

### SUMMARY

### SITE PLAN

### COMMUNITY INFO & AERIAL

### PHOTOS

### DRIVE TIME DEMOGRAPHICS



## FOR LEASE

### AVAILABLE

- Suite 4014: 6,000 SF \$14 PSF NNN
- Suite 4024: 10,500 SF \$12 PSF NNN
- Suite 4036-A: 4,300 SF \$14 PSF NNN
- Outparcel 1: 0.311 Acres
- Outparcel 2: 0.311 Acres

### CO-TENANTS

- Cash Saver Grocery
- Cross Gates Family Fitness
- Furniture City
- Dollar Tree

### PROPERTY OVERVIEW

North Shore Plaza Shopping Center is strategically located in the heart of East Slidell's primary commercial corridor, offering excellent visibility along Pontchartrain Drive (U.S. Highway 11) with immediate access to Spartan Drive, a key connector to Interstate 10. The center is ideally positioned to serve both daily neighborhood needs and regional destination traffic, drawing from a robust residential base and nearby waterfront communities like Eden Isle, Oak Harbor, and The Bluffs. This submarket of Slidell is known for its strong population growth, family households, and convenient access to employment centers and schools. Anchored by essential and high-traffic tenants, North Shore Plaza features a dynamic mix of national, regional, and local retailers that drive consistent daily visitation.

### TRAFFIC COUNT (ADT 2024)

- Pontchartrain Drive (Highway 11): 16,641

### NEARBY TRAFFIC GENERATORS

- Salmen High School ±1,200 Students
- First Baptist Elementary ±250 Students
- Our Lady of Lourdes Elementary ±370 Students
- Freamux Town Center includes Dillard's, Kohl's, Esporta Fitness, Dick's Sporting Goods, Marshalls, T.J.Maxx, Best Buy, ULTA Beauty, Michaels, Old Navy, Rack Room Shoes and many more
- The Lofts Apartments 270 Units
- Canterbury House Apartments 120 Units

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### 2025 DRIVE TIME DEMOGRAPHICS

	5 MIN	7 MIN	10 MIN
	19,811	28,402	50,938

#### POPULATION



\$91,283	\$89,301	\$97,019
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#### AVG. HH INCOME



8,376	12,094	20,540
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#### HOUSEHOLDS

