

# 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.
- ★ **Building with drive-thru & small shop lease space available**

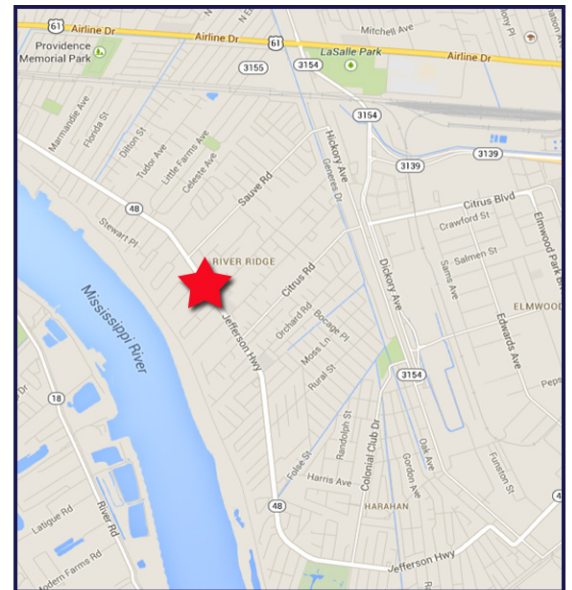
## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,501	78,963	208,656
Households	5,079	34,208	88,617
2018 Average Household Income	\$104,527	\$74,555	\$73,817
2018 Median Household Income	\$72,932	\$58,550	\$57,722
Median Age	46.1	41.8	40.4

## TRAFFIC COUNTS

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

Source: Louisiana DOT



FOR LEASING CONTACT

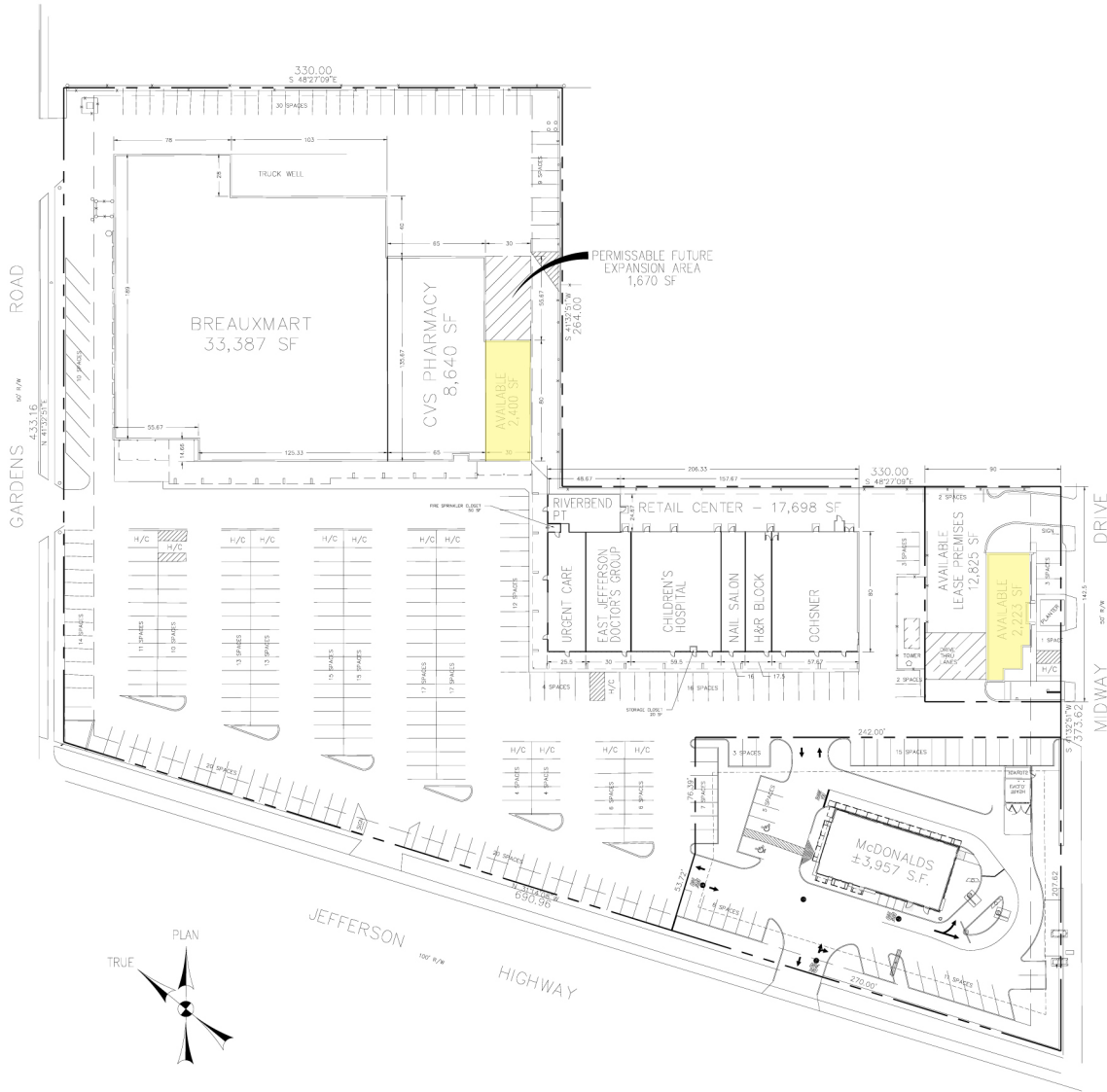
Adam Moore

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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 PROVIDED	PARKING PROVIDED
	BREAUXMART	33,387 SF	1/200	166	303
	CVS PHARMACY	8,640 SF	1/200	44	
	AVAILABLE	2,400 SF	1/200	12	
	TOTAL ANCHOR SPACE BLDG AREA	44,427 SF		222	
A	RIVERBEND PHYSICAL THERAPY	1,187 SF	1/200	6	
B	URGENT CARE	2,040 SF	1/400	5	
D	EAST JEFFERSON DOCTORS GROUP	2,400 SF	1/400	6	
E	CHILDRENS HOSPITAL	4,721 SF	1/400	12	
G	NAIL SALON	1,280 SF	1/200	7	
H	H&R BLOCK	1,400 SF	1/200	7	
	OCHSNER	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	3,957 SF	1/150	26	47
	PAD 2 - AVAILABLE	2,223 SF	1/200	11	7
	TOTAL PAD SITE BLDG AREA	6,184 SF		37	
TOTAL	ALL TENANTS	68,309 SF		314	357

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

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PRINT RECORD  
 PURPOSE: \_\_\_\_\_ DATE: \_\_\_\_\_

REVISION RECORD

NO.	CHANGE	DATE

DRAWN: SWG  
 CHECKED: SWG  
 DATE: 10/05/18  
 SHEET TITLE: LEASE SITE PLAN

**REALM REALTY**

900 Town & Country Lane Suite 210 Houston, Texas 77024 (713) 485-0001

1 LEASE SITE PLAN  
 SCALE: 1" = 40'

# HIGHLAND SQUARE SHOPPING CENTER





Walgreens



2,443 SF

AVAILABLE



Gardens Rd

Jefferson Highway

19,881 vpd

Midway Drive

### Highland Square

SEC JEFFERSON HIGHWAY & GARDENS ROAD  
RIVER RIDGE, LOUISIANA

A PROJECT BY REALM REALTY





THE HOME DEPOT  
BEST BUY

L'Angenstein's  
DOLLAR GENERAL

AMC THEATRES

WORLD MARKET  
OLD NAVY  
SPORTS AUTHORITY

Walmart

SITE

goodwill  
Starbucks  
O'Reilly

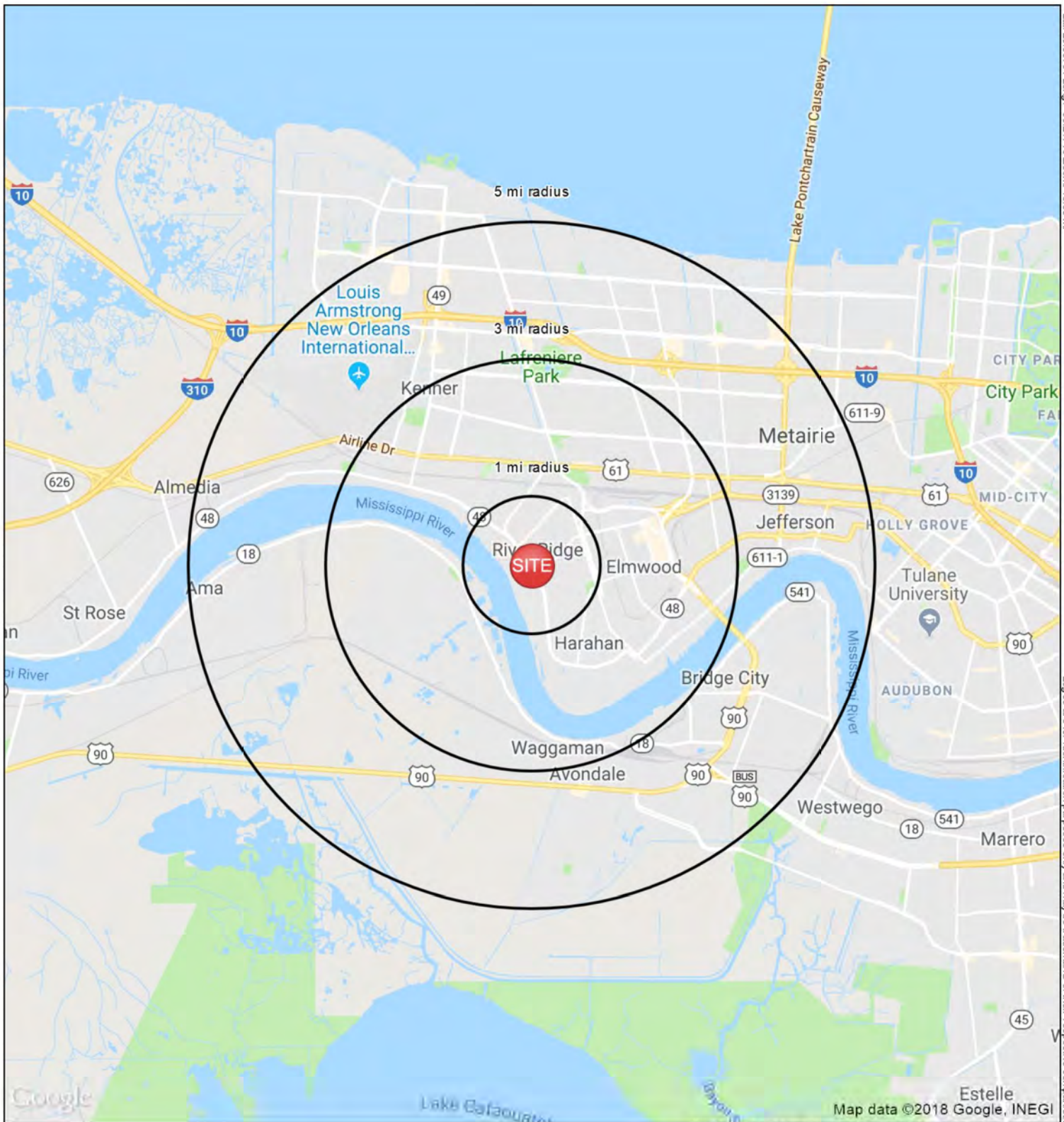
KIRKLAND'S  
Marshalls TJ-maxx  
Michels rue 21  
Kmart

OfficeMax  
Party City  
PET SMART  
BIG LOTS

Walmart  
Academy

Winn-Dixie

**Highland Square**  
SEC JEFFERSON HIGHWAY & GARDENS ROAD  
RIVER RIDGE, LOUISIANA  
A PROJECT BY REALM REALTY



# Highland Square Shopping Center

River Ridge, LA 70123

October 2018

Realm Realty



**REALM  
REALTY**

# FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Realm Realty

Lat/Lon: 29.9571/-90.2171

RF1

## Highland Square Shopping Center

River Ridge, LA 70123

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2018 Estimated Population	11,501	78,963	208,656
	2023 Projected Population	11,564	79,467	211,059
	2010 Census Population	11,495	78,444	206,080
	2000 Census Population	12,249	83,018	218,318
	Projected Annual Growth 2018 to 2023	0.1%	0.1%	0.2%
	Historical Annual Growth 2000 to 2018	-0.3%	-0.3%	-0.2%
<b>HOUSEHOLDS</b>	2018 Estimated Households	5,079	34,208	88,617
	2023 Projected Households	5,127	34,667	90,314
	2010 Census Households	4,908	32,715	84,507
	2000 Census Households	5,033	33,335	88,580
	Projected Annual Growth 2018 to 2023	0.2%	0.3%	0.4%
	Historical Annual Growth 2000 to 2018	0.1%	0.1%	-
<b>AGE</b>	2018 Est. Population Under 10 Years	10.7%	11.3%	11.9%
	2018 Est. Population 10 to 19 Years	10.5%	10.6%	10.7%
	2018 Est. Population 20 to 29 Years	9.4%	12.0%	13.2%
	2018 Est. Population 30 to 44 Years	16.8%	19.2%	19.6%
	2018 Est. Population 45 to 59 Years	22.9%	21.0%	19.7%
	2018 Est. Population 60 to 74 Years	19.3%	17.6%	17.3%
	2018 Est. Population 75 Years or Over	10.4%	8.4%	7.7%
	2018 Est. Median Age	46.1	41.8	40.4
<b>MARITAL STATUS &amp; GENDER</b>	2018 Est. Male Population	47.7%	48.3%	48.7%
	2018 Est. Female Population	52.3%	51.7%	51.3%
	2018 Est. Never Married	25.1%	32.8%	34.4%
	2018 Est. Now Married	51.1%	40.8%	40.4%
	2018 Est. Separated or Divorced	15.8%	19.0%	18.3%
	2018 Est. Widowed	7.9%	7.5%	7.0%
<b>INCOME</b>	2018 Est. HH Income \$200,000 or More	11.4%	4.6%	5.1%
	2018 Est. HH Income \$150,000 to \$199,999	8.1%	5.4%	5.3%
	2018 Est. HH Income \$100,000 to \$149,999	13.2%	12.5%	11.9%
	2018 Est. HH Income \$75,000 to \$99,999	11.9%	12.9%	12.1%
	2018 Est. HH Income \$50,000 to \$74,999	19.8%	19.5%	17.5%
	2018 Est. HH Income \$35,000 to \$49,999	12.4%	14.4%	14.6%
	2018 Est. HH Income \$25,000 to \$34,999	8.5%	10.3%	10.6%
	2018 Est. HH Income \$15,000 to \$24,999	7.5%	10.1%	11.5%
	2018 Est. HH Income Under \$15,000	7.3%	10.3%	11.3%
	2018 Est. Average Household Income	\$104,527	\$74,555	\$73,817
	2018 Est. Median Household Income	\$72,932	\$58,550	\$57,722
	2018 Est. Per Capita Income	\$46,164	\$32,324	\$31,389
	2018 Est. Total Businesses	348	3,808	12,250
2018 Est. Total Employees	2,961	57,069	150,085	

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1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>RACE</b>	2018 Est. White	89.3%	72.5%	67.5%
	2018 Est. Black	6.1%	20.9%	21.7%
	2018 Est. Asian or Pacific Islander	1.7%	1.9%	3.4%
	2018 Est. American Indian or Alaska Native	0.2%	0.4%	0.4%
	2018 Est. Other Races	2.7%	4.3%	7.0%
<b>HISPANIC</b>	2018 Est. Hispanic Population	755	7,786	30,895
	2018 Est. Hispanic Population	6.6%	9.9%	14.8%
	2023 Proj. Hispanic Population	7.6%	10.8%	15.9%
	2010 Hispanic Population	5.0%	8.2%	12.9%
<b>EDUCATION (Adults 25 or Older)</b>	2018 Est. Adult Population (25 Years or Over)	8,594	57,698	149,758
	2018 Est. Elementary (Grade Level 0 to 8)	1.8%	4.2%	5.1%
	2018 Est. Some High School (Grade Level 9 to 11)	3.9%	7.5%	7.4%
	2018 Est. High School Graduate	26.6%	30.5%	30.2%
	2018 Est. Some College	22.7%	24.6%	23.1%
	2018 Est. Associate Degree Only	7.7%	6.3%	6.1%
	2018 Est. Bachelor Degree Only	22.8%	18.1%	18.8%
	2018 Est. Graduate Degree	14.5%	8.8%	9.2%
<b>HOUSING</b>	2018 Est. Total Housing Units	5,269	35,872	93,171
	2018 Est. Owner-Occupied	71.4%	64.0%	58.0%
	2018 Est. Renter-Occupied	25.0%	31.3%	37.1%
	2018 Est. Vacant Housing	3.6%	4.6%	4.9%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	-	0.2%	0.3%
	2010 Homes Built 2000 to 2004	5.4%	5.5%	5.4%
	2010 Homes Built 1990 to 1999	9.2%	7.0%	7.0%
	2010 Homes Built 1980 to 1989	14.1%	13.5%	13.5%
	2010 Homes Built 1970 to 1979	21.5%	20.9%	27.9%
	2010 Homes Built 1960 to 1969	25.7%	26.1%	26.1%
	2010 Homes Built 1950 to 1959	23.2%	22.6%	16.1%
	2010 Homes Built Before 1949	4.3%	7.1%	7.2%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.3%	0.2%	0.2%
	2010 Home Value \$500,000 to \$999,999	9.1%	3.7%	4.3%
	2010 Home Value \$400,000 to \$499,999	8.4%	3.2%	3.5%
	2010 Home Value \$300,000 to \$399,999	16.3%	8.1%	9.3%
	2010 Home Value \$200,000 to \$299,999	34.1%	27.1%	30.2%
	2010 Home Value \$150,000 to \$199,999	18.5%	25.1%	23.2%
	2010 Home Value \$100,000 to \$149,999	9.4%	22.8%	19.4%
	2010 Home Value \$50,000 to \$99,999	3.0%	8.9%	9.1%
	2010 Home Value \$25,000 to \$49,999	0.5%	0.9%	0.9%
	2010 Home Value Under \$25,000	1.2%	1.8%	2.0%
	2010 Median Home Value	\$262,331	\$189,072	\$200,859
	2010 Median Rent	\$882	\$845	\$801

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1 mi radius 3 mi radius 5 mi radius

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<b>LABOR FORCE</b>	2018 Est. Labor Population Age 16 Years or Over	9,499	64,934	170,187
	2018 Est. Civilian Employed	60.2%	62.3%	61.7%
	2018 Est. Civilian Unemployed	2.3%	2.5%	2.8%
	2018 Est. in Armed Forces	0.1%	0.2%	0.2%
	2018 Est. not in Labor Force	37.4%	35.1%	35.3%
	2018 Labor Force Males	47.2%	47.8%	48.2%
	2018 Labor Force Females	52.8%	52.2%	51.8%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	5,759	40,451	104,819
	2010 Mgmt, Business, & Financial Operations	13.4%	12.3%	11.8%
	2010 Professional, Related	30.4%	23.1%	21.7%
	2010 Service	12.3%	18.6%	19.9%
	2010 Sales, Office	26.1%	25.2%	24.8%
	2010 Farming, Fishing, Forestry	0.1%	0.4%	0.6%
	2010 Construction, Extraction, Maintenance	10.6%	11.3%	11.3%
	2010 Production, Transport, Material Moving	7.1%	9.2%	9.8%
	2010 White Collar Workers	69.9%	60.5%	58.3%
	2010 Blue Collar Workers	30.1%	39.5%	41.7%
	<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	86.0%	83.2%
2010 Drive to Work in Carpool		8.1%	10.1%	11.3%
2010 Travel to Work by Public Transportation		0.4%	0.6%	1.1%
2010 Drive to Work on Motorcycle		-	-	0.1%
2010 Walk or Bicycle to Work		1.2%	1.2%	1.4%
2010 Other Means		0.2%	0.8%	0.8%
2010 Work at Home		4.1%	4.0%	4.2%
<b>TRAVEL TIME</b>		2010 Travel to Work in 14 Minutes or Less	28.0%	27.4%
	2010 Travel to Work in 15 to 29 Minutes	41.5%	44.9%	46.1%
	2010 Travel to Work in 30 to 59 Minutes	29.6%	27.9%	26.0%
	2010 Travel to Work in 60 Minutes or More	4.5%	6.1%	5.7%
	2010 Average Travel Time to Work	21.4	21.1	20.6
<b>CONSUMER EXPENDITURE</b>	2018 Est. Total Household Expenditure	\$369 M	\$1.96 B	\$5.01 B
	2018 Est. Apparel	\$13.0 M	\$68.1 M	\$175 M
	2018 Est. Contributions, Gifts	\$27.6 M	\$133 M	\$344 M
	2018 Est. Education, Reading	\$15.4 M	\$75.3 M	\$195 M
	2018 Est. Entertainment	\$20.8 M	\$109 M	\$280 M
	2018 Est. Food, Beverages, Tobacco	\$55.1 M	\$300 M	\$766 M
	2018 Est. Furnishings, Equipment	\$12.9 M	\$67.0 M	\$171 M
	2018 Est. Health Care, Insurance	\$31.7 M	\$172 M	\$441 M
	2018 Est. Household Operations, Shelter, Utilities	\$114 M	\$606 M	\$1.55 B
	2018 Est. Miscellaneous Expenses	\$5.33 M	\$29.0 M	\$74.1 M
	2018 Est. Personal Care	\$4.75 M	\$25.4 M	\$65.0 M
	2018 Est. Transportation	\$68.4 M	\$371 M	\$945 M

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