

### SUMMARY

### SITE PLAN

### COMMUNITY INFO & AERIAL

### PHOTOS

### DRIVE TIME DEMOGRAPHICS



### AVAILABLE FOR LEASE

- Suite 4014: 6,000 SF \$14 PSF NNN
- Suite 4024: 10,500 SF \$12 PSF NNN
- Suite 4036: 26,128 SF \$14 PSF NNN  
*Available November 1, 2026*
- Suite 4036-A: 4,300 SF \$8 PSF NNN  
*Suites 4036-A & 4036 Combined: Up to 30,428 SF*
- Outparcel 1: 0.311 Acres
- Outparcel 2: 0.311 Acres

### CO-TENANTS

- Cash Saver Grocery, Furniture City, Dollar Tree, Stride Academy, Top Tier Beauty Supply & more!

### 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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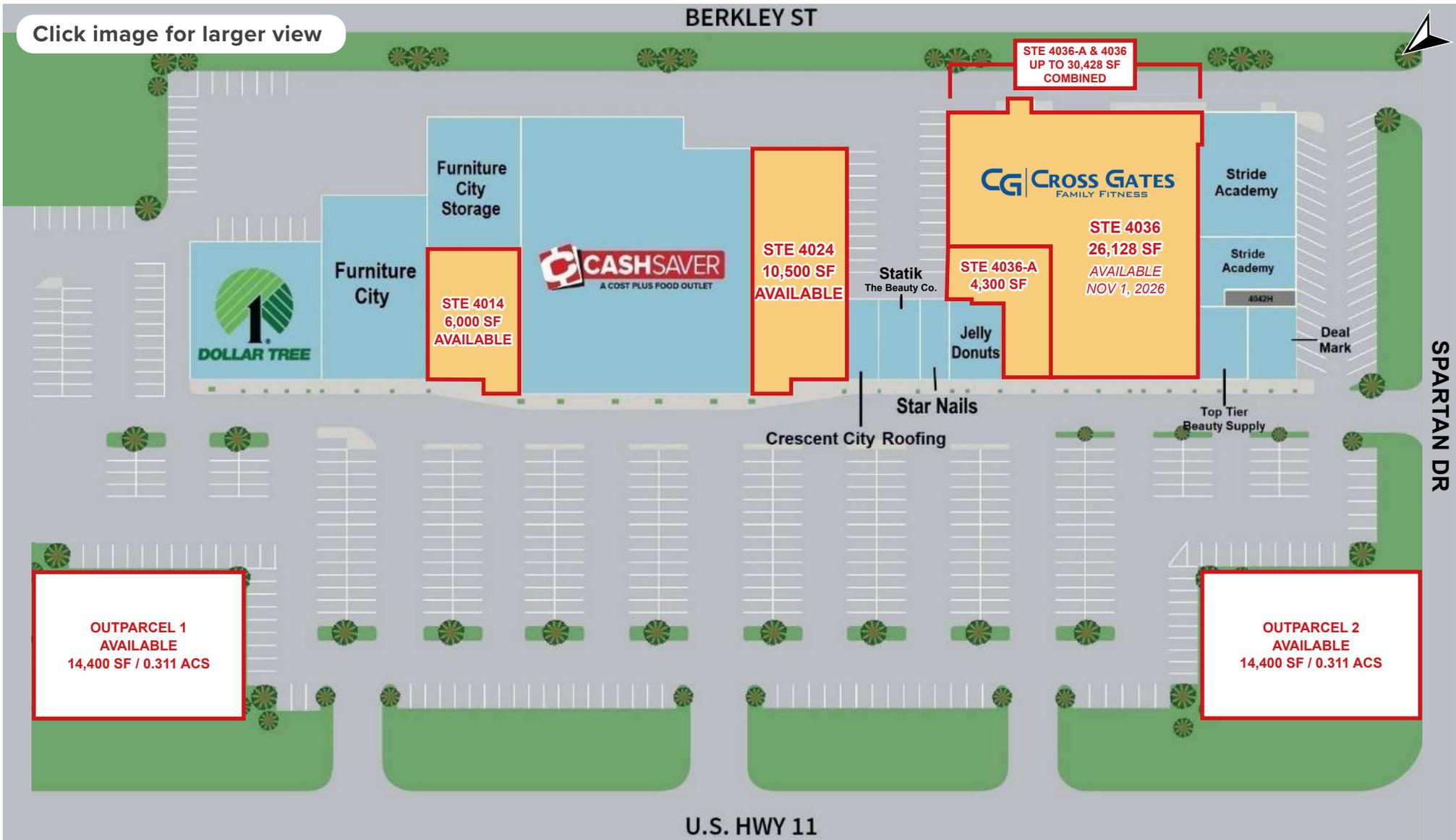
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DEMOGRAPHICS

Click image for larger view



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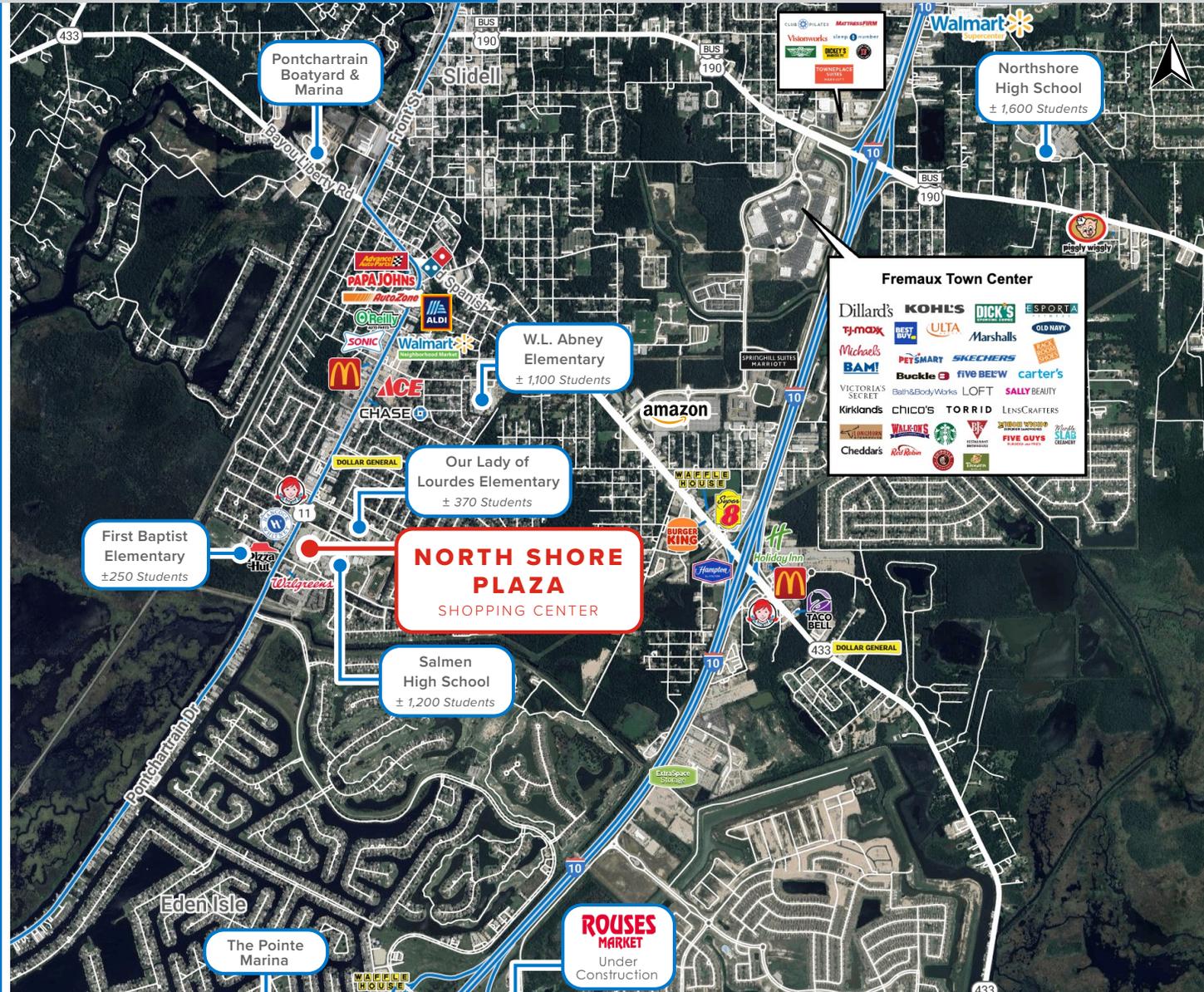
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### TRADE AREA DEMOGRAPHICS & COMMUNITY ACCESS

North Shore Plaza is surrounded by established and growing residential communities, with over 50,000 residents within a 5-mile radius. Located within Slidell's public-school network and just minutes from Northshore High School, Slidell High School, and Salmen High School, the center benefits from strong weekday activity from students, families, and commuters.

The property also draws weekend and evening traffic from the Cross Gates, Oak Harbor, and Eden Isles Neighborhoods, which are populated by affluent homeowners and boating enthusiasts. Its placement near Pontchartrain Elementary School and proximity to family neighborhoods positions it ideally for service providers, education users, medical practices, or family-oriented retailers.

North Shore Plaza sits within St. Tammany Parish, one of Louisiana's fastest-growing parishes, and serves vibrant nearby waterfront residential communities known for their lakefront lifestyles. The shopping center also benefits from traffic originating from Slidell's established residential subdivisions and expanding apartment communities adjacent to the site.



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### 2025 DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
19,767	28,520	50,828



AVG. HH INCOME

1 MILE	3 MILE	5 MILE
\$91,696	\$89,453	\$97,470



HOUSEHOLDS

1 MILE	3 MILE	5 MILE
8,425	12,266	20,632

