



FOR LEASE

1806 Lindberg Drive

SLIDELL, LA 70458



PROPERTY ONE

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PROPERTY DESCRIPTION

Fully equipped second-generation restaurant space, easily convertible to retail or office use. Highly visible 2,703 SF space (formerly Dickey's) in a 5-year-old strip center. Located at the intersection of Fremaux and I-10 with excellent visibility from both highways. Tenant is responsible for NNN charges, utilities, and janitorial services.

The strip center hosts a strong mix of national tenants, including Jimmy Johns, Wingstop, Spectrum, Just 4 Him, KT Nails, PJ's Coffee, Habaneros, Playa Bowls, Club Pilates, Visionworks, and Mattress Firm.

Located in the northwest quadrant of Fremaux and I-10, the property benefits from high traffic counts and is supported by nearby anchors, including a 17-year-established Surgery Center and a 60,000 SF Medical Office building, generating consistent customer and employee traffic.

PROPERTY HIGHLIGHTS

- 2,703 SF second-generation fully equipped restaurant space
- Convertible to retail or office use
- Located in a 5-year-old, high-visibility strip center
- Strong tenant mix with multiple national brands
- Tenant responsible for NNN charges, utilities, and janitorial
- High traffic location near Surgery Center and 60,000 SF medical office building

OFFERING SUMMARY

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

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	27	487	2,255
Total Population	73	1,211	5,681
Average HH Income	\$84,186	\$74,604	\$71,567

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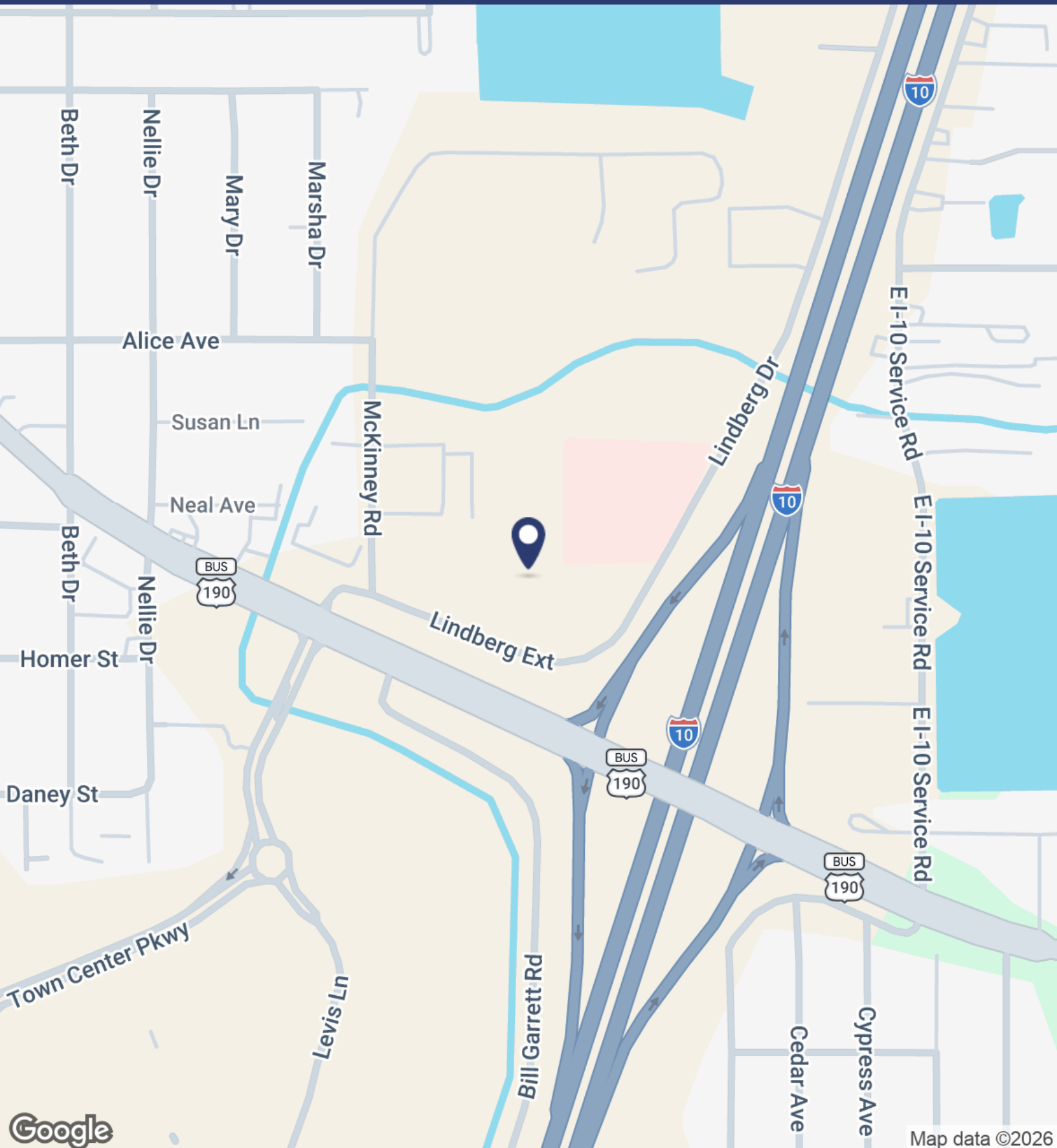


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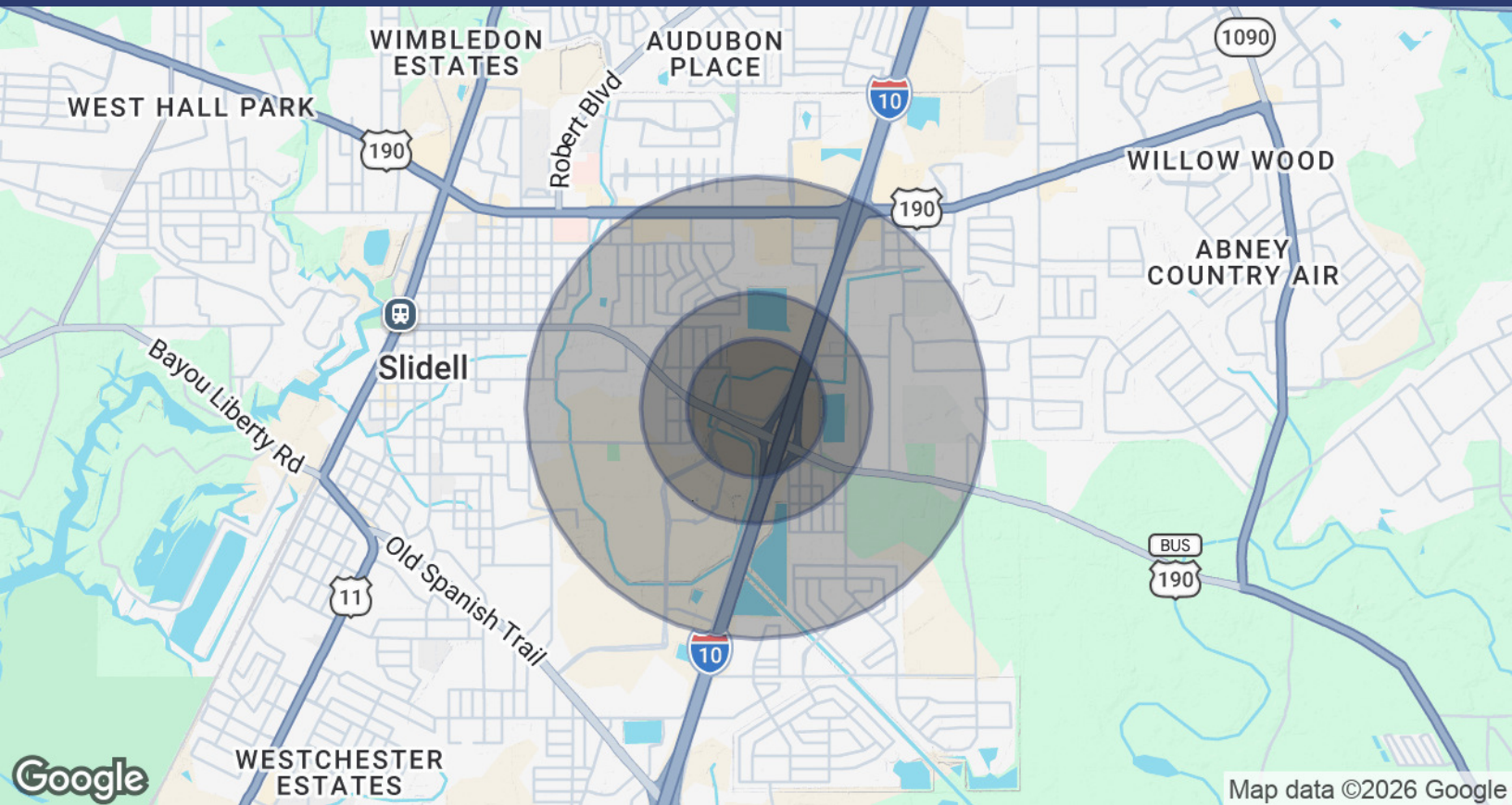
Map data ©2026

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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

2020 American Community Survey (ACS)

PRESENTED BY

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