WESTSIDE SHOPPING CENTER NORTH

NWC WESTBANK EXPRESSWAY & STUMPF BOULEVARD
GRETNA, 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, Capital One, Legacy Kitchen, Dickey's BBQ, GNC and Smoothie King.

DEMOGRAPHICS

	1 Mile	*3 Miles*	*5 Miles*
Population	13,582	139,721	373,844
Housholds	5,814	59,823	151,962
2016 Est. Median HH Income	$33,406	$45,372	$47,861
2016 Est. Average Income	$50,393	$63,184	$66,817
Median Age	36.8	36.7	36.3

* 10,500 SF of junior anchor and 6,020 SF of 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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WESTBANK EXPRESSWAY & STUMPF BOULEVARD
GRETNA, LOUISIANA

A PROJECT BY REALM REALTY

EXPANDED PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Realm Realty

Lat/Lon: 29.9169/-90.0506

REALM REALTY

RF5

Westside Shopping Center North Gretna, LA 70053	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2016)	13,582		139,721		373,844	
Projected Population (2021)	13,908		144,520		390,464	
Census Population (2010)	13,011		125,544		333,581	
Census Population (2000)	14,096		144,246		419,500	
Projected Annual Growth (2016 to 2021)	326	*0.5%*	4,799	*0.7%*	16,620	*0.9%*
Historical Annual Growth (2010 to 2016)	571	*0.7%*	14,177	*1.9%*	40,263	*2.0%*
Historical Annual Growth (2000 to 2010)	-1,085	*-0.8%*	-18,702	*-1.3%*	-85,919	*-2.0%*
Estimated Population Density (2016)	4,325 *psm*		4,944 *psm*		4,762 *psm*	
Trade Area Size	3.14 *sq mi*		28.26 *sq mi*		78.51 *sq mi*	
Households						
Estimated Households (2016)	5,814		59,823		151,962	
Projected Households (2021)	6,052		61,720		158,012	
Census Households (2010)	5,383		52,684		134,095	
Census Households (2000)	5,890		57,355		160,021	
Estimated Households with Children (2016)	1,661	*28.6%*	15,847	*26.5%*	42,187	*27.8%*
Estimated Average Household Size (2016)	2.27		2.29		2.37	
Average Household Income						
Estimated Average Household Income (2016)	$50,393		$63,184		$66,817	
Projected Average Household Income (2021)	$59,239		$73,714		$77,453	
Estimated Average Family Income (2016)	$61,018		$72,936		$80,181	
Median Household Income						
Estimated Median Household Income (2016)	$33,406		$45,372		$47,861	
Projected Median Household Income (2021)	$36,219		$49,789		$52,325	
Estimated Median Family Income (2016)	$46,627		$58,957		$64,313	
Per Capita Income						
Estimated Per Capita Income (2016)	$21,906		$27,248		$27,456	
Projected Per Capita Income (2021)	$26,106		$31,669		$31,627	
Estimated Per Capita Income 5 Year Growth	$4,200	*19.2%*	$4,422	*16.2%*	$4,171	*15.2%*
Estimated Average Household Net Worth (2016)	$282,251		$386,928		$423,136	
Daytime Demos (2016)						
Total Businesses	1,154		10,721		19,985	
Total Employees	11,156		137,218		248,481	
Company Headquarter Businesses	6	*0.5%*	96	*0.9%*	132	*0.7%*
Company Headquarter Employees	666	*6.0%*	8,468	*6.2%*	12,904	*5.2%*
Employee Population per Business	9.7		12.8		12.4	
Residential Population per Business	11.8		13.0		18.7	

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REALM REALTY

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Race & Ethnicity						
White (2016)	6,379	*47.0%*	58,945	*42.2%*	154,063	*41.2%*
Black or African American (2016)	5,696	*41.9%*	67,197	*48.1%*	187,793	*50.2%*
American Indian or Alaska Native (2016)	66	*0.5%*	548	*0.4%*	1,353	*0.4%*
Asian (2016)	343	*2.5%*	4,157	*3.0%*	12,312	*3.3%*
Hawaiian or Pacific Islander (2016)	7	-	63	-	142	-
Other Race (2016)	778	*5.7%*	5,758	*4.1%*	10,810	*2.9%*
Two or More Races (2016)	313	*2.3%*	3,053	*2.2%*	7,371	*2.0%*
Not Hispanic or Latino Population (2016)	11,420	*84.1%*	124,752	*89.3%*	343,850	*92.0%*
Hispanic or Latino Population (2016)	2,162	*15.9%*	14,968	*10.7%*	29,994	*8.0%*
Not Hispanic or Latino Population (2021)	11,544	*83.0%*	127,838	*88.5%*	356,425	*91.3%*
Hispanic or Latino Population (2021)	2,364	*17.0%*	16,682	*11.5%*	34,039	*8.7%*
Not Hispanic or Latino Population (2010)	11,025	*84.7%*	112,289	*89.4%*	307,304	*92.1%*
Hispanic or Latino Population (2010)	1,986	*15.3%*	13,255	*10.6%*	26,277	*7.9%*
Not Hispanic or Latino Population (2000)	13,169	*93.4%*	136,457	*94.6%*	402,051	*95.8%*
Hispanic or Latino Population (2000)	927	*6.6%*	7,789	*5.4%*	17,449	*4.2%*
Projected Hispanic Annual Growth (2016 to 2021)	202	*1.9%*	1,713	*2.3%*	4,045	*2.7%*
Historic Hispanic Annual Growth (2000 to 2016)	1,235	*8.3%*	7,180	*5.8%*	12,545	*4.5%*
Age Distribution (2016)						
Age Under 5	934	*6.9%*	9,098	*6.5%*	23,097	*6.2%*
Age 5 to 9 Years	832	*6.1%*	8,313	*5.9%*	22,189	*5.9%*
Age 10 to 14 Years	721	*5.3%*	7,558	*5.4%*	20,535	*5.5%*
Age 15 to 19 Years	730	*5.4%*	6,878	*4.9%*	21,780	*5.8%*
Age 20 to 24 Years	984	*7.2%*	9,138	*6.5%*	26,255	*7.0%*
Age 25 to 29 Years	1,148	*8.4%*	12,412	*8.9%*	31,848	*8.5%*
Age 30 to 34 Years	1,126	*8.3%*	12,637	*9.0%*	32,682	*8.7%*
Age 35 to 39 Years	947	*7.0%*	10,435	*7.5%*	27,229	*7.3%*
Age 40 to 44 Years	878	*6.5%*	8,688	*6.2%*	23,359	*6.2%*
Age 45 to 49 Years	880	*6.5%*	8,370	*6.0%*	22,817	*6.1%*
Age 50 to 54 Years	853	*6.3%*	8,914	*6.4%*	24,383	*6.5%*
Age 55 to 59 Years	852	*6.3%*	9,238	*6.6%*	24,809	*6.6%*
Age 60 to 64 Years	754	*5.6%*	8,456	*6.1%*	22,844	*6.1%*
Age 65 to 74 Years	1,108	*8.2%*	11,972	*8.6%*	30,707	*8.2%*
Age 75 to 84 Years	572	*4.2%*	5,279	*3.8%*	13,435	*3.6%*
Age 85 Years or Over	264	*1.9%*	2,335	*1.7%*	5,875	*1.6%*
Median Age	36.8		36.7		36.3	
Gender Age Distribution (2016)						
Female Population	6,746	*49.7%*	71,782	*51.4%*	192,314	*51.4%*
Age 0 to 19 Years	1,560	*23.1%*	15,915	*22.2%*	43,823	*22.8%*
Age 20 to 64 Years	4,097	*60.7%*	44,551	*62.1%*	119,255	*62.0%*
Age 65 Years or Over	1,089	*16.1%*	11,316	*15.8%*	29,236	*15.2%*
Female Median Age	37.7		37.5		37.2	
Male Population	6,836	*50.3%*	67,939	*48.6%*	181,530	*48.6%*
Age 0 to 19 Years	1,658	*24.2%*	15,932	*23.5%*	43,778	*24.1%*
Age 20 to 64 Years	4,323	*63.2%*	43,736	*64.4%*	116,971	*64.4%*
Age 65 Years or Over	855	*12.5%*	8,271	*12.2%*	20,781	*11.4%*
Male Median Age	35.8		35.9		35.5	

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RF5

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Household Income Distribution (2016)						
HH Income $200,000 or More	129	*2.2%*	2,555	*4.3%*	8,395	*5.5%*
HH Income $150,000 to $199,999	144	*2.5%*	2,248	*3.8%*	5,884	*3.9%*
HH Income $100,000 to $149,999	487	*8.4%*	6,118	*10.2%*	15,238	*10.0%*
HH Income $75,000 to $99,999	411	*7.1%*	4,976	*8.3%*	13,233	*8.7%*
HH Income $50,000 to $74,999	688	*11.8%*	8,649	*14.5%*	21,621	*14.2%*
HH Income $35,000 to $49,999	811	*14.0%*	7,732	*12.9%*	18,652	*12.3%*
HH Income $25,000 to $34,999	755	*13.0%*	6,528	*10.9%*	16,651	*11.0%*
HH Income $15,000 to $24,999	961	*16.5%*	7,790	*13.0%*	18,708	*12.3%*
HH Income Under $15,000	1,429	*24.6%*	13,226	*22.1%*	33,579	*22.1%*
HH Income $35,000 or More	2,669	*45.9%*	32,279	*54.0%*	83,024	*54.6%*
HH Income $75,000 or More	1,170	*20.1%*	15,897	*26.6%*	42,751	*28.1%*
Housing (2016)						
Total Housing Units	6,245		67,332		173,137	
Housing Units Occupied	5,814	*93.1%*	59,823	*88.8%*	151,962	*87.8%*
Housing Units Owner-Occupied	2,181	*37.5%*	24,992	*41.8%*	72,022	*47.4%*
Housing Units, Renter-Occupied	3,633	*62.5%*	34,831	*58.2%*	79,939	*52.6%*
Housing Units, Vacant	432	*6.9%*	7,509	*11.2%*	21,175	*12.2%*
Marital Status (2016)						
Never Married	4,904	*44.2%*	50,391	*43.9%*	137,374	*44.6%*
Currently Married	3,334	*30.1%*	33,743	*29.4%*	92,544	*30.0%*
Separated	607	*5.5%*	7,827	*6.8%*	18,968	*6.2%*
Widowed	704	*6.3%*	8,133	*7.1%*	20,701	*6.7%*
Divorced	1,546	*13.9%*	14,657	*12.8%*	38,436	*12.5%*
Household Type (2016)						
Population Family	9,998	*73.6%*	101,491	*72.6%*	271,834	*72.7%*
Population Non-Family	3,224	*23.7%*	35,267	*25.2%*	87,717	*23.5%*
Population Group Quarters	360	*2.7%*	2,962	*2.1%*	14,293	*3.8%*
Family Households	3,207	*55.2%*	31,547	*52.7%*	84,060	*55.3%*
Non-Family Households	2,607	*44.8%*	28,276	*47.3%*	67,901	*44.7%*
Married Couple with Children	633	*19.0%*	6,446	*19.1%*	17,962	*19.4%*
Average Family Household Size	3.1		3.2		3.2	
Household Size (2016)						
1 Person Households	2,153	*37.0%*	22,943	*38.4%*	53,290	*35.1%*
2 Person Households	1,682	*28.9%*	17,120	*28.6%*	44,812	*29.5%*
3 Person Households	915	*15.7%*	8,636	*14.4%*	23,648	*15.6%*
4 Person Households	612	*10.5%*	5,935	*9.9%*	16,174	*10.6%*
5 Person Households	266	*4.6%*	2,881	*4.8%*	7,916	*5.2%*
6 or More Person Households	186	*3.2%*	2,308	*3.9%*	6,122	*4.0%*
Household Vehicles (2016)						
Households with 0 Vehicles Available	1,007	*17.3%*	10,897	*18.2%*	27,090	*17.8%*
Households with 1 Vehicles Available	2,738	*47.1%*	27,084	*45.3%*	66,598	*43.8%*
Households with 2 or More Vehicles Available	2,068	*35.6%*	21,842	*36.5%*	58,273	*38.3%*
Total Vehicles Available	7,395		76,910		201,731	
Average Vehicles Per Household	1.3		1.3		1.3	

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Westside Shopping Center North Gretna, LA 70053	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2016)						
Estimated Labor Population Age 16 Years or Over	10,960		113,606		304,733	
Estimated Civilian Employed	6,441	*58.8%*	67,202	*59.2%*	174,619	*57.3%*
Estimated Civilian Unemployed	445	*4.1%*	3,672	*3.2%*	9,730	*3.2%*
Estimated in Armed Forces	40	*0.4%*	496	*0.4%*	981	*0.3%*
Estimated Not in Labor Force	4,034	*36.8%*	42,235	*37.2%*	119,403	*39.2%*
Unemployment Rate	4.1%		3.2%		3.2%	
Occupation (2010)						
Occupation: Population Age 16 Years or Over	5,475		57,168		147,846	
Management, Business, Financial Operations	507	*9.3%*	7,118	*12.5%*	18,525	*12.5%*
Professional, Related	920	*16.8%*	11,750	*20.6%*	34,298	*23.2%*
Service	1,404	*25.6%*	12,521	*21.9%*	31,708	*21.4%*
Sales, Office	1,219	*22.3%*	12,893	*22.6%*	32,665	*22.1%*
Farming, Fishing, Forestry	10	*0.2%*	215	*0.4%*	491	*0.3%*
Construct, Extraction, Maintenance	796	*14.5%*	6,090	*10.7%*	14,687	*9.9%*
Production, Transport Material Moving	619	*11.3%*	6,581	*11.5%*	15,471	*10.5%*
White Collar Workers	2,646	*48.3%*	31,761	*55.6%*	85,489	*57.8%*
Blue Collar Workers	2,829	*51.7%*	25,406	*44.4%*	62,358	*42.2%*
Consumer Expenditure (2016)						
Total Household Expenditure	$254 M		$3.02 B		$7.95 B	
Total Non-Retail Expenditure	$136 M	*53.6%*	$1.63 B	*53.9%*	$4.29 B	*54.0%*
Total Retail Expenditure	$118 M	*46.4%*	$1.39 B	*46.1%*	$3.65 B	*46.0%*
Apparel	$8.79 M	*3.5%*	$105 M	*3.5%*	$278 M	*3.5%*
Contributions	$10.0 M	*3.9%*	$128 M	*4.2%*	$346 M	*4.4%*
Education	$8.91 M	*3.5%*	$113 M	*3.7%*	$303 M	*3.8%*
Entertainment	$13.9 M	*5.5%*	$167 M	*5.5%*	$441 M	*5.5%*
Food and Beverages	$38.3 M	*15.1%*	$448 M	*14.8%*	$1.17 B	*14.8%*
Furnishings and Equipment	$8.26 M	*3.3%*	$101 M	*3.3%*	$268 M	*3.4%*
Gifts	$5.90 M	*2.3%*	$73.6 M	*2.4%*	$197 M	*2.5%*
Health Care	$21.5 M	*8.5%*	$247 M	*8.2%*	$643 M	*8.1%*
Household Operations	$6.75 M	*2.7%*	$83.9 M	*2.8%*	$225 M	*2.8%*
Miscellaneous Expenses	$3.86 M	*1.5%*	$45.2 M	*1.5%*	$118 M	*1.5%*
Personal Care	$3.31 M	*1.3%*	$39.3 M	*1.3%*	$103 M	*1.3%*
Personal Insurance	$1.74 M	*0.7%*	$21.7 M	*0.7%*	$58.4 M	*0.7%*
Reading	$561 K	*0.2%*	$6.72 M	*0.2%*	$17.7 M	*0.2%*
Shelter	$52.6 M	*20.7%*	$625 M	*20.7%*	$1.65 B	*20.7%*
Tobacco	$1.77 M	*0.7%*	$19.5 M	*0.6%*	$50.1 M	*0.6%*
Transportation	$47.7 M	*18.8%*	$562 M	*18.6%*	$1.47 B	*18.6%*
Utilities	$20.2 M	*8.0%*	$233 M	*7.7%*	$607 M	*7.6%*
Educational Attainment (2016)						
Adult Population Age 25 Years or Over	9,381		98,736		259,988	
Elementary (Grade Level 0 to 8)	906	*9.7%*	6,365	*6.4%*	14,662	*5.6%*
Some High School (Grade Level 9 to 11)	1,184	*12.6%*	10,679	*10.8%*	27,766	*10.7%*
High School Graduate	3,357	*35.8%*	28,662	*29.0%*	71,990	*27.7%*
Some College	1,995	*21.3%*	20,420	*20.7%*	54,649	*21.0%*
Associate Degree Only	406	*4.3%*	4,873	*4.9%*	11,676	*4.5%*
Bachelor Degree Only	1,047	*11.2%*	16,662	*16.9%*	46,826	*18.0%*
Graduate Degree	485	*5.2%*	11,074	*11.2%*	32,418	*12.5%*

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Units In Structure (2010)						
1 Detached Unit	2,564	*47.6%*	24,698	*46.9%*	68,304	*50.9%*
1 Attached Unit	588	*10.9%*	4,654	*8.8%*	13,248	*9.9%*
2 to 4 Units	864	*16.0%*	9,899	*18.8%*	27,027	*20.2%*
5 to 9 Units	476	*8.8%*	3,684	*7.0%*	7,654	*5.7%*
10 to 19 Units	493	*9.2%*	3,083	*5.9%*	5,386	*4.0%*
20 to 49 Units	224	*4.2%*	2,169	*4.1%*	3,347	*2.5%*
50 or More Units	63	*1.2%*	3,551	*6.7%*	5,413	*4.0%*
Mobile Home or Trailer	111	*2.1%*	934	*1.8%*	3,704	*2.8%*
Other Structure	-	-	12	-	14	-
Homes Built By Year (2010)						
Homes Built 2005 or later	341	*6.3%*	3,475	*6.6%*	9,752	*7.3%*
Homes Built 2000 to 2004	200	*3.7%*	2,168	*4.1%*	5,654	*4.2%*
Homes Built 1990 to 1999	363	*6.7%*	3,801	*7.2%*	10,655	*7.9%*
Homes Built 1980 to 1989	610	*11.3%*	6,269	*11.9%*	15,433	*11.5%*
Homes Built 1970 to 1979	831	*15.4%*	9,071	*17.2%*	22,625	*16.9%*
Homes Built 1960 to 1969	1,187	*22.0%*	9,662	*18.3%*	19,430	*14.5%*
Homes Built 1950 to 1959	920	*17.1%*	5,718	*10.9%*	13,764	*10.3%*
Homes Built Before 1949	956	*17.8%*	12,686	*24.1%*	36,773	*27.4%*
Home Values (2010)						
Home Values $1,000,000 or More	2	*0.1%*	263	*1.1%*	889	*1.3%*
Home Values $500,000 to $999,999	39	*1.9%*	978	*4.1%*	3,379	*5.1%*
Home Values $400,000 to $499,999	44	*2.1%*	493	*2.1%*	2,185	*3.3%*
Home Values $300,000 to $399,999	109	*5.2%*	1,420	*6.0%*	5,543	*8.3%*
Home Values $200,000 to $299,999	388	*18.5%*	4,206	*17.8%*	12,678	*19.1%*
Home Values $150,000 to $199,999	480	*22.8%*	6,109	*25.8%*	15,336	*23.0%*
Home Values $100,000 to $149,999	534	*25.4%*	5,463	*23.1%*	13,692	*20.6%*
Home Values $70,000 to $99,999	298	*14.2%*	2,921	*12.3%*	7,189	*10.8%*
Home Values $50,000 to $69,999	40	*1.9%*	728	*3.1%*	2,090	*3.1%*
Home Values $25,000 to $49,999	92	*4.4%*	502	*2.1%*	1,634	*2.5%*
Home Values Under $25,000	75	*3.6%*	579	*2.4%*	1,923	*2.9%*
Owner-Occupied Median Home Value	$159,918		$178,471		$196,764	
Renter-Occupied Median Rent	$612		$707		$722	
Transportation To Work (2010)						
Drive to Work Alone	4,042	*73.8%*	40,592	*71.6%*	103,499	*71.5%*
Drive to Work in Carpool	732	*13.4%*	7,590	*13.4%*	17,977	*12.4%*
Travel to Work by Public Transportation	356	*6.5%*	3,615	*6.4%*	8,760	*6.1%*
Drive to Work on Motorcycle	1	-	193	*0.3%*	477	*0.3%*
Walk or Bicycle to Work	153	*2.8%*	2,558	*4.5%*	8,253	*5.7%*
Other Means	155	*2.8%*	705	*1.2%*	1,887	*1.3%*
Work at Home	41	*0.7%*	1,431	*2.5%*	3,869	*2.7%*
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	1,350	*24.8%*	14,801	*26.8%*	38,121	*27.1%*
Travel to Work in 15 to 29 Minutes	2,116	*38.9%*	23,359	*42.3%*	60,109	*42.7%*
Travel to Work in 30 to 59 Minutes	1,653	*30.4%*	13,783	*24.9%*	34,654	*24.6%*
Travel to Work in 60 Minutes or More	321	*5.9%*	3,310	*6.0%*	7,967	*5.7%*
Average Minutes Travel to Work	21.6		20.5		20.7	

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