30 to 59 Minutes | 25.1% | 27.9% | 25.7% |
| 2023 Travel to Work in 60 Minutes or More | 5.4% | 4.7% | 4.7% |
| 2023 Average Travel Time to Work | 21.9 | 21.2 | 20.7 |
| Consumer Expenditure | | | |
| 2023 Est. Total Household Expenditure | \$468.78 M | \$2.31 B | \$6.02 B |
| 2023 Est. Apparel | \$16.69 M | \$81.3 M | \$212.79 M |
| 2023 Est. Contributions, Gifts | \$28.4 M | \$134.08 M | \$352.2 M |
| 2023 Est. Education, Reading | \$16.3 M | \$75.49 M | \$199.64 M |
| 2023 Est. Entertainment | \$26.96 M | \$130.81 M | \$341.66 M |
| 2023 Est. Food, Beverages, Tobacco | \$70.73 M | \$352.14 M | \$918.75 M |
| 2023 Est. Furnishings, Equipment | \$16.73 M | \$81.32 M | \$212.07 M |
| 2023 Est. Health Care, Insurance | \$42.4 M | \$211.31 M | \$549.84 M |
| 2023 Est. Household Operations, Shelter, Utilities | \$150.62 M | \$746.14 M | \$1.95 B |
| 2023 Est. Miscellaneous Expenses | \$8.96 M | \$43.86 M | \$114.46 M |
| 2023 Est. Personal Care | \$6.3 M | \$31.02 M | \$80.87 M |
| 2023 Est. Transportation | \$84.7 M | \$418.11 M | \$1.09 B |

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