

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**

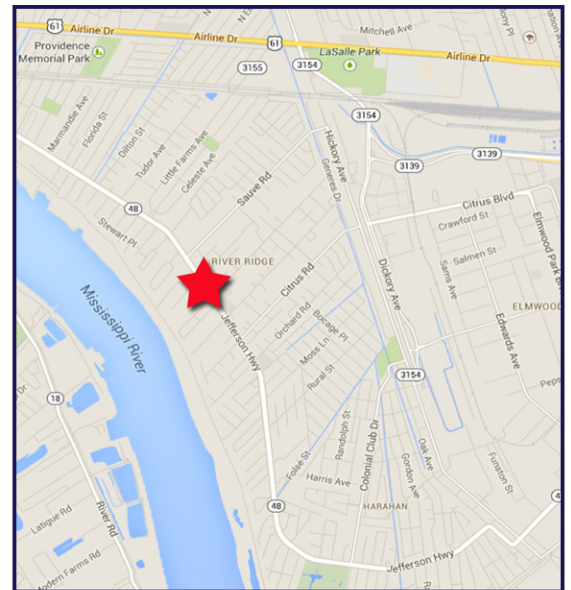
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,782	75,920	201,743
Households	5,264	32,889	85,755
2025 Average Household Income	\$122,607	\$99,344	\$98,937
2025 Median Household Income	\$96,686	\$77,603	\$76,015
Median Age	47.3	43.2	41.2

TRAFFIC COUNTS

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

Source: Louisiana DOT



FOR LEASING CONTACT

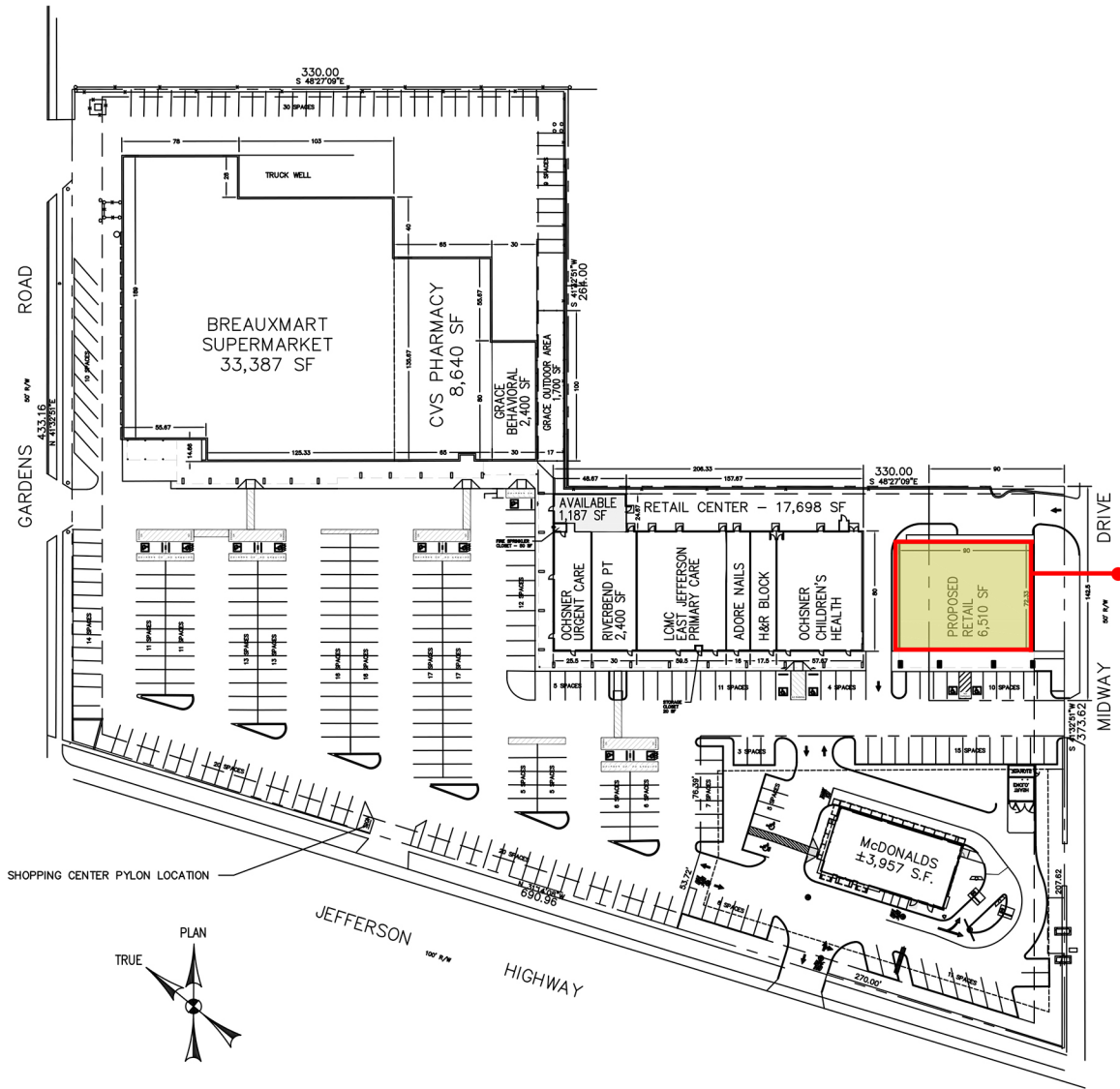
Adam Moore

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REALM REALTY

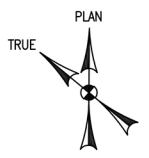
900 Town & Country Lane, Suite 210, Houston, Texas 77024
713.465.0001 (phone) 713.465.3856 (fax) www.realmrealty.com



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

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

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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





Breaux Mart
100% LOCAL PRODUCTS

CVS
pharmacy



AVAILABLE

Gardens Rd

Jefferson Highway

19,881 vpd

Midway Drive



THE HOME DEPOT
BEST BUY

L'Angenstein's
DOLLAR GENERAL

AMC THEATRES

WORLD MARKET
OLD NAVY
SPORTS AUTHORITY

Walmart

SITE

garden of eatin'
Starbucks
O'Reilly

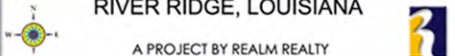
KIRKLAND'S
Marshalls **TJ-maxx**
Michels **rue 21**
kmart

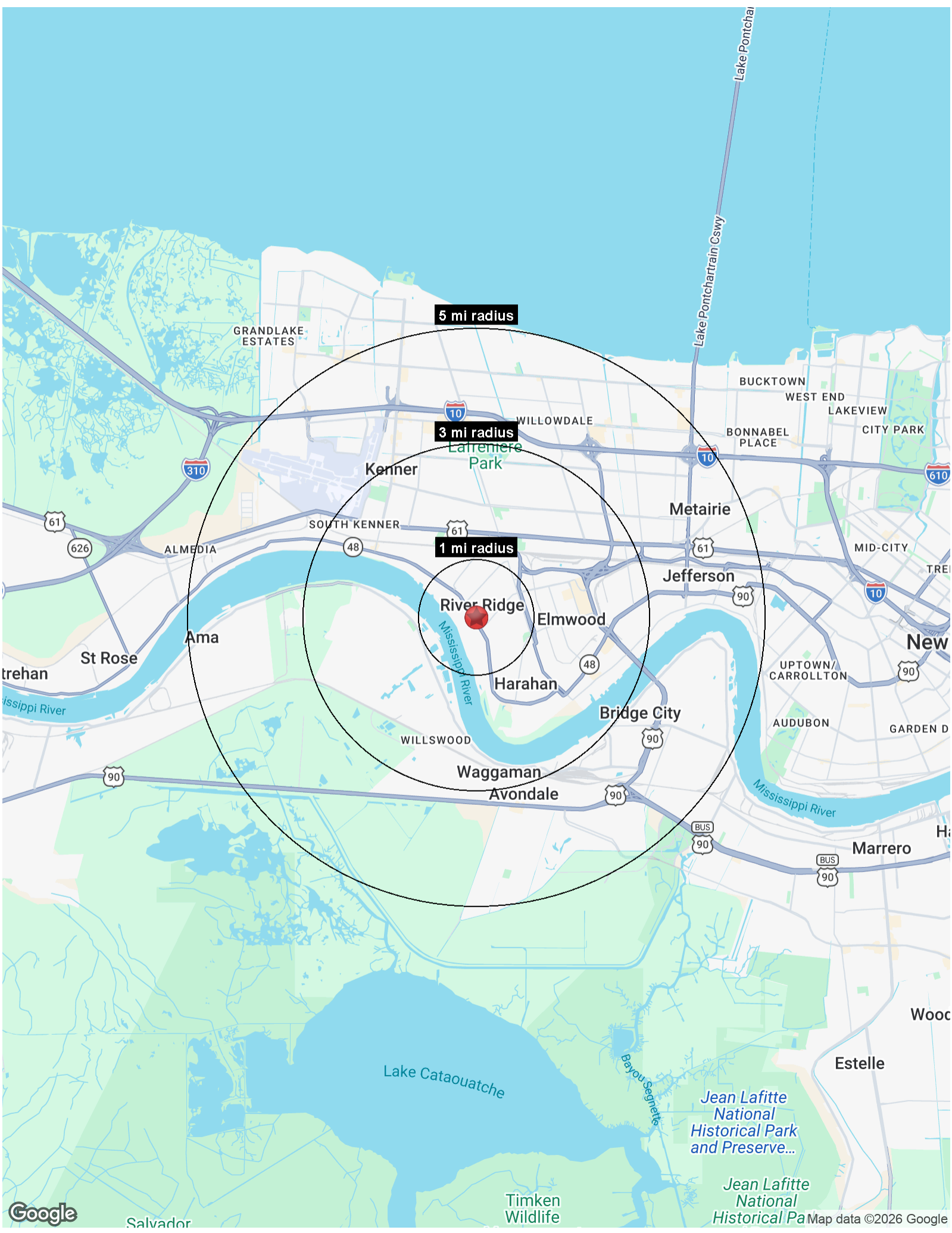
OfficeMax
Party City **Senior Center**
PET SMART **BIG LOTS**

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

Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Realm Realty
 Lat/Lon: 29.957/-90.2172

Highland Square SC River Ridge, LA 70123	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	11,782	75,920	201,743
2030 Projected Population	11,183	72,318	191,364
2020 Census Population	11,973	79,548	209,766
2010 Census Population	11,659	78,255	206,584
Projected Annual Growth 2025 to 2030	-1.0%	-0.9%	-1.0%
Historical Annual Growth 2010 to 2025	-	-0.2%	-0.2%
Households			
2025 Estimated Households	5,264	32,889	85,755
2030 Projected Households	4,985	31,234	81,126
2020 Census Households	5,255	33,933	88,040
2010 Census Households	5,010	32,614	84,687
Projected Annual Growth 2025 to 2030	-1.1%	-1.0%	-1.1%
Historical Annual Growth 2010 to 2025	0.3%	-	-
Age			
2025 Est. Population Under 10 Years	10.0%	11.0%	12.0%
2025 Est. Population 10 to 19 Years	10.3%	10.5%	11.1%
2025 Est. Population 20 to 29 Years	9.6%	10.9%	11.6%
2025 Est. Population 30 to 44 Years	17.0%	19.4%	20.2%
2025 Est. Population 45 to 59 Years	17.9%	18.4%	17.3%
2025 Est. Population 60 to 74 Years	23.4%	20.4%	18.7%
2025 Est. Population 75 Years or Over	11.8%	9.4%	9.0%
2025 Est. Median Age	47.3	43.2	41.2
Marital Status & Gender			
2025 Est. Male Population	48.1%	48.5%	48.5%
2025 Est. Female Population	51.9%	51.5%	51.5%
2025 Est. Never Married	27.3%	33.4%	34.1%
2025 Est. Now Married	54.6%	44.4%	43.3%
2025 Est. Separated or Divorced	11.3%	15.7%	15.9%
2025 Est. Widowed	6.7%	6.5%	6.6%
Income			
2025 Est. HH Income \$200,000 or More	13.2%	8.7%	9.6%
2025 Est. HH Income \$150,000 to \$199,999	11.3%	9.2%	8.0%
2025 Est. HH Income \$100,000 to \$149,999	18.9%	16.8%	15.5%
2025 Est. HH Income \$75,000 to \$99,999	17.3%	15.2%	14.9%
2025 Est. HH Income \$50,000 to \$74,999	13.0%	14.6%	15.1%
2025 Est. HH Income \$35,000 to \$49,999	8.8%	10.4%	11.8%
2025 Est. HH Income \$25,000 to \$34,999	5.9%	9.2%	8.2%
2025 Est. HH Income \$15,000 to \$24,999	4.3%	7.3%	7.4%
2025 Est. HH Income Under \$15,000	7.4%	8.7%	9.5%
2025 Est. Average Household Income	\$122,607	\$99,344	\$98,937
2025 Est. Median Household Income	\$96,686	\$77,603	\$76,015
2025 Est. Per Capita Income	\$54,791	\$43,069	\$42,089
2025 Est. Total Businesses	531	3,857	17,930
2025 Est. Total Employees	4,016	44,606	192,633

Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Realm Realty
 Lat/Lon: 29.957/-90.2172

Highland Square SC River Ridge, LA 70123	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	78.6%	61.5%	56.2%
2025 Est. Black	9.3%	22.7%	22.2%
2025 Est. Asian or Pacific Islander	2.5%	2.8%	4.0%
2025 Est. American Indian or Alaska Native	0.3%	0.4%	0.5%
2025 Est. Other Races	9.4%	12.7%	17.1%
Hispanic			
2025 Est. Hispanic Population	1,565	11,864	41,148
2025 Est. Hispanic Population	13.3%	15.6%	20.4%
2030 Proj. Hispanic Population	15.6%	17.2%	21.0%
2020 Hispanic Population	8.9%	12.9%	19.4%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	8,852	55,891	144,244
2025 Est. Elementary (Grade Level 0 to 8)	2.3%	3.8%	4.7%
2025 Est. Some High School (Grade Level 9 to 11)	3.6%	6.4%	6.3%
2025 Est. High School Graduate	19.5%	26.6%	27.0%
2025 Est. Some College	24.0%	23.1%	21.1%
2025 Est. Associate Degree Only	7.9%	7.8%	7.9%
2025 Est. Bachelor Degree Only	28.0%	20.1%	20.9%
2025 Est. Graduate Degree	14.7%	12.2%	12.0%
Housing			
2025 Est. Total Housing Units	5,770	36,225	95,108
2025 Est. Owner-Occupied	63.7%	60.1%	53.5%
2025 Est. Renter-Occupied	27.6%	30.7%	36.7%
2025 Est. Vacant Housing	8.8%	9.2%	9.8%
Homes Built by Year			
2025 Homes Built 2010 or later	6.9%	5.7%	5.1%
2025 Homes Built 2000 to 2009	7.8%	7.6%	8.0%
2025 Homes Built 1990 to 1999	5.3%	4.9%	5.4%
2025 Homes Built 1980 to 1989	9.3%	11.0%	11.1%
2025 Homes Built 1970 to 1979	23.3%	21.6%	23.7%
2025 Homes Built 1960 to 1969	23.2%	20.3%	19.8%
2025 Homes Built 1950 to 1959	11.1%	13.7%	10.6%
2025 Homes Built Before 1949	4.3%	5.9%	6.5%
Home Values			
2025 Home Value \$1,000,000 or More	3.6%	1.1%	1.8%
2025 Home Value \$500,000 to \$999,999	15.8%	7.5%	8.2%
2025 Home Value \$400,000 to \$499,999	15.8%	8.8%	9.7%
2025 Home Value \$300,000 to \$399,999	21.4%	19.1%	21.3%
2025 Home Value \$200,000 to \$299,999	30.6%	35.1%	32.6%
2025 Home Value \$150,000 to \$199,999	6.1%	15.7%	13.3%
2025 Home Value \$100,000 to \$149,999	1.6%	6.2%	5.5%
2025 Home Value \$50,000 to \$99,999	1.1%	2.5%	3.4%
2025 Home Value \$25,000 to \$49,999	2.0%	1.2%	1.6%
2025 Home Value Under \$25,000	2.1%	2.8%	2.8%
2025 Median Home Value	\$334,813	\$270,841	\$286,192
2025 Median Rent	\$1,063	\$1,024	\$988

Full Profile

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Realm Realty
 Lat/Lon: 29.957/-90.2172



Highland Square SC River Ridge, LA 70123	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2025 Est. Labor Population Age 16 Years or Over	9,866	62,662	163,810
2025 Est. Civilian Employed	61.7%	61.5%	61.4%
2025 Est. Civilian Unemployed	1.5%	2.4%	2.6%
2025 Est. in Armed Forces	1.0%	0.4%	0.4%
2025 Est. not in Labor Force	35.7%	35.7%	35.6%
2025 Labor Force Males	47.3%	47.8%	47.9%
2025 Labor Force Females	52.7%	52.2%	52.1%
Occupation			
2025 Occupation: Population Age 16 Years or Over	6,088	38,538	100,646
2025 Mgmt, Business, & Financial Operations	15.0%	14.7%	14.6%
2025 Professional, Related	36.2%	28.1%	25.6%
2025 Service	11.2%	17.2%	18.6%
2025 Sales, Office	21.4%	20.5%	20.4%
2025 Farming, Fishing, Forestry	-	0.1%	-
2025 Construction, Extraction, Maintenance	8.0%	9.1%	10.3%
2025 Production, Transport, Material Moving	8.1%	10.2%	10.4%
2025 White Collar Workers	72.6%	63.3%	60.6%
2025 Blue Collar Workers	27.4%	36.7%	39.4%
Transportation to Work			
2025 Drive to Work Alone	73.5%	78.5%	78.0%
2025 Drive to Work in Carpool	8.5%	8.9%	9.3%
2025 Travel to Work by Public Transportation	0.4%	0.7%	0.8%
2025 Drive to Work on Motorcycle	0.3%	0.3%	0.2%
2025 Walk or Bicycle to Work	1.9%	2.0%	2.4%
2025 Other Means	0.4%	0.6%	0.7%
2025 Work at Home	15.0%	9.1%	8.6%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	21.9%	24.3%	26.2%
2025 Travel to Work in 15 to 29 Minutes	50.1%	45.6%	44.4%
2025 Travel to Work in 30 to 59 Minutes	22.1%	24.7%	24.4%
2025 Travel to Work in 60 Minutes or More	5.9%	5.4%	5.0%
2025 Average Travel Time to Work	21.7	21.2	20.5
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$563.56 M	\$3.13 B	\$8.17 B
2025 Est. Apparel	\$10.33 M	\$58.28 M	\$152.05 M
2025 Est. Contributions, Tax and Retirement	\$165.75 M	\$838.25 M	\$2.17 B
2025 Est. Education	\$13.16 M	\$71.57 M	\$185.54 M
2025 Est. Entertainment	\$31.94 M	\$180.61 M	\$471.25 M
2025 Est. Food, Beverages, Tobacco	\$64.47 M	\$380.87 M	\$1 B
2025 Est. Health Care	\$37.19 M	\$223.18 M	\$575.46 M
2025 Est. Household Furnishings and Equipment	\$15.01 M	\$83.8 M	\$218.19 M
2025 Est. Household Operations, Shelter, Utilities	\$120.7 M	\$708.27 M	\$1.89 B
2025 Est. Miscellaneous Expenses	\$9.66 M	\$54.08 M	\$140.63 M
2025 Est. Personal Care	\$6.81 M	\$40.63 M	\$106.92 M
2025 Est. Transportation	\$88.53 M	\$492.26 M	\$1.26 B

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