CARLY PLOTKIN

Office: 504-523-4481 Direct: 504-620-8120 cplotkin@stirlingprop.com

OAK RIDGE PLAZA SHOPPING CENTER

SEC of Barataria Boulevard and Lapalco Boulevard, Marrero, LA

SUMMARY

DOLLAR: TREE

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
- 3.500 SF Suite 1989:

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

Oak Pilee Daya **YOchsner**





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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SITE PLAN UNIT **TENANT** S.F. UNIT **TENANT** S.F. Click image for larger 1985 1951 Harps Food Store 56,135 AVAILABLE 1,172 1961-B **AVAILABLE** 7,874 1985-A USAF/USMC Recruiting 1,600 view 9,080 1963-A Ochsner 65 Plus **AVAILABLE** 1,600 1963-B Pizza Hut 1,574 1985-C Lease Pending 1,680 1965 15,632 1987 H&R Block 3,880 Aaron's 1971 Δ\/ΔΙΙ ΔΒΙ Ε 1989 AVAILABLE 3,500 1977 J'Aime Le Cafe 672 1991-A The Blood Center 2,200 1981-A AVAILABL 2,480 1991-B Smoothie King 1,800 1981-B Sally's Beauty 1,680 1993 Hair & Nails 2000 1,280 1981-CD AVAILABLE 3,280 1995 Olive Branch Cafe 3,400 1981-E Uniforms by Kajan 1999 Dollar Tree 12,000 A-1 Climate Controlled Self-Storage 15,022 1961-B AARON'S 1965 A-1 CLIMATE CONTROLLED OCHSNER 65 PLUS HARPS FOOD STORE SELF-STORAGE 1971 1963-A VD. 1951 DRIVEWAY BL 985-C 1987 APAL 1989 **PARKING** TOTAL SPACES: 900* *20 ADA SPACES INCL TEXACO **DOLLAR TREE** J'AIME LE CAFE PARKING: 11 SPACES LEASED **AVAILABLE** LANDSCAPING BARATARIA BL V D. Member of

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RETAIL COMPETITION OUTBACK John Ehret **High School** LOWE'S 2.000 Students GameStop Walmart QUIZNOS HARBOR FREIGHT KAY Lapalco Blvd CHASE Lapalco Blvd Ico Blvd **OAK RIDGE PLAZA SHOPPING CENTER** HARPS VOchsner Agron's **SUBWAY POLLAR TREE** Self Storage Marrero H&R BLOCK





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OAK RIDGE PLAZA SHOPPING CENTER

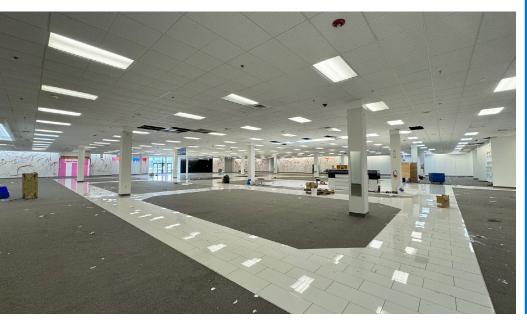
SEC of Barataria Boulevard and Lapalco Boulevard, Marrero, LA

PHOTOS











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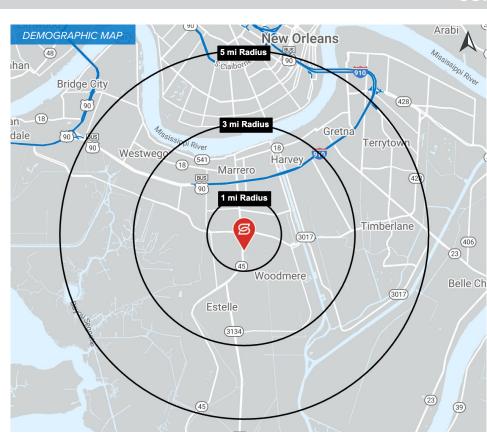
SUMMARY

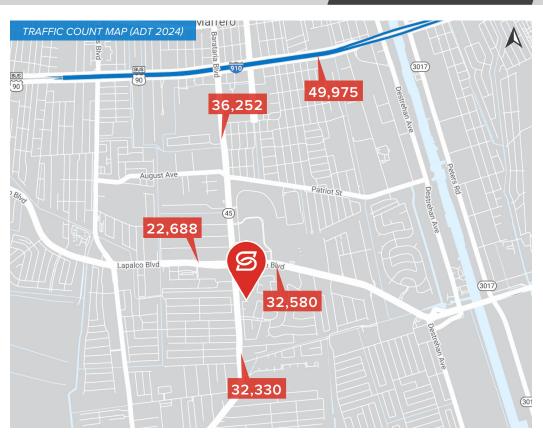
SITE PLAN

RETAIL COMPETITION

PHOTOS

DEMOGRAPHICS





2024 DEMOGRAPHICS

_	1 MILE	3 MILE	5 MILE
POPULATION	10,870	83,540	222,554

_	1 MILE	3 MILE	5 MILE
AVG. HH INCOME	\$98,754	\$78,491	\$100,307

_	1 MILE	3 MILE	5 MILE	
HOUSEHOLDS	4,284	32,246	91,919	