

FOR LEASE

GLA

- 52,469 SF

AVAILABLE

- Suite 122: 23,992 SF, Former Grocery Store

PROPERTY SUMMARY

Trading Post Shopping Center is a 52,000 SF retail strip center situated at the intersection of Jefferson Highway and Sauve Road in the heart of River Ridge, Louisiana. The center boasts ample parking, high visibility, as well as convenient ingress and egress at a signalized intersection. Tenants include Planet Fitness, Dollar General and Hancock Whitney Bank.

AREA OVERVIEW

The trade area benefits from its proximity to the Elmwood Shopping Center and the Elmwood Industrial Business Park, which serve as primary regional employment drivers. Local retail remains concentrated along the Jefferson Highway and Clearview Parkway corridors, supported by River Ridge's mature, affluent demographic profile (Avg. Household Income \$101,000 within a 5-minute drive).

TENANTS

- Planet Fitness, Hancock Whitney Bank, and Dollar General

TRAFFIC COUNTS (ADT 2024)

- One Jefferson Highway, south of site: 19,973

2025 DRIVE TIME DEMOS	5 MIN	10 MIN	15 MIN
Population	24,841	62,546	148,006
Avg. HH Income	\$101,229	\$97,611	\$93,318



