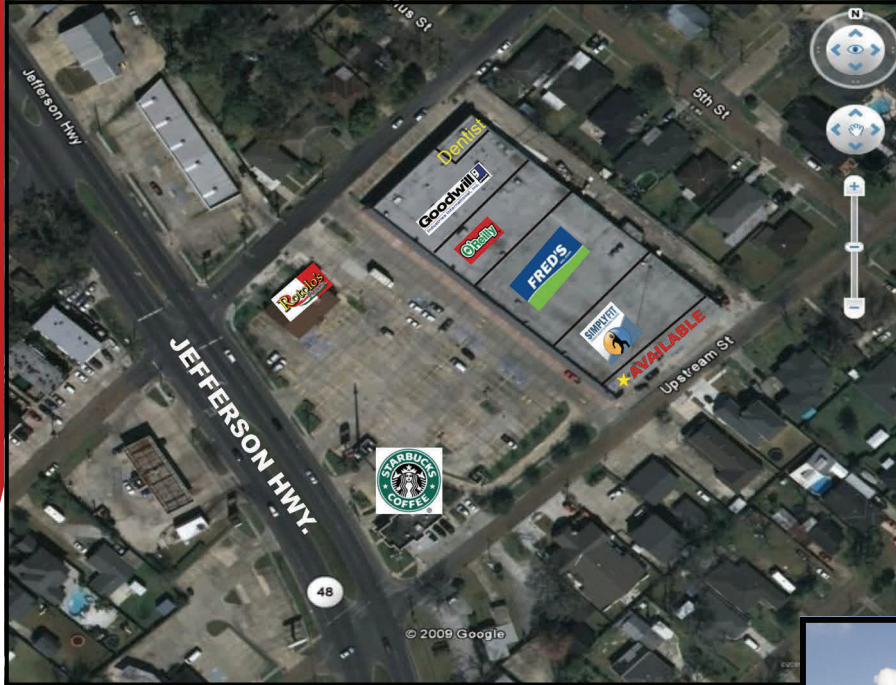


FOR LEASE

9303 Jefferson Hwy., Upstream Shopping Center
River Ridge, Louisiana



- **Two spaces available:**
 - 1,100 sf & 1,800 sf**
 - Approx 1,100 sf: \$14.18 psf
 - Approx 1,800 sf: \$8.33/ psf
- 1,100 sf space former Body Fuel
- 1,800 sf space former hair salon behind Body Fuel; entrance to space on Upstream St.

- Estimated net charges at \$2.10/ PSF.
- Tenants in shopping center include Goodwill, O'Reilly Auto Parts, Fred's, Simply Fit, & Starbucks, and Rotolo's Pizzeria.
- River Ridge is a bedroom community serving a better to high income residential market.
- Traffic Count at Jefferson Hwy. & Upstream St. is 27,000 ADT.
- See next page for site plan.



2013 Demographics			
	<u>1 mi</u>	<u>3 mi</u>	<u>5 mi</u>
Population	7,293	68,267	223,001
Avg HH Inc	\$85,674	\$73,551	\$64,204



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approximately
3.7 ACRES +
PROPOSED
Floor Plan

