

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.
- ★ Redevelopment of center scheduled for 2015.
- ★ **Small shop lease space available**

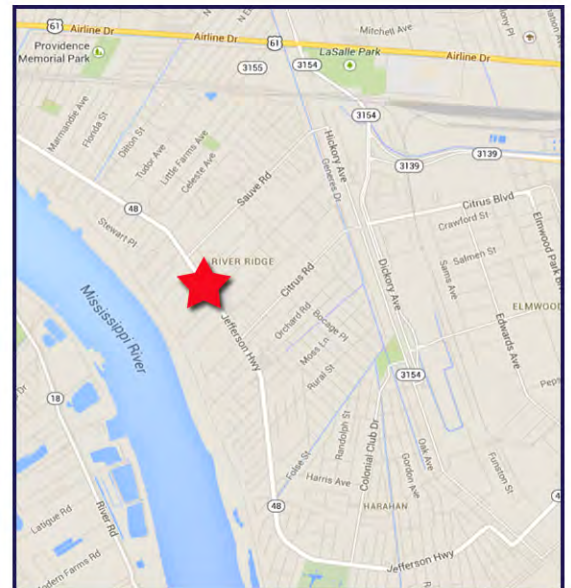
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,184	77,527	204,705
Households	4,821	32,951	85,556
Median Age	46.2	41.6	40.0
2014 Average Household Income	\$ 95,493	\$ 68,845	\$ 69,539
2014 Median Household Income	\$ 69,529	\$ 56,465	\$ 56,092

TRAFFIC COUNTS

Jefferson Highway (South of site)	19,120 vpd
Jefferson Highway (North of site)	17,910 vpd

Source: 2011 Louisiana DOT



FOR LEASING CONTACT

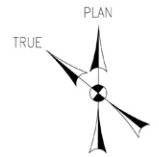
Jarrett Adame, CCIM

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REALM REALTY

900 Town & Country Lane, Suite 210, Houston, Texas 77024
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SHIPPING CENTER DEVELOPMENT SUMMARY					
TENANT	TENANT DESCRIPTION	BUILDING AREA	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
	BREAUXMART	33,157 SF	1/200	166	303
	CVS PHARMACY	8,741 SF	1/200	44	
	AVAILABLE	2,444 SF	1/200	12	
A	POSTAL SOLUTIONS	1,008 SF	1/200	5	
B	URGENT CARE	2,100 SF	1/200	11	
D	EAST JEFFERSON DOCTORS GROUP	2,400 SF	1/400	10	
E	CHILDRENS HOSPITAL	3,921 SF	1/400	6	
F	KIDS CLOTHS	819 SF	1/200	4	
G	AVAILABLE	1,280 SF	1/200	7	
H	H&R BLOCK	1,400 SF	1/200	7	
I	AVAILABLE	1,400 SF	1/200	7	
J	HEARING CLINIC	2,000 SF	1/200	10	
K	AVAILABLE	1,200 SF	1/200	6	
	PAD 1 - McDONALDS	3,961 SF	1/150	26	40
	PAD 2 - WHITNEY BANK	2,223 SF	1/200	11	7
TOTAL	ALL TENANTS	68,054 SF		332	350

PARKING PROVIDED INCLUDES 16 HANDICAP SPACES

PROPOSED REDEVELOPMENT
 HIGHLAND SQUARE S.C.
 RIVER RIDGE, LOUISIANA
 REALM REALTY
 HOUSTON, TEXAS 77024
 900. Town & Country Ln #210

ALL DRAWN AND WRITTEN INFORMATION APPROVING HEREIN SHALL NOT BE QUANTIFIED, DISCLOSED, 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	04/20/15

SHEET TITLE
 LEASE SITE PLAN

REALM REALTY

900. Town & Country Loop - Suite 210 - Houston, Texas 77024 - (713) 445-0000

1 LEASE SITE PLAN
 SCALE: 1" = 40'



Proposed Highland Square Elevation Aerial

River Ridge, LA



EXISTING ELEVATION



PROPOSED ELEVATION



PROPOSED ELEVATION



EXISTING ELEVATION



PROPOSED ELEVATION



EXISTING ELEVATION



EXISTING ELEVATION



Gardens Rd

Midway Drive

Jefferson Highway

19,120 vpd

Breaux Mart
HAS LOW PRICES!

CVS
pharmacy

8,444 SF

Postal Solutions

Children's Hospital
Kids Clothes

1,280 SF

HER BLOCK

1,400 SF

Hearing Clinic

1,200 SF

WHITNEY BANK

McDonalds

Highland Square

SEC JEFFERSON HIGHWAY & GARDENS ROAD
RIVER RIDGE, LOUISIANA

A PROJECT BY REALM REALTY





DOLLAR GENERAL

Walgreens

SITE

O'Reilly
Auto Parts

Winn-Dixie

AMC THEATRES

THE HOME DEPOT
BEST BUY

KIRKLAND'S
Marshalls TJ-maxx
Michels rue 21
Kmart



OfficeMax
Party City
PIT SMART
Center Center
BIG LOTS

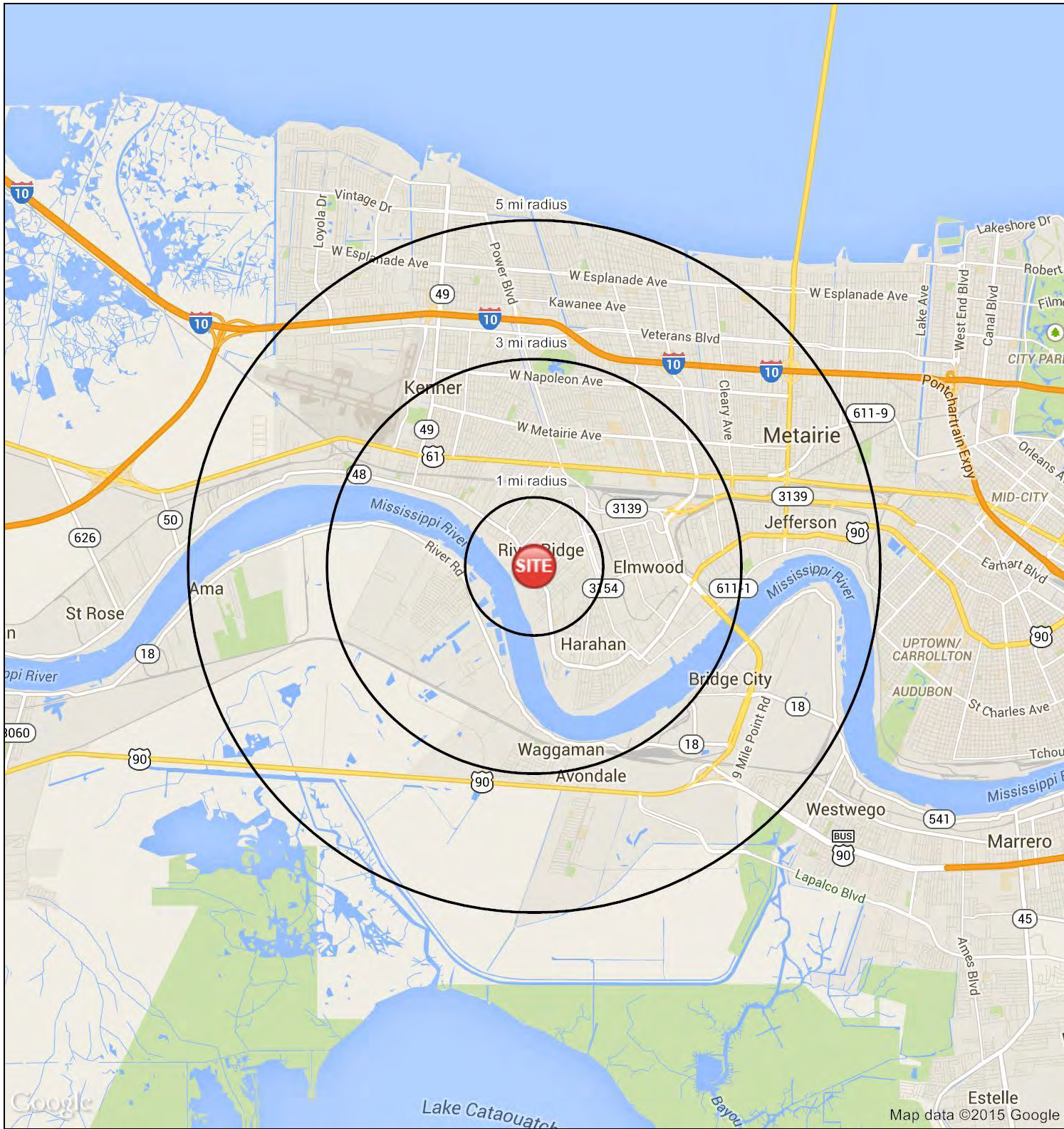
WORLD MARKET
OLD NAVY
SPORTS AUTHORITY

Walmart
Academy

Highland Square
 SEC JEFFERSON HIGHWAY & GARDENS ROAD
 RIVER RIDGE, LOUISIANA

A PROJECT BY REALM REALTY



Highland Square
Westwego, LA 70094

March 2015

Realm Realty



EXPANDED PROFILE

2000-2010 Census, 2014 Estimates with 2019 Projections

Calculated using Proportional Block Groups



Realm Realty

Lat/Lon: 29.9568/-90.2173

RF5

Highland Square

Westwego, LA 70094

Population

	1 mi radius	3 mi radius	5 mi radius
Estimated Population (2014)	11,184	77,527	204,705
Projected Population (2019)	11,228	77,845	205,610
Census Population (2010)	11,077	76,797	202,739
Census Population (2000)	11,783	81,426	215,018
Projected Annual Growth (2014 to 2019)	44 0.1%	318 0.1%	905 0.1%
Historical Annual Growth (2010 to 2014)	108 0.2%	730 0.2%	1,966 0.2%
Historical Annual Growth (2000 to 2010)	-707 -0.6%	-4,629 -0.6%	-12,279 -0.6%
Estimated Population Density (2014)	3,561 <i>psm</i>	2,743 <i>psm</i>	2,607 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>

Households

Estimated Households (2014)	4,821	32,951	85,556
Projected Households (2019)	4,940	33,762	87,696
Census Households (2010)	4,695	32,092	83,298
Census Households (2000)	4,804	32,823	87,429
Estimated Households with Children (2014)	1,316 27.3%	9,389 28.5%	25,075 29.3%
Estimated Average Household Size (2014)	2.32	2.34	2.38

Average Household Income

Estimated Average Household Income (2014)	\$95,493	\$68,845	\$69,539
Projected Average Household Income (2019)	\$103,854	\$74,686	\$75,480
Estimated Average Family Income (2014)	\$115,827	\$81,332	\$82,603

Median Household Income

Estimated Median Household Income (2014)	\$69,529	\$56,465	\$56,092
Projected Median Household Income (2019)	\$75,298	\$61,173	\$60,922
Estimated Median Family Income (2014)	\$90,669	\$68,735	\$69,108

Per Capita Income

Estimated Per Capita Income (2014)	\$41,166	\$29,297	\$29,108
Projected Per Capita Income (2019)	\$45,698	\$32,431	\$32,242
Estimated Per Capita income 5 Year Growth	\$4,533 11.0%	\$3,135 10.7%	\$3,134 10.8%
Estimated Average Household Net Worth (2014)	\$616,684	\$459,537	\$451,035

Daytime Demos (2014)

Total Businesses	403	3,934	12,113
Total Employees	3,225	49,125	141,499
Company Headquarter Businesses	1 0.2%	25 0.6%	57 0.5%
Company Headquarter Employees	87 2.7%	2,965 6.0%	7,686 5.4%
Employee Population per Business	8.0	12.5	11.7
Residential Population per Business	27.7	19.7	16.9

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Highland Square	1 mi radius		3 mi radius		5 mi radius	
Westwego, LA 70094						
Race & Ethnicity						
White (2014)	10,335	92.4%	58,744	75.8%	143,975	70.3%
Black or African American (2014)	447	4.0%	14,334	18.5%	41,037	20.0%
American Indian or Alaska Native (2014)	24	0.2%	297	0.4%	754	0.4%
Asian (2014)	127	1.1%	1,151	1.5%	5,792	2.8%
Hawaiian or Pacific Islander (2014)	3	-	32	-	88	-
Other Race (2014)	116	1.0%	1,728	2.2%	8,939	4.4%
Two or More Races (2014)	132	1.2%	1,241	1.6%	4,120	2.0%
Not Hispanic or Latino Population (2014)	10,589	94.7%	70,569	91.0%	176,089	86.0%
Hispanic or Latino Population (2014)	595	5.3%	6,959	9.0%	28,616	14.0%
Not Hispanic or Latino Population (2019)	10,607	94.5%	70,589	90.7%	175,768	85.5%
Hispanic or Latino Population (2019)	622	5.5%	7,256	9.3%	29,842	14.5%
Not Hispanic or Latino Population (2010)	10,526	95.0%	70,356	91.6%	176,256	86.9%
Hispanic or Latino Population (2010)	551	5.0%	6,441	8.4%	26,483	13.1%
Not Hispanic or Latino Population (2000)	11,428	97.0%	77,357	95.0%	198,557	92.3%
Hispanic or Latino Population (2000)	355	3.0%	4,070	5.0%	16,460	7.7%
Projected Hispanic Annual Growth (2014 to 2019)	27	0.9%	297	0.9%	1,226	0.9%
Historic Hispanic Annual Growth (2000 to 2014)	240	4.8%	2,889	5.1%	12,155	5.3%
Age Distribution (2014)						
Age Under 5	556	5.0%	4,301	5.5%	12,593	6.2%
Age 5 to 9 Years	637	5.7%	4,447	5.7%	11,812	5.8%
Age 10 to 14 Years	652	5.8%	4,255	5.5%	11,282	5.5%
Age 15 to 19 Years	578	5.2%	4,196	5.4%	10,998	5.4%
Age 20 to 24 Years	454	4.1%	4,172	5.4%	12,696	6.2%
Age 25 to 29 Years	542	4.8%	5,211	6.7%	15,391	7.5%
Age 30 to 34 Years	580	5.2%	5,233	6.8%	14,528	7.1%
Age 35 to 39 Years	562	5.0%	4,597	5.9%	12,423	6.1%
Age 40 to 44 Years	666	6.0%	4,794	6.2%	12,372	6.0%
Age 45 to 49 Years	830	7.4%	5,486	7.1%	13,491	6.6%
Age 50 to 54 Years	958	8.6%	6,040	7.8%	14,591	7.1%
Age 55 to 59 Years	1,005	9.0%	6,072	7.8%	14,808	7.2%
Age 60 to 64 Years	869	7.8%	5,129	6.6%	13,338	6.5%
Age 65 to 74 Years	1,122	10.0%	7,158	9.2%	18,746	9.2%
Age 75 to 84 Years	798	7.1%	4,348	5.6%	10,369	5.1%
Age 85 Years or Over	375	3.4%	2,088	2.7%	5,266	2.6%
Median Age	46.2		41.6		40.0	
Gender Age Distribution (2014)						
Female Population	5,864	52.4%	40,136	51.8%	105,143	51.4%
Age 0 to 19 Years	1,196	20.4%	8,486	21.1%	22,798	21.7%
Age 20 to 64 Years	3,334	56.9%	23,696	59.0%	62,300	59.3%
Age 65 Years or Over	1,334	22.7%	7,954	19.8%	20,045	19.1%
Female Median Age	47.4		43.1		41.8	
Male Population	5,320	47.6%	37,391	48.2%	99,562	48.6%
Age 0 to 19 Years	1,228	23.1%	8,714	23.3%	23,887	24.0%
Age 20 to 64 Years	3,131	58.8%	23,038	61.6%	61,339	61.6%
Age 65 Years or Over	962	18.1%	5,639	15.1%	14,336	14.4%
Male Median Age	44.9		40.1		38.3	

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RF5

Highland Square	1 mi radius		3 mi radius		5 mi radius	
Westwego, LA 70094						
Household Income Distribution (2014)						
HH Income \$200,000 or More	507	10.5%	1,259	3.8%	3,585	4.2%
HH Income \$150,000 to \$199,999	408	8.5%	1,457	4.4%	3,813	4.5%
HH Income \$100,000 to \$149,999	640	13.3%	4,118	12.5%	10,336	12.1%
HH Income \$75,000 to \$99,999	614	12.7%	4,122	12.5%	10,512	12.3%
HH Income \$50,000 to \$74,999	903	18.7%	6,940	21.1%	16,531	19.3%
HH Income \$35,000 to \$49,999	575	11.9%	4,772	14.5%	12,650	14.8%
HH Income \$25,000 to \$34,999	400	8.3%	3,692	11.2%	9,620	11.2%
HH Income \$15,000 to \$24,999	420	8.7%	3,557	10.8%	9,802	11.5%
HH Income Under \$15,000	355	7.4%	3,034	9.2%	8,706	10.2%
HH Income \$35,000 or More	3,647	75.6%	22,668	68.8%	57,428	67.1%
HH Income \$75,000 or More	2,169	45.0%	10,956	33.3%	28,246	33.0%
Housing (2014)						
Total Housing Units	5,003		34,801		91,333	
Housing Units Occupied	4,821	96.4%	32,951	94.7%	85,556	93.7%
Housing Units Owner-Occupied	3,685	76.4%	22,578	68.5%	53,237	62.2%
Housing Units, Renter-Occupied	1,136	23.6%	10,373	31.5%	32,319	37.8%
Housing Units, Vacant	182	3.6%	1,850	5.3%	5,777	6.3%
Marital Status (2014)						
Never Married	2,598	27.8%	21,134	32.8%	57,177	33.8%
Currently Married	4,572	49.0%	27,469	42.6%	69,987	41.4%
Separated	271	2.9%	2,603	4.0%	8,562	5.1%
Widowed	719	7.7%	5,071	7.9%	12,499	7.4%
Divorced	1,178	12.6%	8,248	12.8%	20,792	12.3%
Household Type (2014)						
Population Family	9,042	80.8%	60,831	78.5%	158,493	77.4%
Population Non-Family	2,140	19.1%	16,319	21.0%	45,004	22.0%
Population Group Quarters	3	-	377	0.5%	1,208	0.6%
Family Households	3,214	66.7%	21,060	63.9%	54,090	63.2%
Non-Family Households	1,607	33.3%	11,891	36.1%	31,466	36.8%
Married Couple with Children	961	21.0%	5,479	19.9%	14,179	20.3%
Average Family Household Size	2.8		2.9		2.9	
Household Size (2014)						
1 Person Households	1,364	28.3%	9,928	30.1%	25,873	30.2%
2 Person Households	1,779	36.9%	11,072	33.6%	27,728	32.4%
3 Person Households	747	15.5%	5,473	16.6%	14,219	16.6%
4 Person Households	584	12.1%	3,913	11.9%	10,360	12.1%
5 Person Households	253	5.3%	1,674	5.1%	4,620	5.4%
6 or More Person Households	94	1.9%	892	2.7%	2,756	3.2%
Household Vehicles (2014)						
Households with 0 Vehicles Available	91	1.9%	2,018	6.1%	6,241	7.3%
Households with 1 Vehicles Available	1,653	34.3%	12,874	39.1%	34,579	40.4%
Households with 2 or More Vehicles Available	3,077	63.8%	18,059	54.8%	44,736	52.3%
Total Vehicles Available	8,852		55,657		140,942	
Average Vehicles Per Household	1.8		1.7		1.6	

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EXPANDED PROFILE

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Realm Realty

Lat/Lon: 29.9568/-90.2173

RF5

Highland Square

Westwego, LA 70094

Labor Force (2014)

	1 mi radius	3 mi radius	5 mi radius
Estimated Labor Population Age 16 Years or Over	9,208	63,288	165,668
Estimated Civilian Employed	5,884 63.9%	40,402 63.8%	105,486 63.7%
Estimated Civilian Unemployed	138 1.5%	1,633 2.6%	4,772 2.9%
Estimated in Armed Forces	17 0.2%	117 0.2%	533 0.3%
Estimated Not in Labor Force	3,169 34.4%	21,136 33.4%	54,876 33.1%
Unemployment Rate	1.5%	2.6%	2.9%

Occupation (2010)

	1 mi radius	3 mi radius	5 mi radius
Occupation: Population Age 16 Years or Over	5,607	37,803	99,627
Management, Business, Financial Operations	980 17.5%	5,284 14.0%	13,208 13.3%
Professional, Related	1,325 23.6%	7,482 19.8%	19,411 19.5%
Service	616 11.0%	5,826 15.4%	18,054 18.1%
Sales, Office	1,709 30.5%	10,802 28.6%	26,521 26.6%
Farming, Fishing, Forestry	10 0.2%	65 0.2%	179 0.2%
Construct, Extraction, Maintenance	579 10.3%	4,914 13.0%	12,938 13.0%
Production, Transport Material Moving	389 6.9%	3,431 9.1%	9,317 9.4%
White Collar Workers	71.6%	62.3%	59.4%
Blue Collar Workers	28.4%	37.7%	40.6%

Consumer Expenditure (2014)

	1 mi radius	3 mi radius	5 mi radius
Total Household Expenditure	\$325 M	\$1.78 B	\$4.64 B
Total Non-Retail Expenditure	\$188 M 57.7%	\$1.02 B 57.5%	\$2.67 B 57.5%
Total Retail Expenditure	\$138 M 42.3%	\$757 M 42.5%	\$1.97 B 42.5%
Apparel	\$15.7 M 4.8%	\$85.3 M 4.8%	\$223 M 4.8%
Contributions	\$14.0 M 4.3%	\$67.5 M 3.8%	\$177 M 3.8%
Education	\$8.69 M 2.7%	\$43.0 M 2.4%	\$113 M 2.4%
Entertainment	\$18.4 M 5.6%	\$99.6 M 5.6%	\$259 M 5.6%
Food and Beverages	\$48.3 M 14.8%	\$272 M 15.3%	\$708 M 15.3%
Furnishings and Equipment	\$14.7 M 4.5%	\$78.2 M 4.4%	\$204 M 4.4%
Gifts	\$9.49 M 2.9%	\$47.9 M 2.7%	\$125 M 2.7%
Health Care	\$19.0 M 5.8%	\$109 M 6.1%	\$283 M 6.1%
Household Operations	\$12.6 M 3.9%	\$64.2 M 3.6%	\$168 M 3.6%
Miscellaneous Expenses	\$5.27 M 1.6%	\$29.8 M 1.7%	\$77.6 M 1.7%
Personal Care	\$4.65 M 1.4%	\$25.8 M 1.4%	\$67.1 M 1.4%
Personal Insurance	\$3.66 M 1.1%	\$18.4 M 1.0%	\$48.2 M 1.0%
Reading	\$1.07 M 0.3%	\$5.87 M 0.3%	\$15.3 M 0.3%
Shelter	\$63.5 M 19.5%	\$344 M 19.3%	\$897 M 19.3%
Tobacco	\$1.87 M 0.6%	\$11.5 M 0.6%	\$29.9 M 0.6%
Transportation	\$63.1 M 19.4%	\$356 M 20.0%	\$922 M 19.9%
Utilities	\$21.5 M 6.6%	\$124 M 6.9%	\$323 M 7.0%

Educational Attainment (2014)

	1 mi radius	3 mi radius	5 mi radius
Adult Population Age 25 Years or Over	8,304	55,805	144,269
Elementary (Grade Level 0 to 8)	250 3.0%	2,854 5.1%	8,678 6.0%
Some High School (Grade Level 9 to 11)	448 5.4%	5,046 9.0%	13,455 9.3%
High School Graduate	2,046 24.6%	17,426 31.2%	44,446 30.8%
Some College	1,749 21.1%	13,085 23.4%	32,803 22.7%
Associate Degree Only	514 6.2%	2,941 5.3%	7,496 5.2%
Bachelor Degree Only	2,172 26.2%	10,110 18.1%	25,660 17.8%
Graduate Degree	1,124 13.5%	4,343 7.8%	11,731 8.1%

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Highland Square

Westwego, LA 70094

Units In Structure (2010)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	3,857	82.1%	24,136	75.2%	55,378	66.5%
1 Attached Unit	28	0.6%	1,059	3.3%	3,182	3.8%
2 to 4 Units	214	4.5%	2,496	7.8%	8,683	10.4%
5 to 9 Units	55	1.2%	694	2.2%	2,662	3.2%
10 to 19 Units	124	2.7%	1,261	3.9%	3,857	4.6%
20 to 49 Units	255	5.4%	1,064	3.3%	3,643	4.4%
50 or More Units	110	2.3%	884	2.8%	4,117	4.9%
Mobile Home or Trailer	53	1.1%	496	1.5%	1,732	2.1%
Other Structure	-	-	1	-	44	0.1%

Homes Built By Year (2010)

Homes Built 2005 or later	198	4.2%	1,551	4.8%	4,142	5.0%
Homes Built 2000 to 2004	193	4.1%	1,398	4.4%	3,303	4.0%
Homes Built 1990 to 1999	547	11.7%	3,319	10.3%	7,413	8.9%
Homes Built 1980 to 1989	526	11.2%	4,079	12.7%	11,706	14.1%
Homes Built 1970 to 1979	923	19.7%	6,090	19.0%	20,282	24.3%
Homes Built 1960 to 1969	1,077	22.9%	6,479	20.2%	16,610	19.9%
Homes Built 1950 to 1959	865	18.4%	6,159	19.2%	11,884	14.3%
Homes Built Before 1949	366	7.8%	3,016	9.4%	7,958	9.6%

Home Values (2010)

Home Values \$1,000,000 or More	62	1.7%	139	0.6%	305	0.6%
Home Values \$500,000 to \$999,999	306	8.6%	538	2.5%	1,632	3.2%
Home Values \$400,000 to \$499,999	202	5.7%	459	2.1%	1,309	2.5%
Home Values \$300,000 to \$399,999	559	15.6%	1,634	7.5%	4,340	8.4%
Home Values \$200,000 to \$299,999	1,127	31.5%	5,643	25.8%	14,415	28.0%
Home Values \$150,000 to \$199,999	739	20.7%	6,462	29.6%	13,310	25.8%
Home Values \$100,000 to \$149,999	313	8.8%	4,047	18.5%	8,630	16.8%
Home Values \$70,000 to \$99,999	85	2.4%	1,619	7.4%	4,043	7.9%
Home Values \$50,000 to \$69,999	31	0.9%	470	2.1%	1,237	2.4%
Home Values \$25,000 to \$49,999	61	1.7%	363	1.7%	973	1.9%
Home Values Under \$25,000	88	2.5%	494	2.3%	1,300	2.5%
Owner-Occupied Median Home Value	\$251,489		\$187,952		\$197,170	
Renter-Occupied Median Rent	\$819		\$777		\$746	

Transportation To Work (2010)

Drive to Work Alone	4,529	83.0%	31,026	83.7%	78,965	80.8%
Drive to Work in Carpool	495	9.1%	3,433	9.3%	11,267	11.5%
Travel to Work by Public Transportation	15	0.3%	458	1.2%	1,895	1.9%
Drive to Work on Motorcycle	8	0.2%	71	0.2%	108	0.1%
Walk or Bicycle to Work	115	2.1%	738	2.0%	2,022	2.1%
Other Means	59	1.1%	326	0.9%	1,062	1.1%
Work at Home	233	4.3%	1,007	2.7%	2,453	2.5%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	1,486	28.5%	9,432	26.2%	26,302	27.6%
Travel to Work in 15 to 29 Minutes	2,235	42.8%	15,594	43.3%	40,631	42.6%
Travel to Work in 30 to 59 Minutes	1,288	24.7%	9,426	26.1%	24,188	25.4%
Travel to Work in 60 Minutes or More	214	4.1%	1,600	4.4%	4,198	4.4%
Average Minutes Travel to Work	20.0		20.6		20.4	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.