

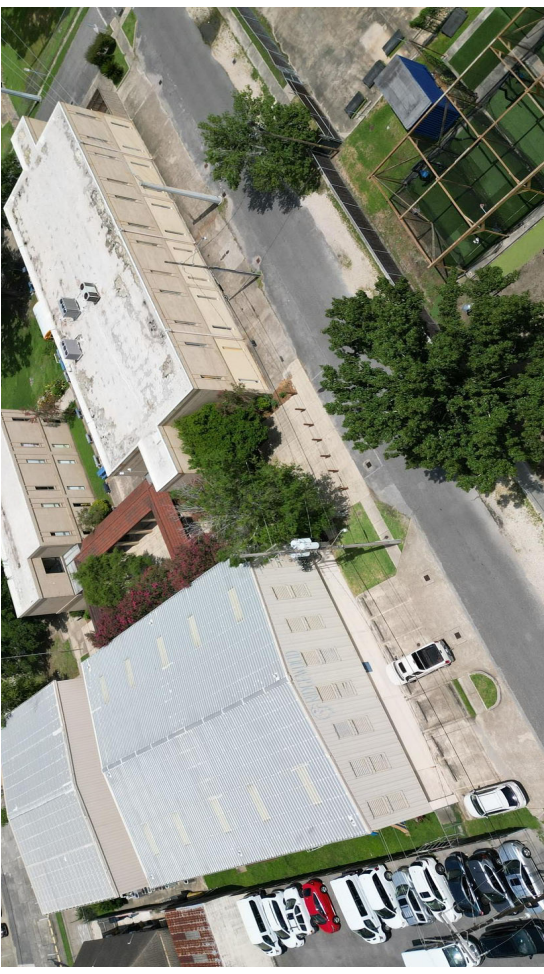
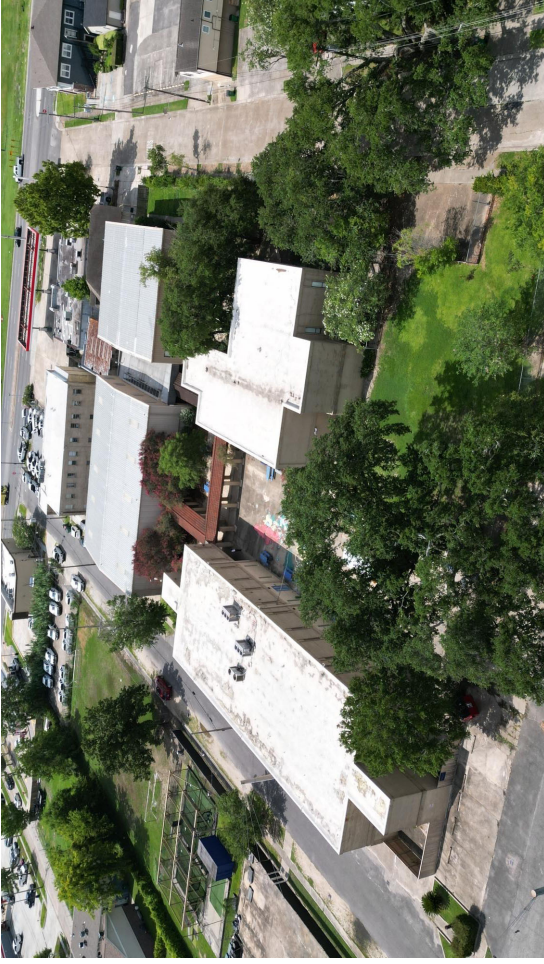


RIDGEWOOD SCHOOL

201 Pasadena Avenue, Metairie, LA 70001

MARTIN O. MILLER III, CCIM, SIOR • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@mattatonccim.com



PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer for sale former Ridgewood Preparatory School campus (K-12 School) that recently closed. It has a total land area of 112,750 square feet (2.58 acres) The property is broken into two large parcels, the "main campus" which is 71,500 square feet (1.64 acres) of land and the vacant parcel that is located across Giuffrias Avenue from the improved site. The vacant parcel was previously used as parking and an athleticfield and measures 41,250 square feet.

The main campus area, with the buildings, is zoned C-2 General Commercial & R-2 Two-Family Residential and the majority of the vacant lots across the street are currently zoned R-2, Two-Family Residential, with one lot (#15) zoned C-2.

Property can be sold as a package or seperately (see aerial below):

Building 1 with Lots 22-29: \$2,300,000

Building 2 with Lots 15-21: \$2,900,000

Building 3: \$1,700,000

OFFERING SUMMARY

Sale Price:

\$6,700,000

Lot Size:

2.78 Acres

Total Building Size:

52,260 SF

Zoning:

C-2 & R-2

SPECIAL PURPOSE PROPERTY FOR SALE

PROPERTY SUMMARY



SOUTHEAST
COMMERCIAL
REAL ESTATE



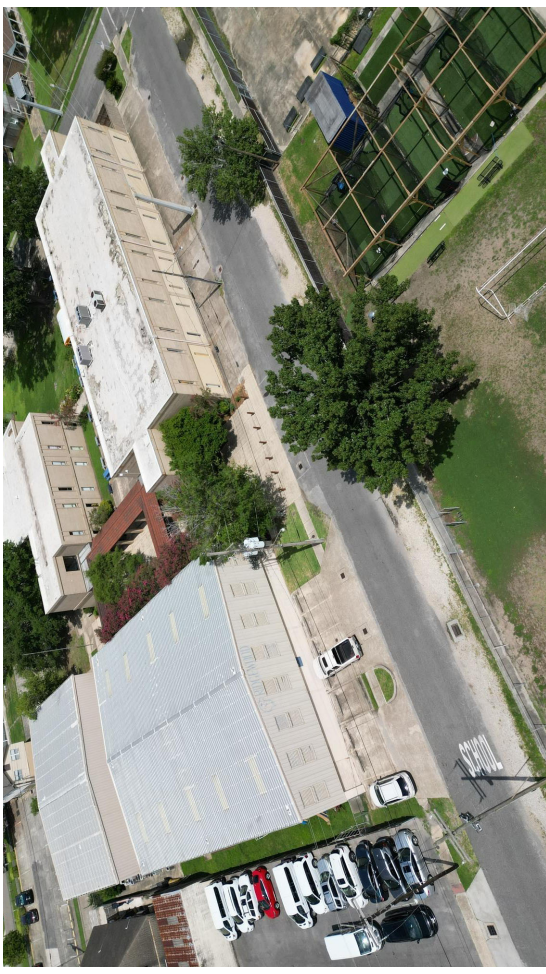


RIDGEWOOD SCHOOL

201 Pasadena Avenue, Metairie, LA 70001

MARTIN O. MILLER III, CCIM, SIOR • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com



SPECIAL PURPOSE PROPERTY FOR SALE

ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



SOUTHEAST
COMMERCIAL
REAL ESTATE



RIDGEWOOD SCHOOL

201 Pasadena Avenue, Metairie, LA 70001

MARTIN O. MILLER III, CCIM, SIOR • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com



SPECIAL PURPOSE PROPERTY FOR SALE

ADDITIONAL PHOTOS



SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



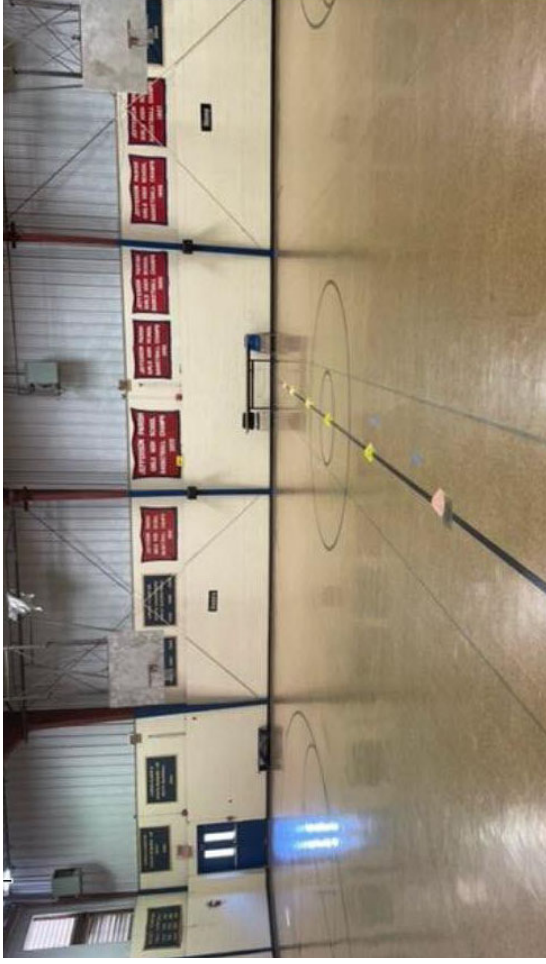


RIDGEWOOD SCHOOL

201 Pasadena Avenue, Metairie, LA 70001

MARTIN O. MILLER III, CCIM, SIOR • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@mattattonccim.com



SPECIAL PURPOSE PROPERTY FOR SALE

ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



SOUTHEAST
COMMERCIAL
REAL ESTATE



RIDGEWOOD SCHOOL

201 Pasadena Avenue, Metairie, LA 70001

MARTIN O. MILLER III, CCIM, SIOR • PARTNER
 OFFICE: 504.414.0703
 MOBILE: 504.616.5700
 momiller@ccim.net

MATT EATON, CCIM • PARTNER
 OFFICE: 504.414.0703
 MOBILE: 504.339.2136
 matt@mattatonccim.com



SPECIAL PURPOSE PROPERTY FOR SALE

AERIALS





RIDGEWOOD SCHOOL

201 Pasadena Avenue, Metairie, LA 70001

MARTIN O. MILLER III, CCIM, SIOR • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com



SPECIAL PURPOSE PROPERTY FOR SALE

ZONING MAP

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



SOUTHEAST
COMMERCIAL
REAL ESTATE

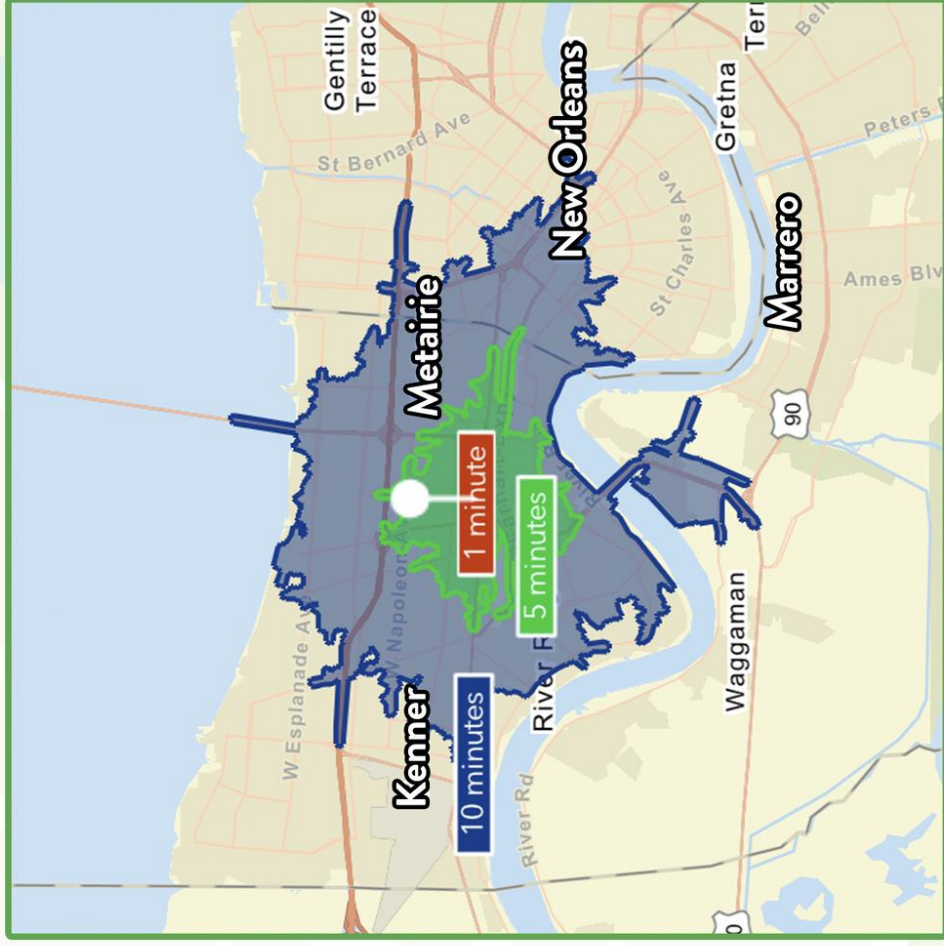


RIDGEWOOD SCHOOL

201 Pasadena Avenue, Metairie, LA 70001

MARTIN O. MILLER III, CCIM, SIOR, PARTNER
 OFFICE: 504.414.0703
 MOBILE: 504.616.5700
 momiller@ccim.net

MATT EATON, CCIM • PARTNER
 OFFICE: 504.414.0703
 MOBILE: 504.339.2136
 matt@mattatonccim.com



\$90,619

Average Household Income within 10 minutes of site.



41.1

Median Age Within 10 minutes of site.



86,921

Number of housing units within 10 minutes of site.

2023 Demographics

	1 Minute	5 Minutes	10 Minutes
Population	306	32,753	175,582
Average HH Income	\$79,252	\$92,470	\$90,619

2028 Projections

	1 Minute	5 Minutes	10 Minutes
Population	299	32,255	174,043
Average HH Income	\$90,297	\$104,545	\$102,628

Travel Time to Site



SPECIAL PURPOSE PROPERTY FOR SALE

AREA DEMOGRAPHICS



SOUTHEAST COMMERCIAL
REAL ESTATE

