

Backpacker Northshore Square

3906 Hwy 22 Mandeville, LA 70471

PROPERTY SUMMARY



Property Highlights

- Recently completed renovation anchored by The Backpacker as their 3rd location in Louisiana.
- Other co-tenants include Habanero's Restaurant (Opened Jan 2025), Salad Station, Nouvo Med
- Recent build out including all new mechanical, electrical, and plumbing.
- Well suited for retail, medical, professional office.
- Constructed as a veterinary clinic with sinks in several rooms.
- Sublease expiration Dec 2032. Landlord will consider a new direct lease for a qualified tenant.

Offering Summary

Lease Rate:	\$20.00 SF/yr (NNN)
Number Of Units:	5
Available SF:	2,038 SF
Building Size:	16,850 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	3,334	31,599	53,020
Total Population	7,936	79,252	136,464
Average HH Income	\$137,431	\$129,237	\$123,591

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SURROUNDING RETAIL



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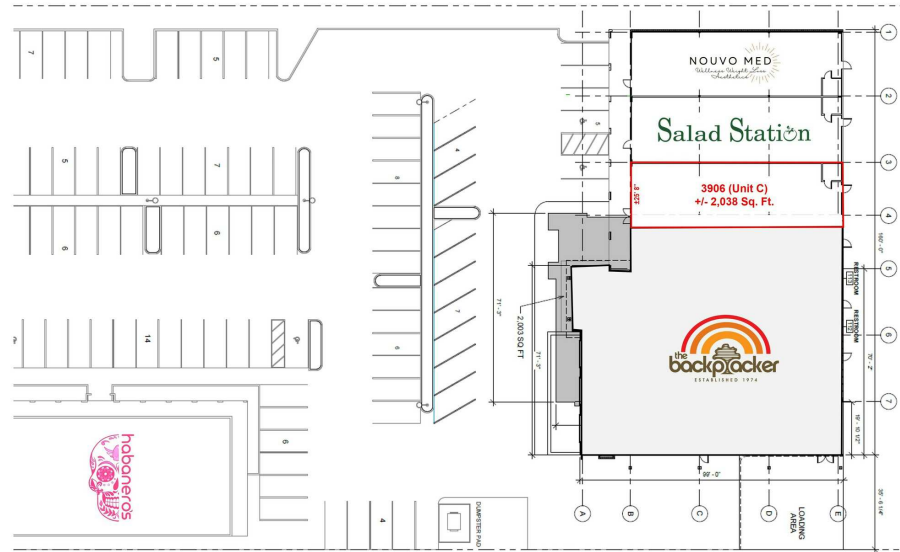
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LEASE SPACES



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,038 SF	Lease Rate:	\$20.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description	Video
3906	Available	2,038 SF	NNN	\$20.00 SF/yr	Former veterinary clinic with larger reception, two (2) exam rooms, two (2) restrooms, and large storage area.	View Here

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ADDITIONAL PHOTOS



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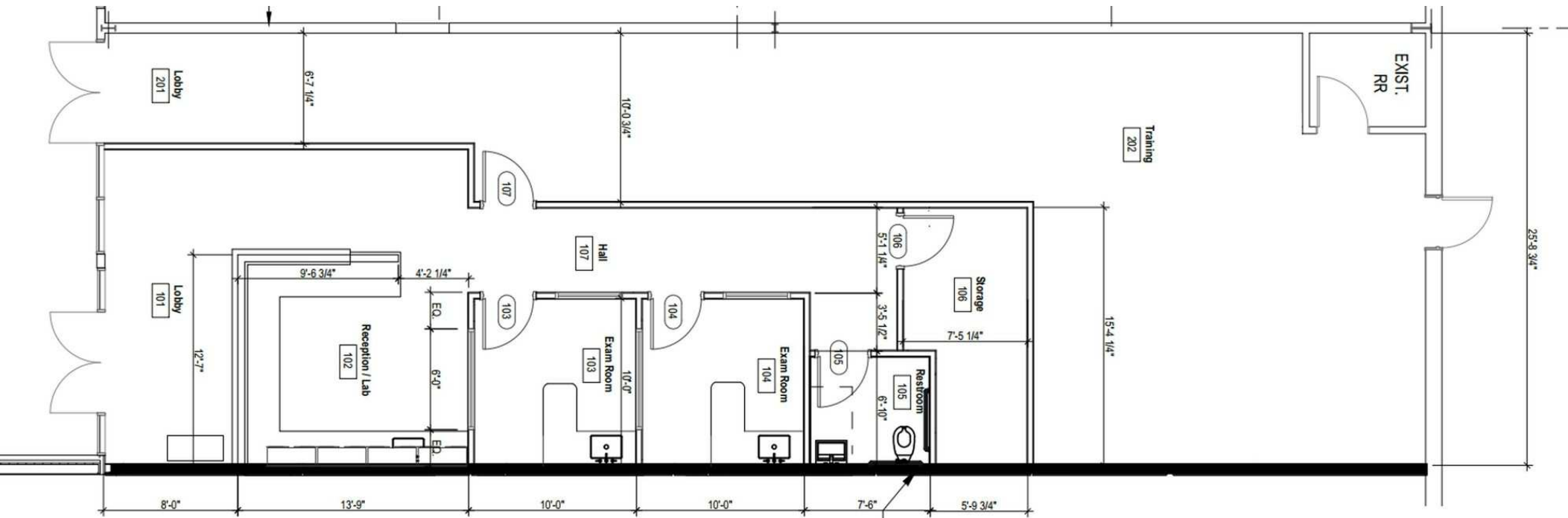
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FLOOR PLAN



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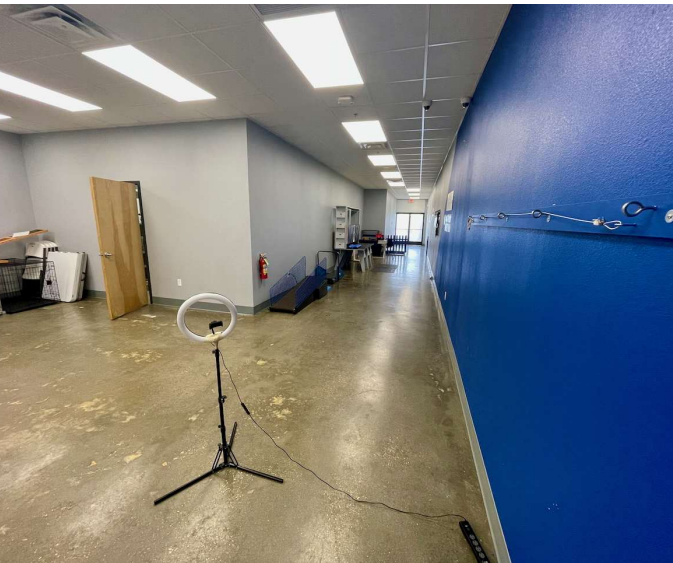
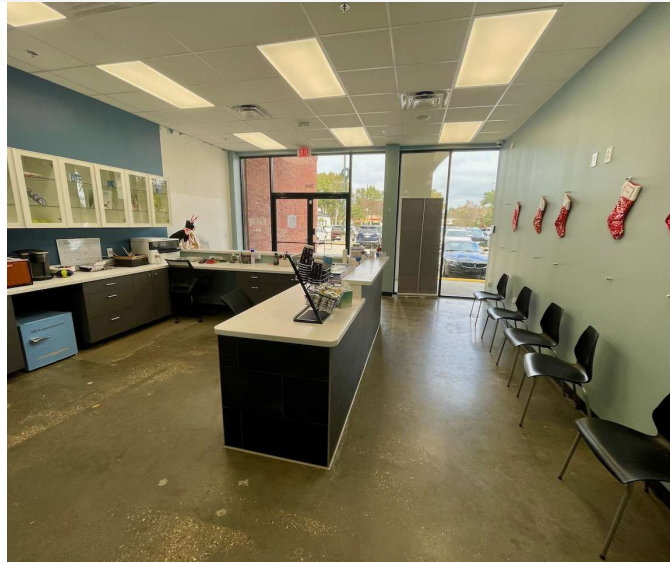
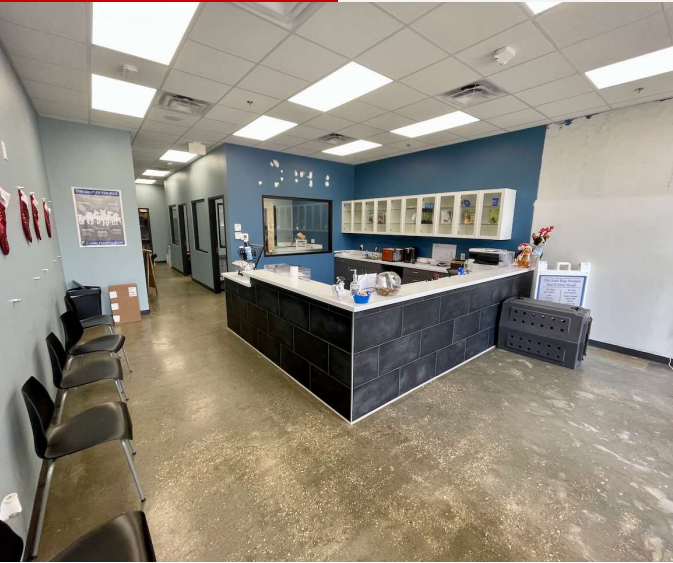
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INTERIOR PHOTOS



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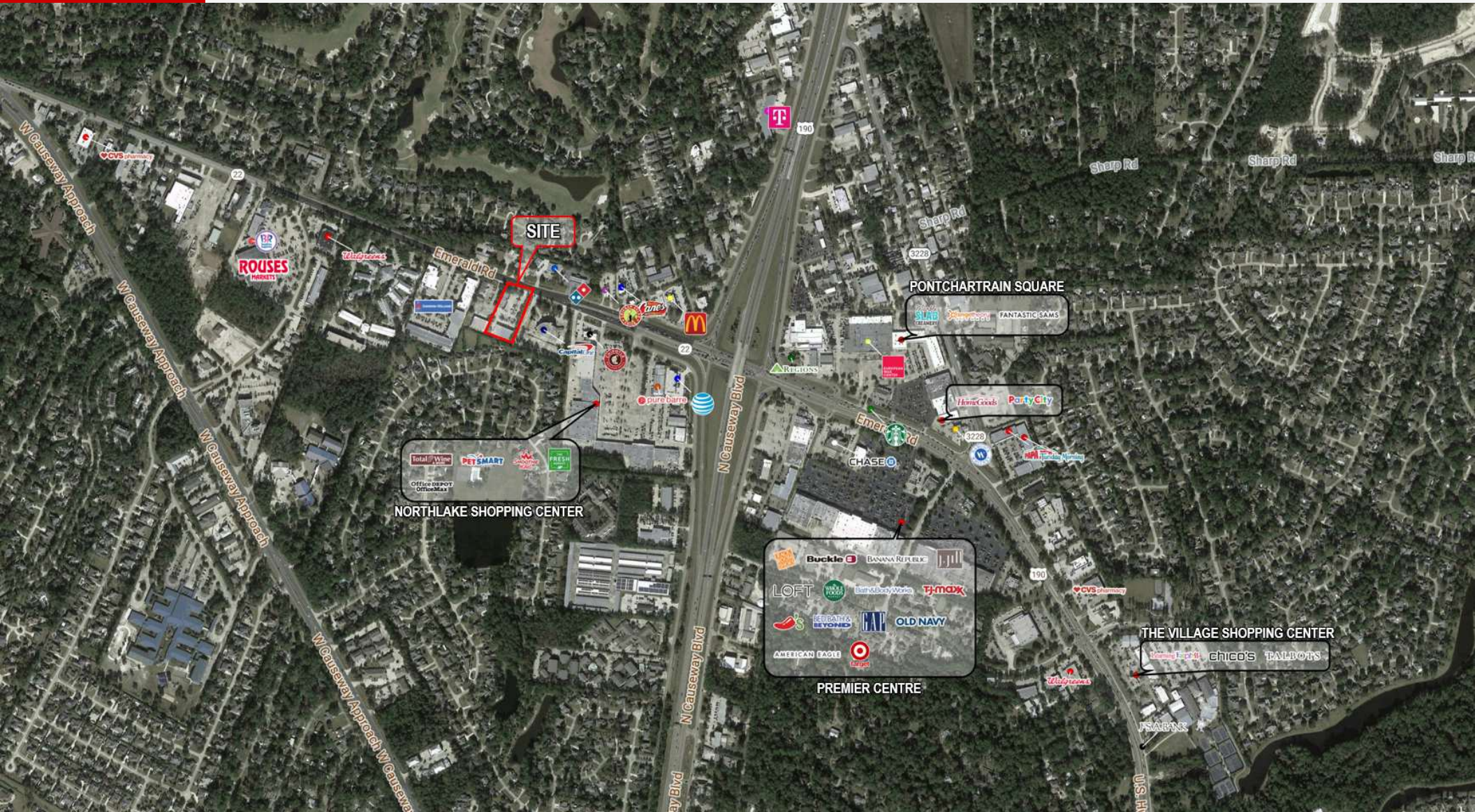
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LOCATION MAP



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