



RYAN PÉCOT

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55 Town Center Parkway, Slidell, LA

COVER

SUMMARY

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

640.895 + SF

PROJECT ACREAGE

80 ± AC

AVAILABILITY

• 1,785 - Up to 30,000 SF

PRICE

\$18.00 – \$30.00 PSF

ZONING

• C-1

RETAIL DEVELOPMENT **ACREAGE**

3AC – 20AC

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
- Old Navy
- Marshall's

FUTURE PHASE III

Coming Soon











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RETAIL COMP COVER **Walmart Marshalls** Walmart ROUSES **Ochsner** Canes FREMAUX TOWN CENTER Winn/Dixie amazon /*/



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AERIAL COVER WAYPOINT FREMAUX WN CENTER 27/8 Molif-Family Units SPORTA BAM LOFT KOHĽS chico's Dillard's Nu'Me Studio PT SOLUTIONS fi**ve** BEL°W Bath&BodyWorks exit 16 Marshalls. ALBASHA VICTORIA'S SECRET PIZZA PLATOON Allure Spa ZALES **Buckle** Coming Soon MEN'S WEARHOUSE divid claire's HOME TORRID Bellagio Nail Spa 🕞 N 🗀 stirling Aerial Taken April 20, 2021

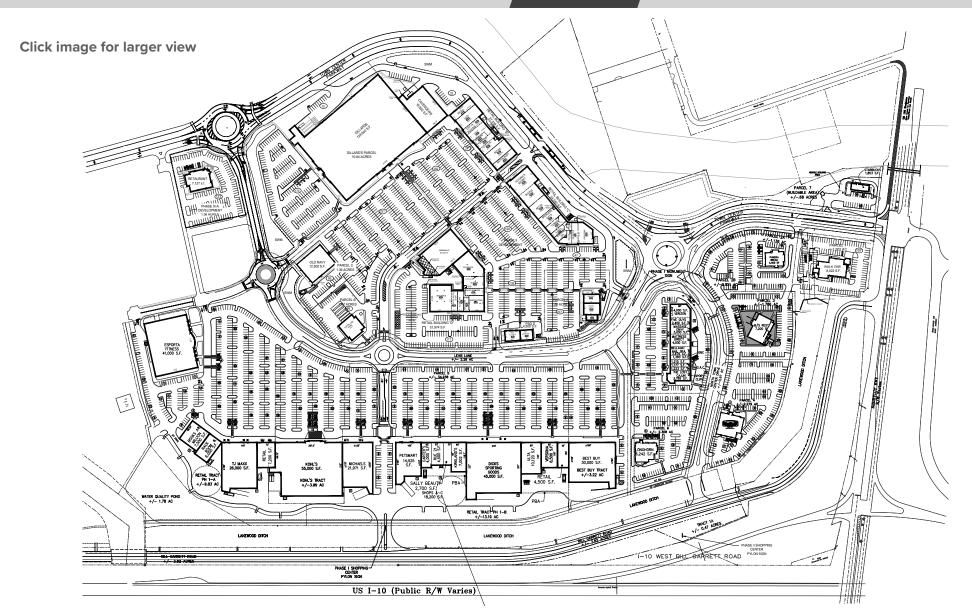


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SITE PLAN COVER



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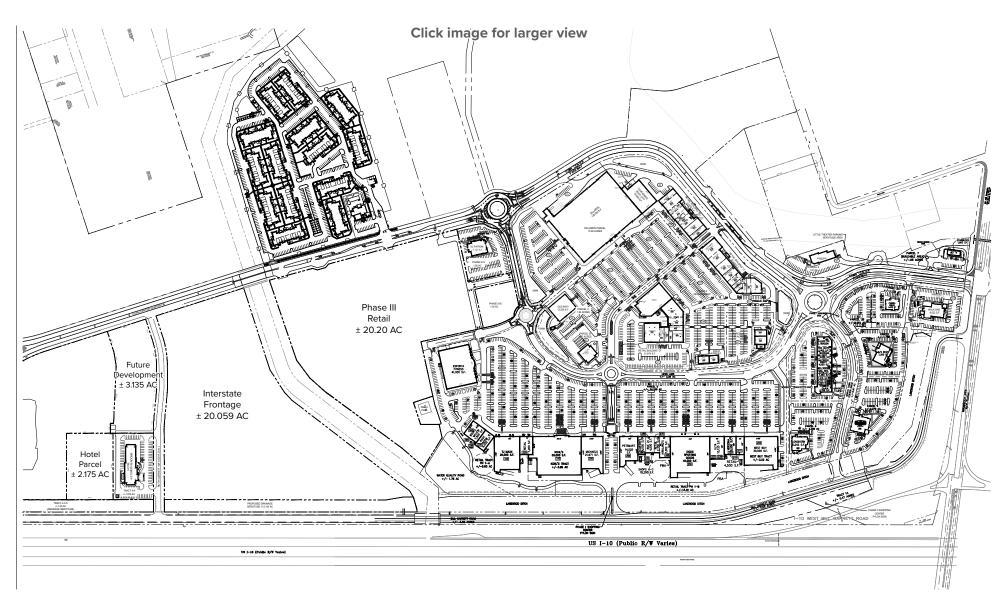
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SITE PLAN

DEVELOPMENT

PHOTOS

DEMOS



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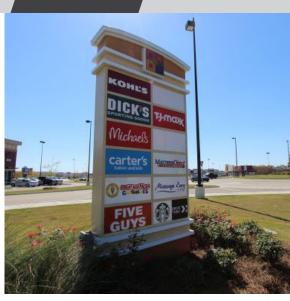
COVER

PHOTOS

















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2024 DEMOGRAPHICS

	5 MIN	10 MIN	30 MIN
	15,674	61,944	198,068
POPULATION			

	\$72,345	\$91,067	\$80,934
AVG. HH INCOME			



