

FOR SUBLEASE

AVAILABLE

- Suite 3 - 2,200 SF

LEASE RATE

- \$18 PSF NNN
- Sublease term through 12/31/2028

OVERVIEW

Highly visible, Starbucks-anchored retail center offering an inline suite available for sublease along the rapidly growing Northshore Blvd in Slidell, LA. The space features a front retail/showroom, multiple private offices, open workstations, a conference room, kitchenette, rear storage, and a private restroom.

Positioned just off Interstate 12 as an outparcel to Walmart Supercenter and Sam's Club, the center sits at a signalized intersection with strong traffic flow. The property provides excellent visibility and prominent monument signage to nearly 20,000 vehicles per day.

CO-TENANTS

- Starbucks
- Wingstop
- The Vitamin Shoppe

TRAFFIC COUNT (2024)

- Northshore Boulevard: 19,386

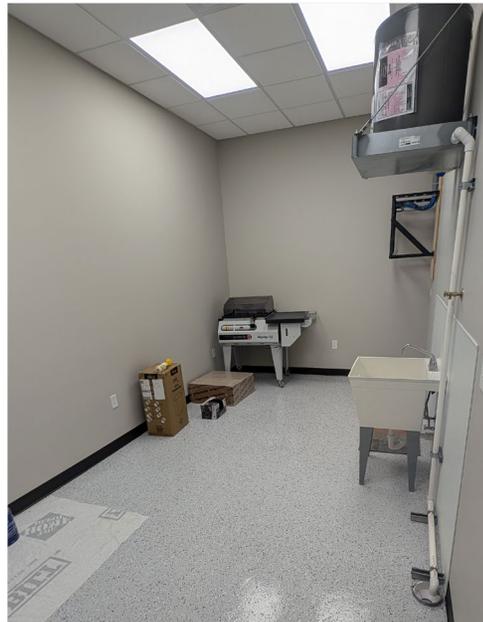
2025 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	1,610	20,780	57,375
Avg. HH Income	\$71,869	\$81,721	\$86,970

NEARBY RETAILERS

- Sam's Club
- Walmart Supercenter
- Dillard's Clearance Center
- At Home
- The Home Depot
- Aldi's





CAMP VILLERE
 Louisiana National
 Guard Training Center

179 NORTHSORE BLVD