KPG REALTY

FOR LEASE · SUITE 500

HWY 22 End Cap Retail Space

1508 LA-22
Madisonville, LA 70447

2,500 SF
end cap suite

$30/SF
per year, NNN

PRESENTED BY
Beau C. Bryant, CCIM
KPG Realty, LLC

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HWY 22 frontage with excellent visibility

WHY HWY 22, WHY HERE

Five reasons this space works

1 **HWY 22 frontage with excellent visibility**

An end cap suite on the HWY 22 commercial corridor in Madisonville, with prominent storefront signage on the building.

2 **Easy to get to**

Near the intersection of HWY 22 and Perrilloux Road, close to surrounding residential communities. I-12 is approximately 8 miles away.

3 **New Class A construction**

Built in 2025, with contemporary architecture and expansive storefront windows in a modern multi-tenant retail center.

4 **Ample parking**

72 on-site surface parking spaces for customers.

5 **Established neighbors, flexible uses**

Next to established businesses. Well suited for retail, professional services, boutique fitness, wellness and other service uses, with restaurant as a secondary use.

Source: LACDB listing 5b6b1dea, 1508 LA-22, Madisonville (updated 11/02/2026). Distances are approximate.



Suite 500 at 1508 LA-22

2,500 SF
ground-floor end cap

$30/SF/yr NNN
plus about $5.50/SF expenses

72
surface parking spaces

PROPERTY DETAILS

A new Class A end cap on HWY 22

2,500 SF suite **Ground** floor **2025** construction **72** parking spaces **±3** acres

THE SPACE	
Suite	**500**
Available	**2,500 SF**
Position	**End cap**
Floor	**Ground**
Status	**Vacant, available now**
Lease type	**Direct, NNN**
Showing	**Lockbox**

THE BUILDING	
Building	**Highway 22 – Perrilloux**
Class	**A**
Year built	**2025**
Construction	**Steel frame**
Roof	**Arched**
HVAC	**Central electric, package unit**
Tenancy	**Multi-tenant**

SITE & ZONING

SITE
±3 acres, surface parking with 72 spaces

ZONING
HC Highway Commercial, planned development

SIGNAGE
Storefront signage on the building

PARCEL
APN 1041425993, St. Tammany Parish

Source: LACDB listing 5b6b1dea. Acreage, zoning and building data per listing; confirm by survey and with St. Tammany Parish.

LOCATION

On HWY 22, near Perrilloux Road



Aerial with HWY 22 frontage at left



Storefronts and surface parking facing HWY 22

- Frontage on the HWY 22 commercial corridor
- Access from HWY 22 and Perrilloux Road
- Close to surrounding residential communities

~8 mi
to I-12

40 mi
to MSY airport

HWY 22
nearest highway

Established
neighboring businesses

Source: LACDB listing 5b6b1dea. Distances are approximate.

LEASE TERMS

$30/SF NNN for 2,500 SF

$30.00

base rent per SF per year, NNN

$75,000/yr · $6,250/mo

$5.50

estimated NNN expenses per SF per year

$13,750/yr · about $1,146/mo

$35.50

estimated total occupancy cost per SF per year

$88,750/yr · about $7,396/mo

IDEAL USES

- Retail
- Wellness
- Professional services and office
- Service-oriented businesses
- Boutique fitness
- Restaurant (secondary use)

Rate and expense estimate per LACDB listing 5b6b1dea. Annual and monthly figures are calculated on 2,500 SF; NNN expenses are estimates and subject to change. Final terms per executed lease.

Let's put your business on HWY 22

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The Space

Suite 500 · 2,500 SF end cap
1508 LA-22, Madisonville, LA 70447
$30/SF/yr NNN · available now
Showings by lockbox, call to schedule

Sources and notes. Property, space, rate, expense, zoning, parking, distance and broker information: LACDB listing 5b6b1dea (updated 11/02/2026). Annual and monthly rent figures are calculated on 2,500 SF; NNN expenses are estimates. Information is deemed reliable but not guaranteed and is subject to change, prior lease or withdrawal without notice. Acreage and site data subject to survey.