



Each office independently owned and operated

MAX JUGE - RE/MAX COMMERCIAL

3331 Severn Avenue | Suite 200

Metairie, LA 70002

FOR LEASE

RETAIL PROPERTY

4960 LOUISIANA HIGHWAY 22

MANDEVILLE, LA 70471



PRESENTED BY:

MAX JUGE

Sales Associate

504.838.0001

LA #995716624

FOR LEASE

RETAIL PROPERTY

PROPERTY SUMMARY

4960 LOUISIANA HIGHWAY 22

MANDEVILLE, LA 70471



PROPERTY DESCRIPTION

1,000 SF in-line retail bay for lease. Strip center located directly across from the busy Beau Chene subdivision. One bay currently available consists of an open floor plan with private restroom. Newly pressure washed + restriped parking lot, new lighting, new roof, and repainted building.

Current layout would be conducive to retail show room or office space with excellent prominence on LA Highway 22 in Mandeville. Space was formerly used as a cell phone repair shop. join LaJaunie's Pest Control, Dupre Coins & Precious Metals, and Discount Tabaco Plus II on LA-22!

Please contact agent for more information on this listing.

OFFERING SUMMARY

| | |
|---------------|----------------|
| Lease Rate: | \$24.50 SF/yr |
| Lease Type: | Modified Gross |
| Available SF: | 1,000 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 438 | 1,120 | 2,875 |
| Total Population | 1,164 | 2,898 | 7,341 |
| Average HH Income | \$176,703 | \$161,423 | \$154,301 |



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ADDITIONAL PHOTOS

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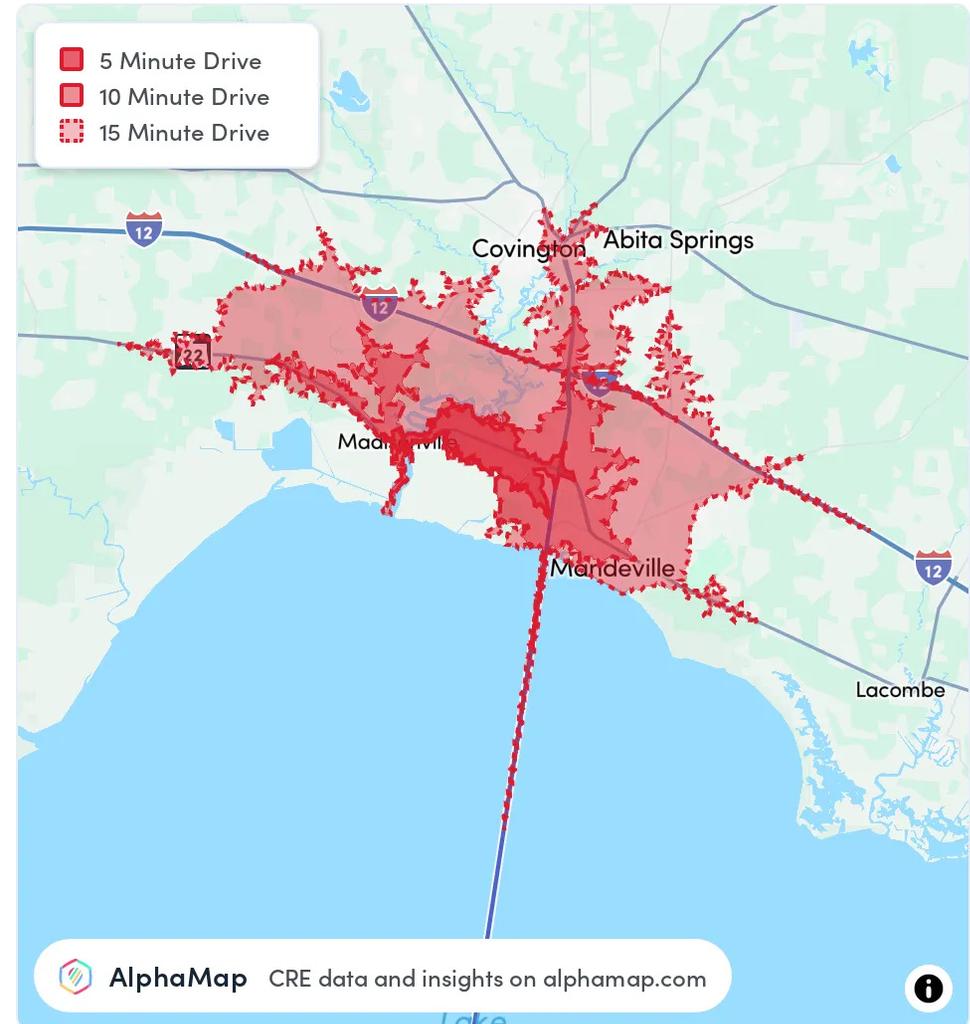
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| POPULATION | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|----------------------|-----------|------------|------------|
| Total Population | 9,481 | 31,722 | 89,687 |
| Average Age | 43 | 43 | 41 |
| Average Age (Male) | 41 | 41 | 40 |
| Average Age (Female) | 45 | 44 | 43 |

| HOUSEHOLD & INCOME | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|---------------------|-----------|------------|------------|
| Total Households | 3,821 | 12,565 | 34,774 |
| Persons per HH | 2.5 | 2.5 | 2.6 |
| Average HH Income | \$149,760 | \$143,910 | \$132,804 |
| Average House Value | \$504,012 | \$462,822 | \$430,135 |
| Per Capita Income | \$59,904 | \$57,564 | \$51,078 |

Map and demographics data derived from AlphaMap



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