

SUMMARY

LOCATION AERIAL

IMAGES

DEMOGRAPHICS

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

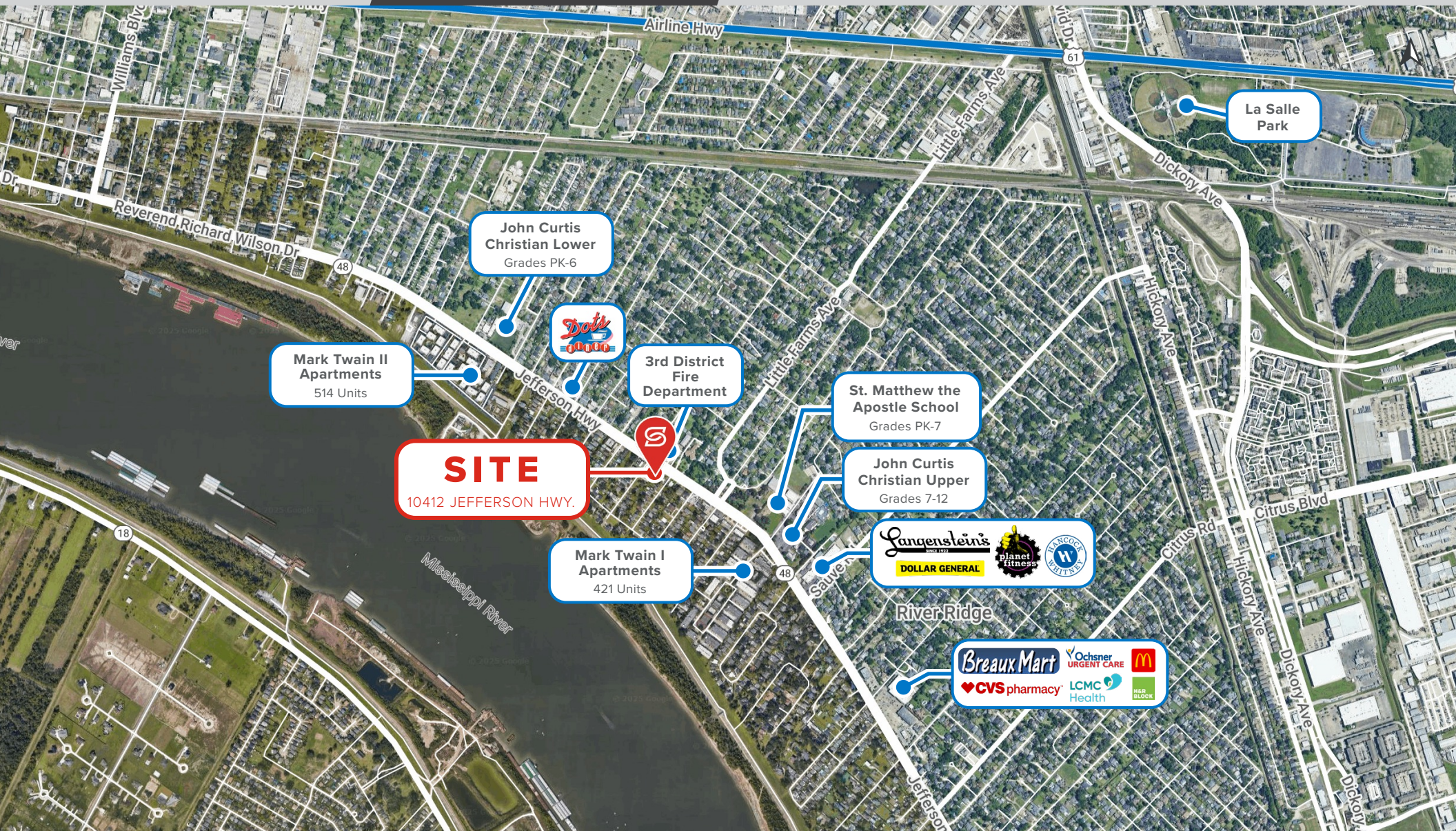


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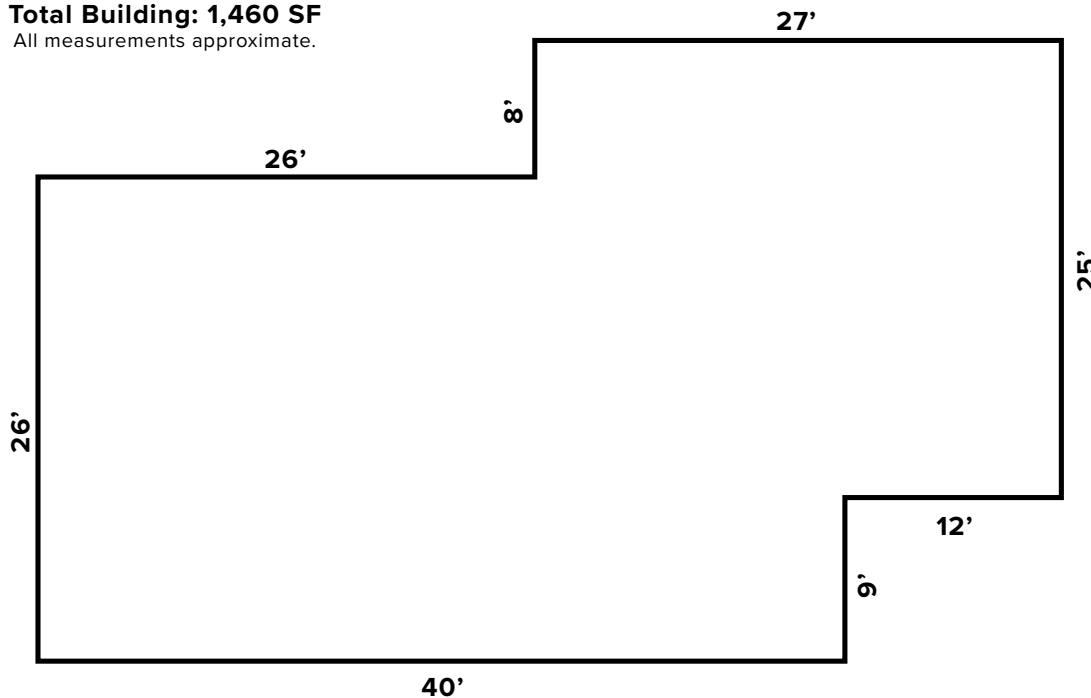
IMAGES

DEMOGRAPHICS

**10412 Jefferson Hwy.
River Ridge, LA 70123**

Total Building: 1,460 SF

All measurements approximate.



Jefferson Highway




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2024 DEMOGRAPHICS

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

	1 MILE	3 MILE	5 MILE
	\$103,65	\$96,406	\$96,412
AVG. HH INCOME			

	1 MILE	3 MILE	5 MILE
	4,854	32,264	88,042
HOUSEHOLDS			

