

RETAIL OR OFFICE SPACE FOR LEASE

PROPERTY SUMMARY

Jefferson Shopping Center is a neighborhood shopping center located in the Harahan, Louisiana, one of the wealthiest neighborhoods in Jefferson Parish. It sits on Jefferson Highway, the main corridor in Harahan and is seen by over 20,000 vehicles per day.

Modified Gross = Base Rate plus 3% increase each year and Tenant pays electricity and janitorial. Landlord will provide a vanilla box for 5-year term.

AVAILABLE

- Suite 1 - 1,604 SF

LEASE RATE

- \$15.00 - \$16.00 PSF

NEARBY LANDMARKS

- Colonial Lanes Bowling Alley, Harahan City Hall, Harahan Elementary School, Walmart Supercenter, Elmwood Shopping Center

TRAFFIC COUNT (ADT 2024)

- On Jefferson Highway, east of site: 20,024

2025 DEMOGRAPHICS

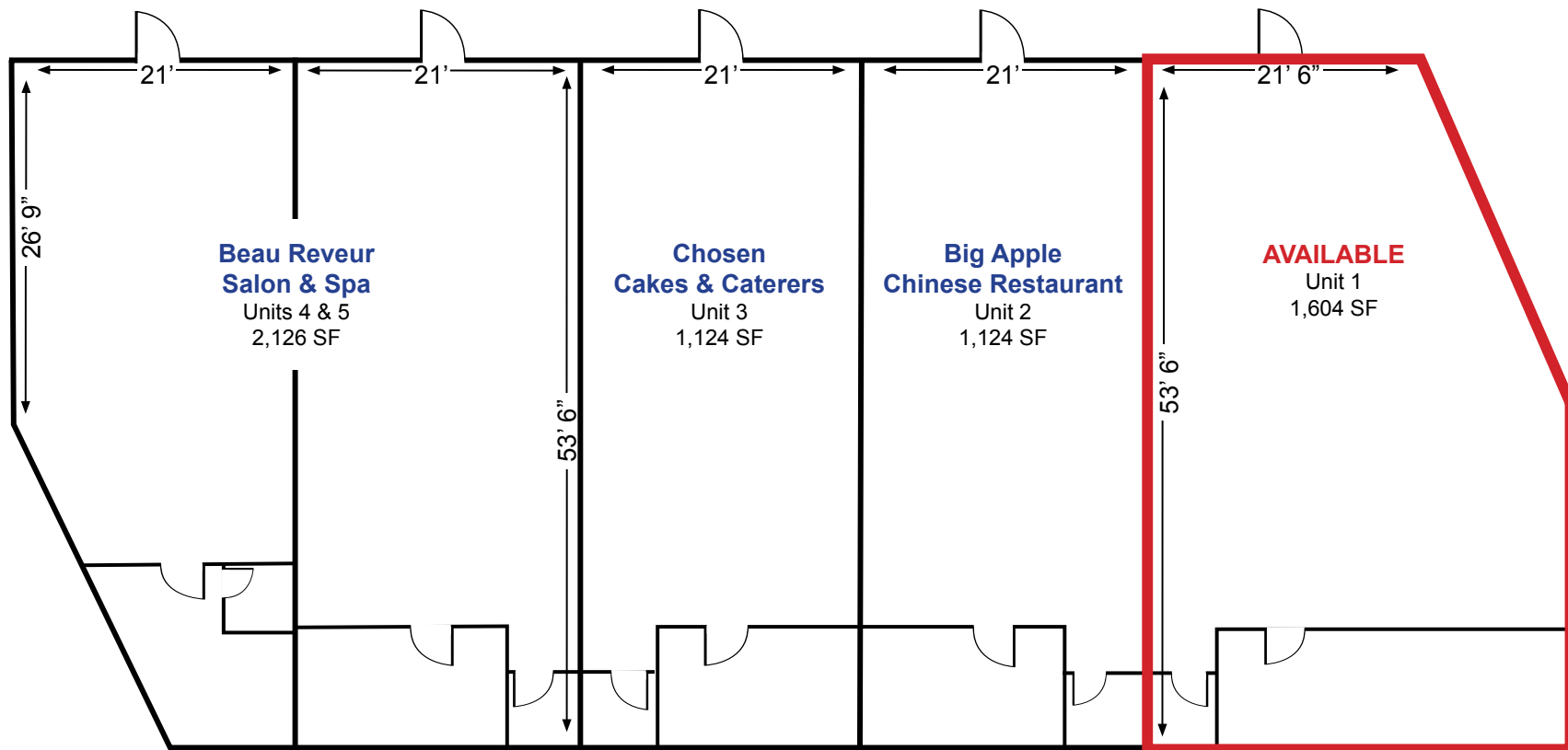
	1 MI	2 MI	3 MI
Population	8,151	21,646	52,678
Avg. HH Income	\$119,685	\$111,243	\$96,291

CO-TENANTS

- Beau Reveur Salon & Spa
- Big Apple Chinese Restaurant
- Chosen Cakes & Caterers



Click site plan for larger view



Jefferson Highway