



PROPERTY ONE

FOR LEASE

1806 LINDBERG DRIVE

Slidell, LA 70458



Presented by:

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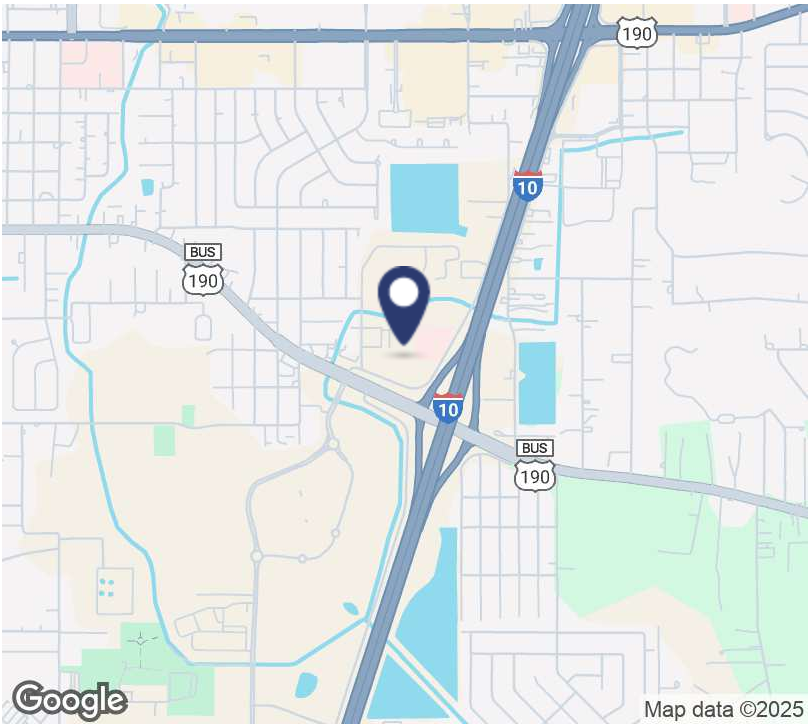
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OFFERING SUMMARY

Lease Rate:	\$26.79 SF/yr (NNN)
Building Size:	15,577 SF
Available SF:	2,703 SF
Lot Size:	

PROPERTY OVERVIEW

Second Generation Restaurant
Location /High Visibility / High Traffic Count

Highly visible 2,703 square foot second-generation restaurant space (Dickey's) in 5-year-old strip center. Located at intersection of Fremeaux and I-10 with excellent visibility from both highways. Tenant to pay NNN charges, utilities and janitorial. Space can be used for tenants other than restaurant.

Many national tenants on this corner with a tenant mix of Jimmy Johns, Wingstop, Spectrum, Just 4 Him, KT Nails, PJs Coffee, Habaneros, Playa Bowls, Club Pilates, Sleep Number, Visionworks and Mattress Firm.

The strip center in this northwest quadrant of Fremeaux and I-10 is supported by high traffic counts, 17 year established Surgery Center and 60,000 square foot Medical Office building bringing in many customers and workers into the area.
Current tenant will need 30 day notice for new lease to begin.

Please do not interrupt or disturb the existing tenant Dickey's. Contact agent to make appointment.

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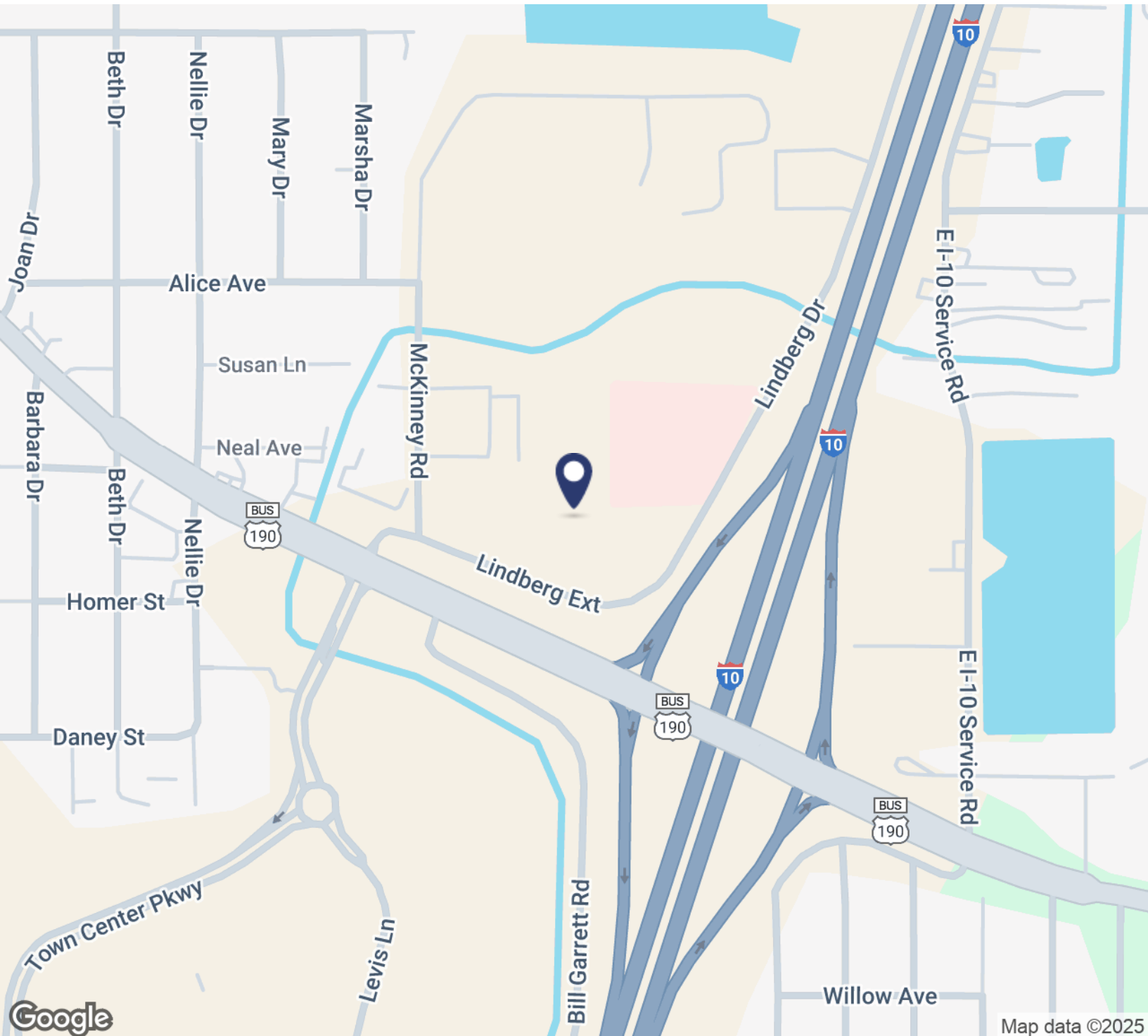
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04/07/2025

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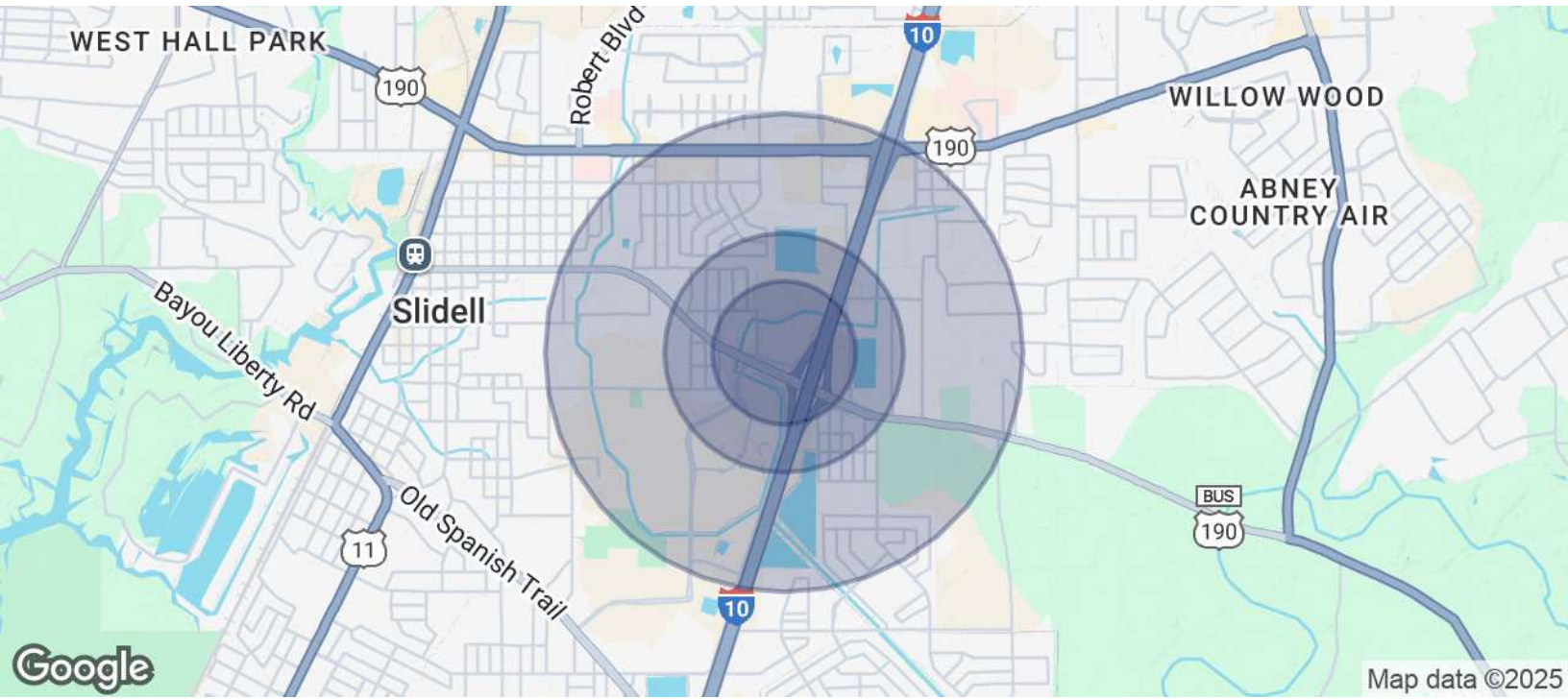
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	73	1,211	5,681
Average Age	44	43	41
Average Age (Male)	43	41	39
Average Age (Female)	45	44	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	27	487	2,255
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$84,186	\$74,604	\$71,567
Average House Value	\$226,683	\$206,803	\$198,972

Demographics data derived from AlphaMap



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FOR MORE INFORMATION, PLEASE CONTACT:

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