

BETH CRISTINA, ALC

Office: 504-523-4481 Direct: 504-620-8127 bcristina@stirlingprop.com

OFFICE/RETAIL IN RIVER RIDGE

10412 Jefferson Highway, River Ridge, LA 70123

SUMMARY

FOR SALE OR LEASE

PROPERTY OVERVIEW

The all-brick improved building with minimum aluminum siding, all appear to be in average condition. The roof, HVAC and mechanical are new and in excellent condition. Four (4) parking places in front and with access through Grace Community Bible Church, ample parking in the rear of the property can be provided.

PROPERTY INFORMATION

Building Size: 1,460 SF

Land Size: 0.17 Acres / 7,537 SF

Zoning: R1B / CPZ

Parcel: 36351 Jefferson Parish Armbruster Subdivision Lot B, Square 9

Flood Zone: X

SALE PRICE

• \$271,000

LEASE PRICE

\$1.900 Per Month

LOCATION HIGHLIGHTS

- · Located in River Ridge
- Nearby Little Farms Avenue which connects directly to Airline Highway
- Between John Curtis Upper and Lower Schools
- Nearby Retail include: Langenstein's Market, Breaux Mart, Planet Fitness, and Dollar General

TRAFFIC COUNT (ADT 2024)

On Jefferson Highway, at site: 34,602







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LOCATION AERIAL La Salle John Curtis **Christian Lower** Grades PK-6 Mark Twain II **3rd District Apartments** St. Matthew the 514 Units **Apostle School** Grades PK-7 SITE John Curtis **Christian Upper** Grades 7-12 10412 JEFFERSON HWY Cangensteins Mark Twain I **Apartments**



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IMAGES 10412 Jefferson Hwy. River Ridge, LA 70123 Total Building: 1,460 SF 27' All measurements approximate. â 26' 12' ð 40' Jefferson Highway

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SUMMARY LOCATION AERIAL IMAGES DEMOGRAPHICS

2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
	10,757	74,402	207,296
POPULATION			





