



FREMAUX



# TOWN CENTER

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SLIDELL, LA

**stirling**

## FOR LEASE

### PROPERTY DESCRIPTION

Fremaux Town Center is seated in Slidell, LA at the second I-10 exit northeast of New Orleans. The center is a premier shopping destination as it sees over 89,000 vehicles per day on I-10, in its trade area with a population of 262,911. This daily 34% of the total trade area population promises an outstanding retail opportunity for a wide variety of retailers.

### GLA

637,639 ± SF

### ACREAGE

80 ± AC

### AVAILABILITY

- 1,785 - Up to 30,000 SF

### PRICE

- \$18.00 - \$30.00 PSF

### ZONING

- C-1

### TRAFFIC COUNTS (ADT 2022)

- On I-10, south of site: 84,269
- On Highway 190, east of site: 21,084

### RETAIL ANCHORS

- Dillard's
- Best Buy
- DICK'S Sporting Goods
- T.J. Maxx
- KOHL'S
- PetSmart
- ULTA Beauty
- Michaels



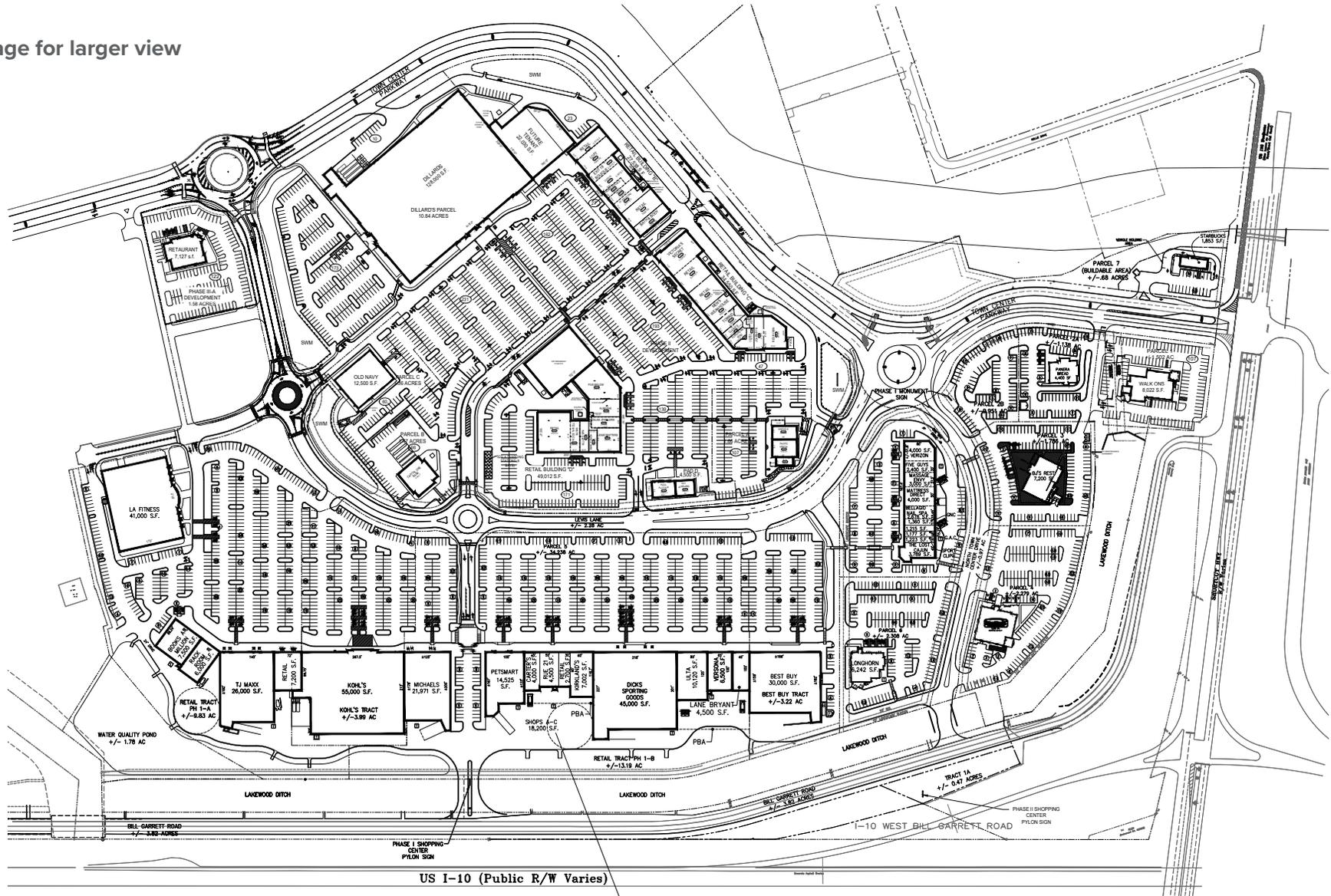




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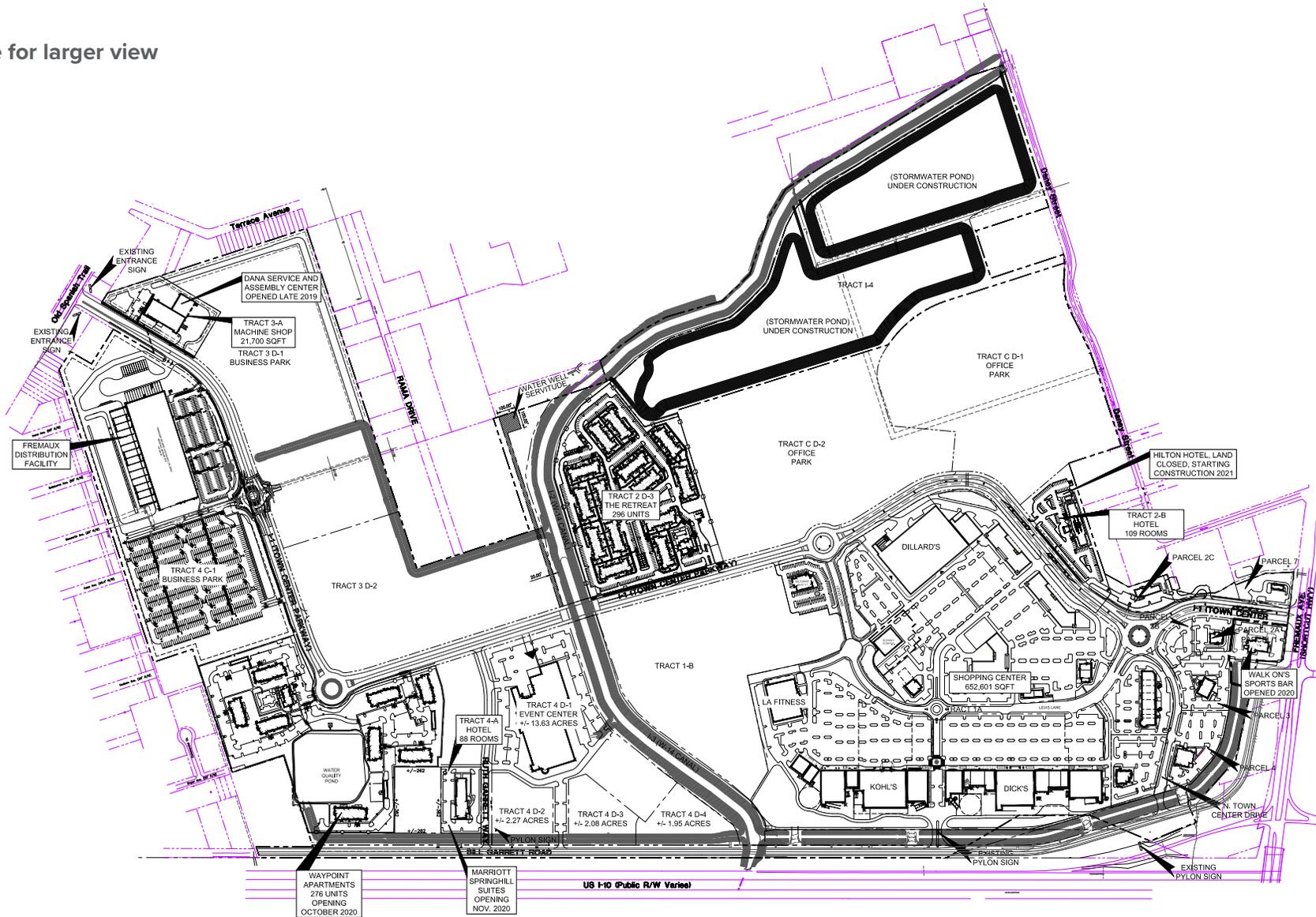
Aerial Taken April 20, 2021

Click image for larger view



US I-10 (Public R/W Varies)

Click image for larger view



COVER

SUMMARY

RETAIL COMP

AERIAL

SITE PLAN

DEVELOPMENT

PHOTOS

DEMOS



## 2023 DEMOGRAPHICS

	5 MIN	10 MIN	30 MIN
 POPULATION	14,240	62,027	182,089
 AVG. HH INCOME	\$69,416	\$96,061	\$83,366
 HOUSEHOLDS	5,766	24,304	70,530

