

WESTSIDE SHOPPING CENTER NORTH

NWC WESTBANK EXPRESSWAY & STUMPF BOULEVARD
GRETNNA, LOUISIANA



PROJECT HIGHLIGHTS

- ★ Westside Shopping Center North is conveniently located 3 miles from New Orleans' central business district on the "going home" side of the Westbank Expressway, with traffic counts averaging more than 127,000 VPD.
- ★ Westside's prominent location, strong anchors and unique tenant mix attract a steady stream of retail traffic to the center throughout the business day.
- ★ National and regional tenants include Rouses, Academy Sports + Outdoors, Floor & Decor, Jo-Ann Fabrics and Crafts, Dollar General, Harbor Freight Tools, Cavender's, Planet Fitness, AutoZone, CitiTrends, Legacy Kitchen, Dickey's BBQ, GNC and Smoothie King.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,009	133,841	347,780
Households	6,003	59,800	148,499
2023 Est. Median HH Income	\$46,521	\$58,383	\$61,606
2023 Est. Average Income	\$66,187	\$78,077	\$89,105
Median Age	37.7	38.1	38.0

* **Small Shop retail space available**

* **61,554 SF pad available for ground lease or build-to-suit**

TRAFFIC COUNTS

Westbank Expressway 127,521 vpd



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REALM REALTY

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**61,554 SF
AVAILABLE**

**FLOOR
DECOR**

Taylor Dental

4,500 SF

cricket

Ghostbusters Buffet

3,388 SF

Tower Beauty

Gospel Books

Shoe-Nami

RAC

Ochsner Health
Clinic

Rainbow

Nail Salon

GNC

DOLLAR GENERAL

CH Trends

JOANN

Optometrist

Rhinier Jewelers

Just 4 Men

Cartridge

Vet Clinic

ROUSES
Liquor & Deli

LEGACY
KITCHEN collection

SHOOTIE KING
TIFFANY'S
BARBECUE DIN

AutoZone

Wendy's

CAVENDER'S
-BOOT CITY-

planet fitness

Wendy's

Stumpf Boulevard

10,000 vpd

INTERSTATE
90

127,521 vpd

**THE HOME
DEPOT**

WESTSIDE SHOPPING CENTER NORTH

WESTBANK EXPRESSWAY & STUMPF BOULEVARD
GRETNA, LOUISIANA



A PROJECT BY REALM REALTY





WESTSIDE SHOPPING CENTER NORTH

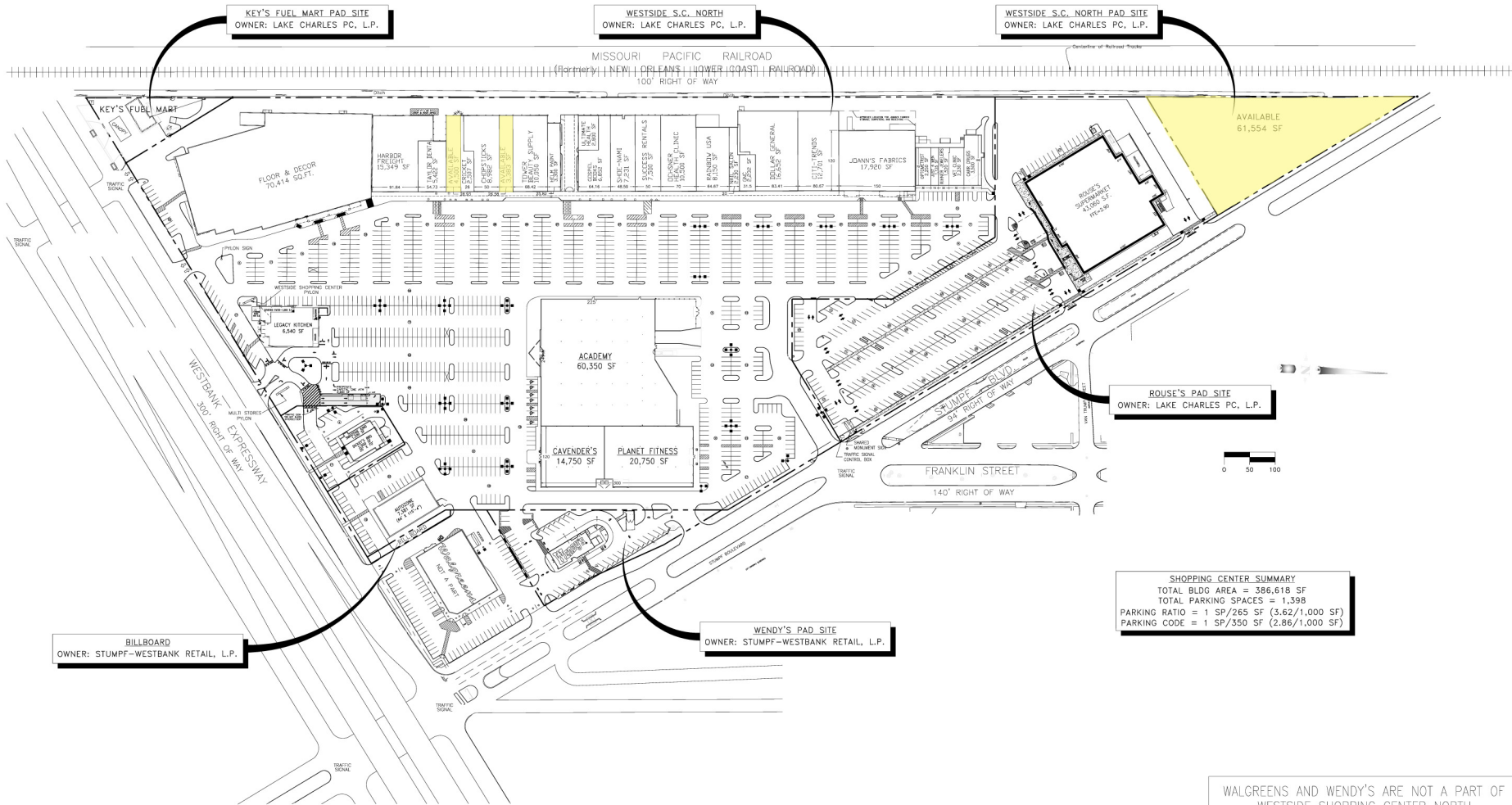
WESTBANK EXPRESSWAY & STUMPF BOULEVARD
GRETNA, LOUISIANA

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2015 Remodel Westside Shopping Center North





1 SITE PLAN
1" = 100'-0" (22 x 34) OR 1" = 200' (11 x 17)

Westside Shopping Center North
Northwest Corner of Westbank Expwy. & Stumpf Blvd.
Gretna, Louisiana

ALL DRAWN AND WRITTEN INFORMATION
APPEARING HEREON SHALL NOT BE
DUPLICATED, REPRODUCED, OR OTHERWISE
USED WITHOUT THE WRITTEN CONSENT
OF DEVELOPMENT SERVICES, INC.

PRINT RECORD
PURPOSE DATE

REVISION RECORD

NO.	CHANGE	DATE

DRAWN: SWG

CHECKED: SWG

DATE: 05/09/22

SHEET TITLE: LEASING SITE PLAN

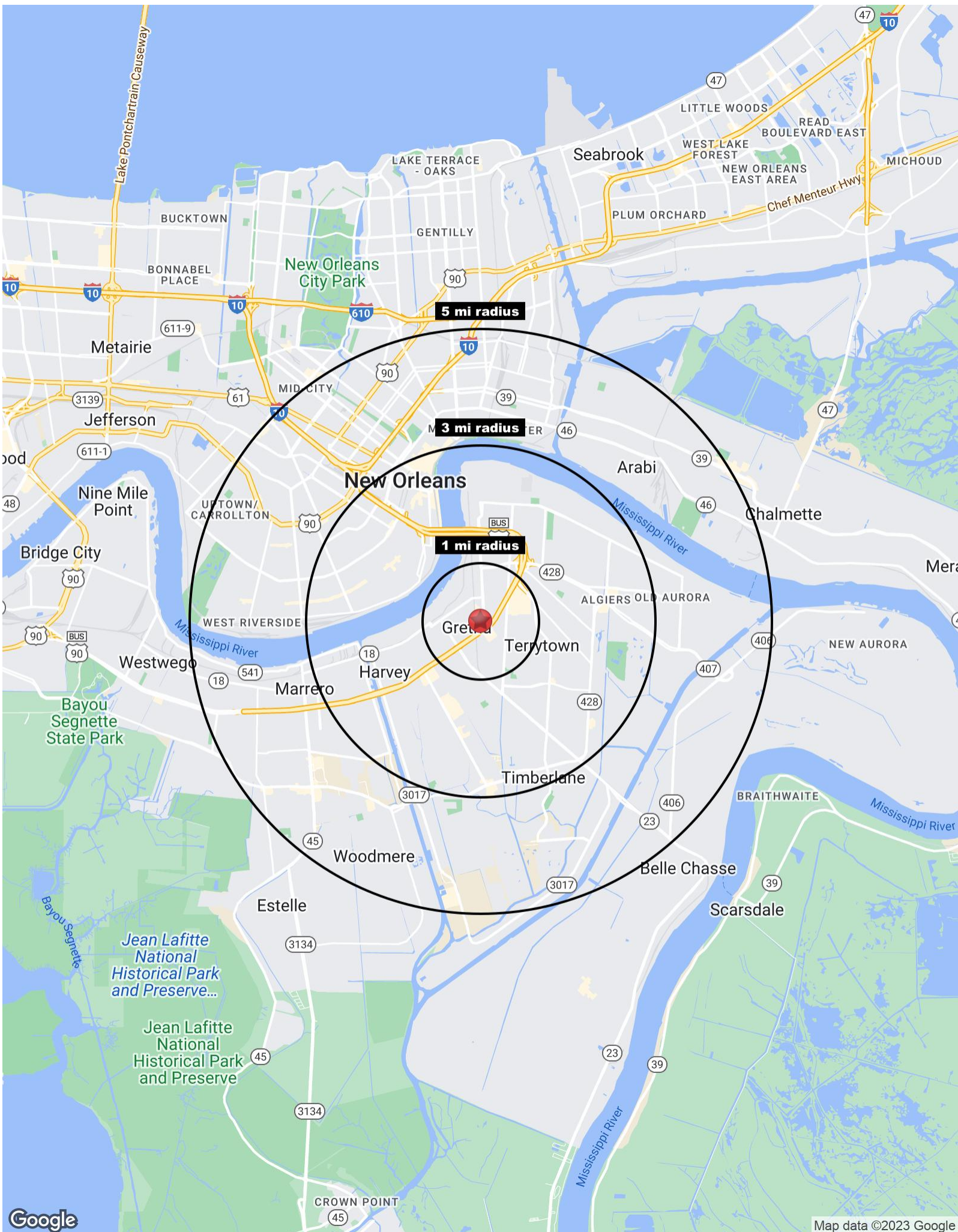
**REALM
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SHEET OF
SP-1 TOTAL

VER. RB



Full Profile

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

Realm Realty
Lat/Lon: 29.9165/-90.05



Westside Shopping Center North Gretna, LA 70053	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	14,009	133,841	347,780
2028 Projected Population	14,355	137,433	359,525
2020 Census Population	14,209	135,957	352,336
2010 Census Population	13,992	126,618	331,309
Projected Annual Growth 2023 to 2028	0.5%	0.5%	0.7%
Historical Annual Growth 2010 to 2023	-	0.4%	0.4%
Households			
2023 Estimated Households	6,003	59,800	148,499
2028 Projected Households	5,986	60,870	152,786
2020 Census Households	5,990	60,040	148,988
2010 Census Households	5,748	52,890	132,956
Projected Annual Growth 2023 to 2028	-	0.4%	0.6%
Historical Annual Growth 2010 to 2023	0.3%	1.0%	0.9%
Age			
2023 Est. Population Under 10 Years	13.0%	12.1%	11.5%
2023 Est. Population 10 to 19 Years	10.9%	10.6%	11.6%
2023 Est. Population 20 to 29 Years	14.0%	12.8%	12.9%
2023 Est. Population 30 to 44 Years	22.0%	23.5%	23.2%
2023 Est. Population 45 to 59 Years	17.6%	18.0%	18.1%
2023 Est. Population 60 to 74 Years	15.8%	17.1%	16.9%
2023 Est. Population 75 Years or Over	6.7%	6.0%	5.8%
2023 Est. Median Age	37.7	38.1	38.0
Marital Status & Gender			
2023 Est. Male Population	50.2%	48.4%	48.3%
2023 Est. Female Population	49.8%	51.6%	51.7%
2023 Est. Never Married	45.0%	44.0%	45.5%
2023 Est. Now Married	28.7%	30.7%	31.3%
2023 Est. Separated or Divorced	18.4%	18.9%	17.2%
2023 Est. Widowed	7.9%	6.4%	6.0%
Income			
2023 Est. HH Income \$200,000 or More	4.2%	7.6%	9.0%
2023 Est. HH Income \$150,000 to \$199,999	3.0%	6.1%	6.0%
2023 Est. HH Income \$100,000 to \$149,999	9.8%	11.4%	11.9%
2023 Est. HH Income \$75,000 to \$99,999	8.2%	9.3%	9.6%
2023 Est. HH Income \$50,000 to \$74,999	18.3%	16.5%	16.3%
2023 Est. HH Income \$35,000 to \$49,999	12.6%	10.7%	10.5%
2023 Est. HH Income \$25,000 to \$34,999	11.9%	9.5%	8.7%
2023 Est. HH Income \$15,000 to \$24,999	10.2%	10.1%	9.6%
2023 Est. HH Income Under \$15,000	21.9%	18.7%	18.4%
2023 Est. Average Household Income	\$66,187	\$78,077	\$89,105
2023 Est. Median Household Income	\$46,521	\$58,383	\$61,606
2023 Est. Per Capita Income	\$28,692	\$35,067	\$38,339
2023 Est. Total Businesses	929	9,267	18,514
2023 Est. Total Employees	8,834	96,749	185,221

Full Profile

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Race				
2023 Est. White		39.1%	36.8%	37.7%
2023 Est. Black		41.2%	48.8%	48.4%
2023 Est. Asian or Pacific Islander		2.4%	3.3%	5.4%
2023 Est. American Indian or Alaska Native		0.5%	0.3%	0.3%
2023 Est. Other Races		16.9%	10.8%	8.2%
Hispanic				
2023 Est. Hispanic Population		2,540	15,695	30,661
2023 Est. Hispanic Population		18.1%	11.7%	8.8%
2028 Proj. Hispanic Population		18.0%	11.5%	8.7%
2020 Hispanic Population		22.9%	16.0%	12.5%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		9,756	96,245	247,169
2023 Est. Elementary (Grade Level 0 to 8)		8.2%	4.9%	4.4%
2023 Est. Some High School (Grade Level 9 to 11)		12.0%	9.3%	8.7%
2023 Est. High School Graduate		31.1%	26.7%	24.6%
2023 Est. Some College		20.9%	20.8%	21.2%
2023 Est. Associate Degree Only		4.6%	5.4%	5.4%
2023 Est. Bachelor Degree Only		14.4%	18.8%	20.3%
2023 Est. Graduate Degree		8.8%	14.0%	15.4%
Housing				
2023 Est. Total Housing Units		6,856	67,576	171,965
2023 Est. Owner-Occupied		37.6%	42.3%	47.7%
2023 Est. Renter-Occupied		50.0%	46.2%	38.7%
2023 Est. Vacant Housing		12.4%	11.5%	13.6%
Homes Built by Year				
2023 Homes Built 2010 or later		6.1%	6.0%	5.7%
2023 Homes Built 2000 to 2009		7.3%	6.9%	6.9%
2023 Homes Built 1990 to 1999		6.6%	4.7%	4.1%
2023 Homes Built 1980 to 1989		8.2%	9.0%	8.6%
2023 Homes Built 1970 to 1979		14.8%	15.8%	14.4%
2023 Homes Built 1960 to 1969		18.3%	14.2%	11.0%
2023 Homes Built 1950 to 1959		12.1%	9.7%	8.9%
2023 Homes Built Before 1949		14.2%	22.2%	26.6%
Home Values				
2023 Home Value \$1,000,000 or More		1.2%	3.9%	4.8%
2023 Home Value \$500,000 to \$999,999		2.9%	11.4%	13.7%
2023 Home Value \$400,000 to \$499,999		5.5%	6.3%	7.2%
2023 Home Value \$300,000 to \$399,999		16.5%	12.2%	13.8%
2023 Home Value \$200,000 to \$299,999		36.1%	25.0%	22.5%
2023 Home Value \$150,000 to \$199,999		16.8%	19.1%	18.3%
2023 Home Value \$100,000 to \$149,999		15.0%	13.5%	11.0%
2023 Home Value \$50,000 to \$99,999		3.8%	5.6%	5.0%
2023 Home Value \$25,000 to \$49,999		0.7%	0.7%	0.9%
2023 Home Value Under \$25,000		1.7%	2.4%	2.7%
2023 Median Home Value		\$232,356	\$282,144	\$310,496
2023 Median Rent		\$847	\$917	\$922

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	11,259	108,362	284,175
2023 Est. Civilian Employed	60.1%	58.0%	56.8%
2023 Est. Civilian Unemployed	3.0%	2.4%	2.3%
2023 Est. in Armed Forces	0.4%	0.7%	0.5%
2023 Est. not in Labor Force	36.5%	38.9%	40.3%
2023 Labor Force Males	49.9%	48.0%	47.8%
2023 Labor Force Females	50.1%	52.0%	52.2%
Occupation			
2023 Occupation: Population Age 16 Years or Over	6,768	62,798	161,341
2023 Mgmt, Business, & Financial Operations	11.1%	17.1%	17.9%
2023 Professional, Related	19.8%	26.7%	28.6%
2023 Service	21.2%	19.8%	18.8%
2023 Sales, Office	21.8%	17.1%	17.6%
2023 Farming, Fishing, Forestry	-	0.2%	0.3%
2023 Construction, Extraction, Maintenance	14.6%	8.8%	7.0%
2023 Production, Transport, Material Moving	11.5%	10.3%	9.7%
2023 White Collar Workers	52.7%	60.9%	64.1%
2023 Blue Collar Workers	47.3%	39.1%	35.9%
Transportation to Work			
2023 Drive to Work Alone	73.1%	65.6%	64.9%
2023 Drive to Work in Carpool	13.8%	8.6%	8.1%
2023 Travel to Work by Public Transportation	2.4%	3.2%	3.2%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	2.2%	3.9%	4.5%
2023 Other Means	0.7%	1.0%	1.2%
2023 Work at Home	7.7%	17.7%	18.1%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	24.2%	25.8%	26.6%
2023 Travel to Work in 15 to 29 Minutes	44.5%	43.5%	44.0%
2023 Travel to Work in 30 to 59 Minutes	23.4%	25.3%	24.4%
2023 Travel to Work in 60 Minutes or More	7.9%	5.4%	5.0%
2023 Average Travel Time to Work	20.3	20.2	20.1
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$314.6 M	\$3.5 B	\$9.53 B
2023 Est. Apparel	\$10.98 M	\$123.49 M	\$337.51 M
2023 Est. Contributions, Gifts	\$17.3 M	\$201.47 M	\$558.16 M
2023 Est. Education, Reading	\$9.79 M	\$116.24 M	\$323.35 M
2023 Est. Entertainment	\$17.33 M	\$195.97 M	\$537.71 M
2023 Est. Food, Beverages, Tobacco	\$49.01 M	\$537.54 M	\$1.46 B
2023 Est. Furnishings, Equipment	\$10.76 M	\$121.63 M	\$333.42 M
2023 Est. Health Care, Insurance	\$29.01 M	\$317.76 M	\$864.06 M
2023 Est. Household Operations, Shelter, Utilities	\$103.88 M	\$1.15 B	\$3.11 B
2023 Est. Miscellaneous Expenses	\$5.93 M	\$66.35 M	\$181.03 M
2023 Est. Personal Care	\$4.21 M	\$46.94 M	\$127.84 M
2023 Est. Transportation	\$56.39 M	\$624.8 M	\$1.7 B

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