

SUMMARY

SITE PLAN

RETAIL COMPETITION

PHOTOS

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

Oak Ridge Plaza Shopping Center is a grocery-anchored retail center located at the highly-trafficked intersection of Barataria Boulevard and Lapalco Boulevard in the heart of Marrero, Louisiana.

BUILDING GLA

- 179,803 SF

AVAILABLE

- Suite 1961-B: 7,874 SF
- Suite 1971: 27,205 SF
- Suite 1981-A: 2,480 SF
- Suite 1981-CD: 3,280 SF
- Suite 1985: 1,172 SF
- Suite 1985-B: 1,600 SF
- Suite 1989: 3,500 SF

CO-TENANTS

- Harps Food Store
- Ochsner 65 Plus
- Dollar Tree
- Aaron's
- A-1 Climate Controlled Self Storage
- Pizza Hut
- Smoothie King
- Sally Beauty
- Olive Branch Café

NEARBY BUSINESSES

- Walmart Supercenter, The Home Depot, Lowe's, ALDI, Harbor Freight, Planet Fitness, Chick-fil-A, Walgreens, CVS Pharmacy, among many others.

TRAFFIC COUNTS (ADT 2024)

- On Lapalco Boulevard, at site: 32,580
- On Barataria Boulevard, south of site: 32,330



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view

UNIT	TENANT	S.F.
1951	Harps Food Store	56,135
1961-B	AVAILABLE	7,874
1963-A	Ochsner 65 Plus	9,080
1963-B	Pizza Hut	1,574
1965	Aaron's	15,632
1971	AVAILABLE	27,205
1977	J'Aime Le Cafe	672
1981-A	AVAILABLE	2,480
1981-B	Sally's Beauty	1,680
1981-CD	AVAILABLE	3,280
1981-E	Uniforms by Kajan	2,480
1983	A-1 Climate Controlled Self-Storage	15,022

UNIT	TENANT	S.F.
1985	AVAILABLE	1,172
1985-A	USAF/USMC Recruiting	1,600
1985-B	AVAILABLE	1,600
1985-C	Lease Pending	1,680
1987	H&R Block	3,880
1989	AVAILABLE	3,500
1991-A	The Blood Center	2,200
1991-B	Smoothie King	1,800
1993	Hair & Nails 2000	1,280
1995	Olive Branch Cafe	3,400
1999	Dollar Tree	12,000



PARKING
TOTAL SPACES: 900*
*20 ADA SPACES INCL.

LEASED
 AVAILABLE
 LANDSCAPING

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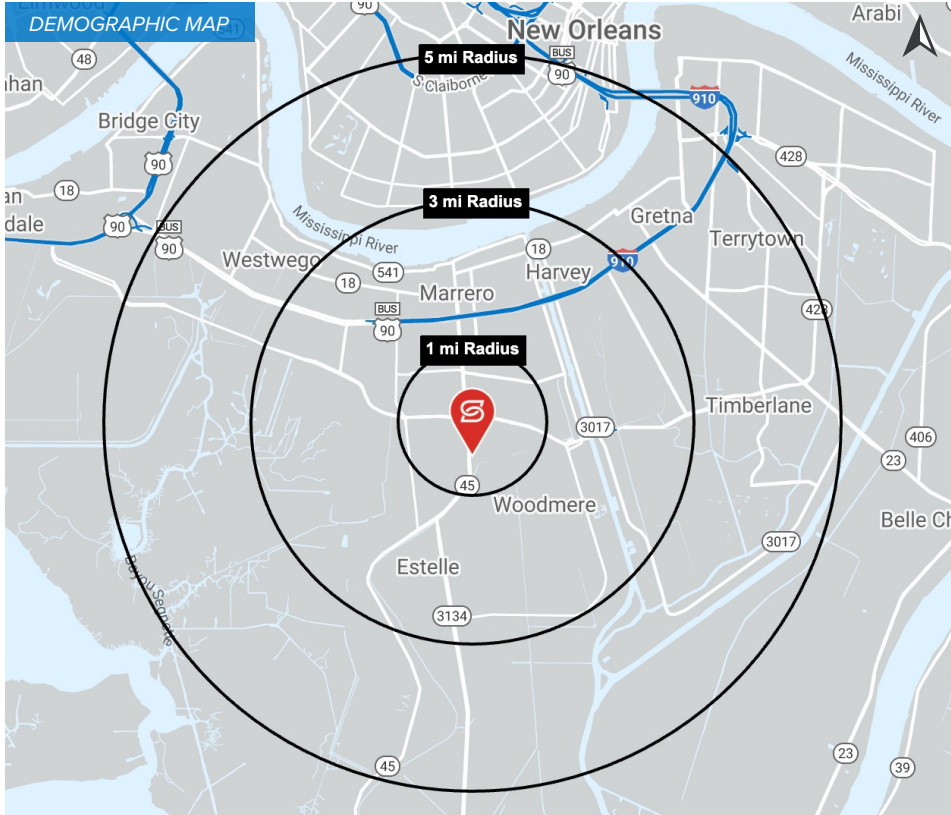
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2024 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



10,870

83,540

222,554

1 MILE

3 MILE

5 MILE



\$98,754

\$78,491

\$100,307

1 MILE

3 MILE

5 MILE



4,284

32,246

91,919