

## 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 2026)

- On Lapalco Boulevard, at site: 34,683
- On Barataria Boulevard, south of site: 36,156



SUMMARY

SITE PLAN

RETAIL  
 COMPETITION

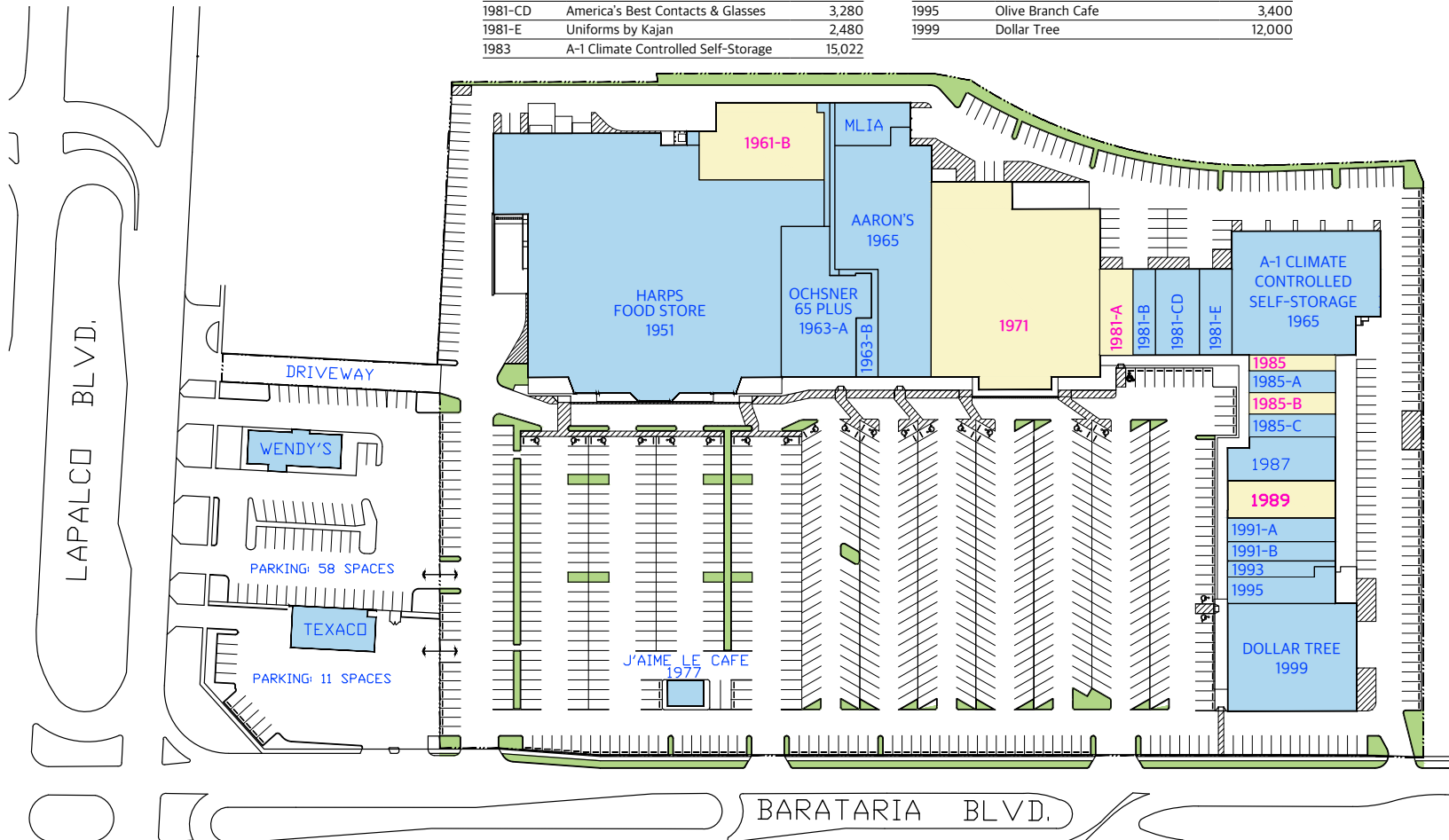
PHOTOS

DEMOGRAPHICS

Click image for larger 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 Beauty	1,680
1981-CD	America's Best Contacts & Glasses	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	Leased	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

SUMMARY

SITE PLAN

RETAIL COMPETITION

PHOTOS

DEMOGRAPHICS



SUMMARY

SITE PLAN

RETAIL  
COMPETITION

PHOTOS

DEMOGRAPHICS



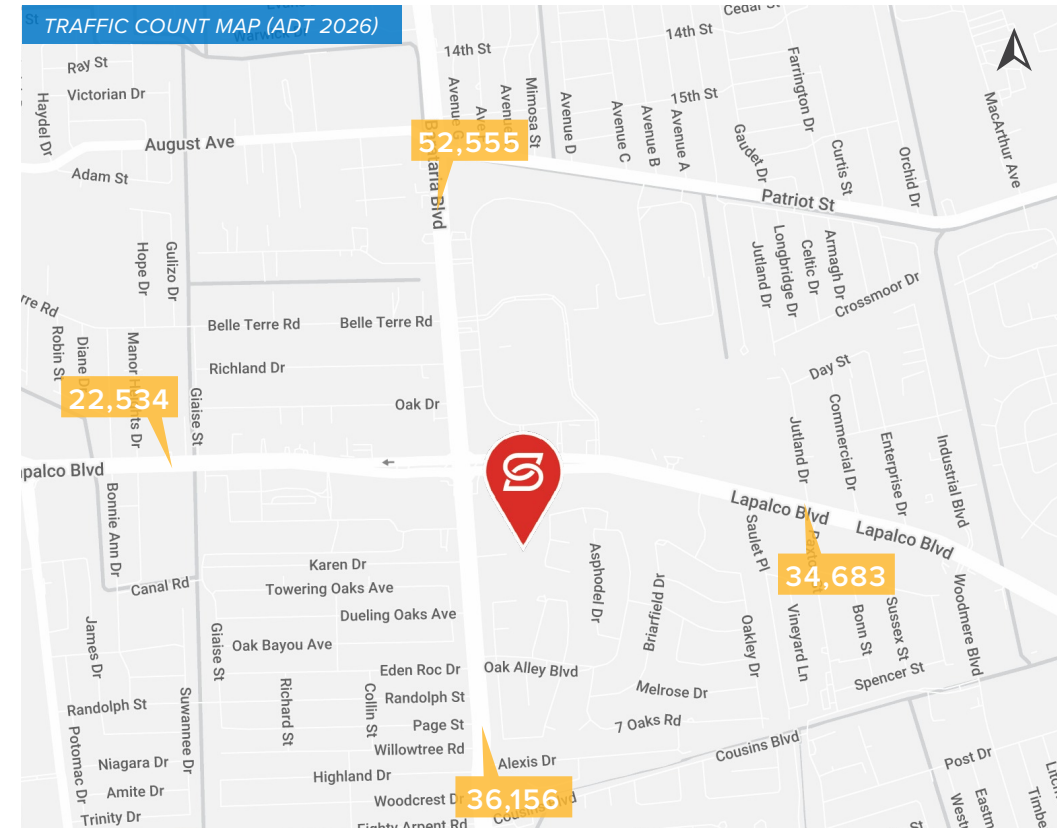
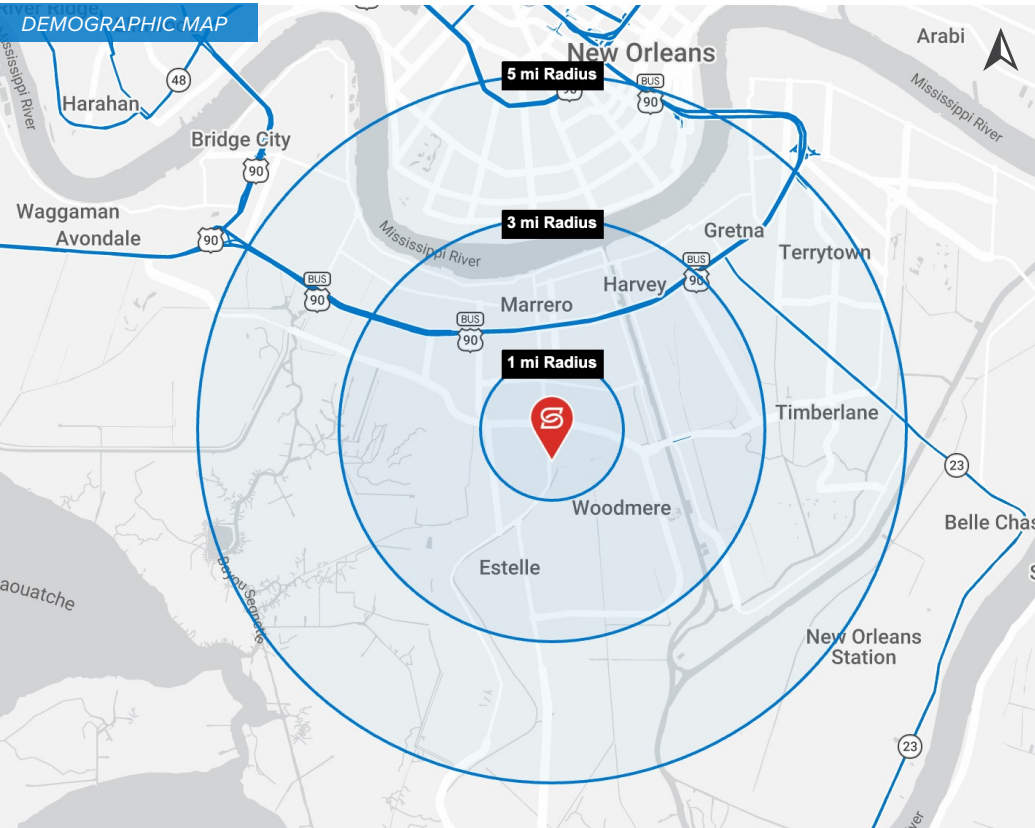
SUMMARY

SITE PLAN

RETAIL  
 COMPETITION

PHOTOS

DEMOGRAPHICS



## 2025 DEMOGRAPHICS

**POPULATION**

Radius	1 MI	3 MI	5 MI
Population	63,652	114,851	201,274

**AVG. HH INCOME**

Radius	1 MI	3 MI	5 MI
Avg. HH Income	\$76,544	\$83,736	\$93,554

**HOUSEHOLDS**

Radius	1 MI	3 MI	5 MI
Households	63,652	114,851	201,274