

SUMMARY

RETAIL AERIAL

OVERALL SITE PLAN

BUILDING A FLOOR PLAN

SUITE 1 PHOTOS

PROPERTY PHOTOS

DEMOS

FOR LEASE

AVAILABLE

- Suite 1 - Up to 3,561 SF
Former Martin Wine Cellar
Can potentially subdivide:
 - 1A - 1,802 SF
 - 1B - 1,778 SF

DESCRIPTION

Conveniently located on Highway 190 in Mandeville, blocks from the Premier Centre, lies The Village Shopping Center. The cottage-style shopping center is family friendly and positioned in a high-traffic, high-visibility area. It features 16 retail spaces that include national and local boutiques, doctor's offices, and a full-service restaurant. The center also contains executive office suites on the second floor, above the former Martin Wine Cellar space. The property shares cross-access with Hotworx, Jos. A. Bank, Lilly Pulitzer, and Ochsner Urgent Care to the southeast and Pelican Athletic Club to the east.

The Mandeville community is the metro leader with an average household income over \$144,000. This strong retail corridor coupled with strong growth and high income levels translates into an excellent retail location.

TENANTS

- Pelican Athletic Club
- Newk's Eatery
- Talbots
- Milan Laser
- Chico's
- Evolve Coffee + Matcha
Opening February 2026
- Fluerty Girl
- Béon
- Stella Dallas
- Sunglass Hut & more!

APPROXIMATE GLA

- 50,000 SF



TRAFFIC COUNT (ADT 2024)

- On Highway 190: 24,165

NEARBY RETAILERS

- Hotworx, Jos. A. Bank, Lilly Pulitzer, and Ochsner Urgent Care
- Walgreens and CVS Pharmacy
- Premier Centre includes Target, Whole Foods Market, T.J.Maxx, HomeGoods, Barnes & Noble, Old Navy, Gap, LOFT, Banana Republic, Bath & Body Works, Buckle, and many more!
- Trader Joe's Opening Soon, Chick-fil-A, and Starbucks



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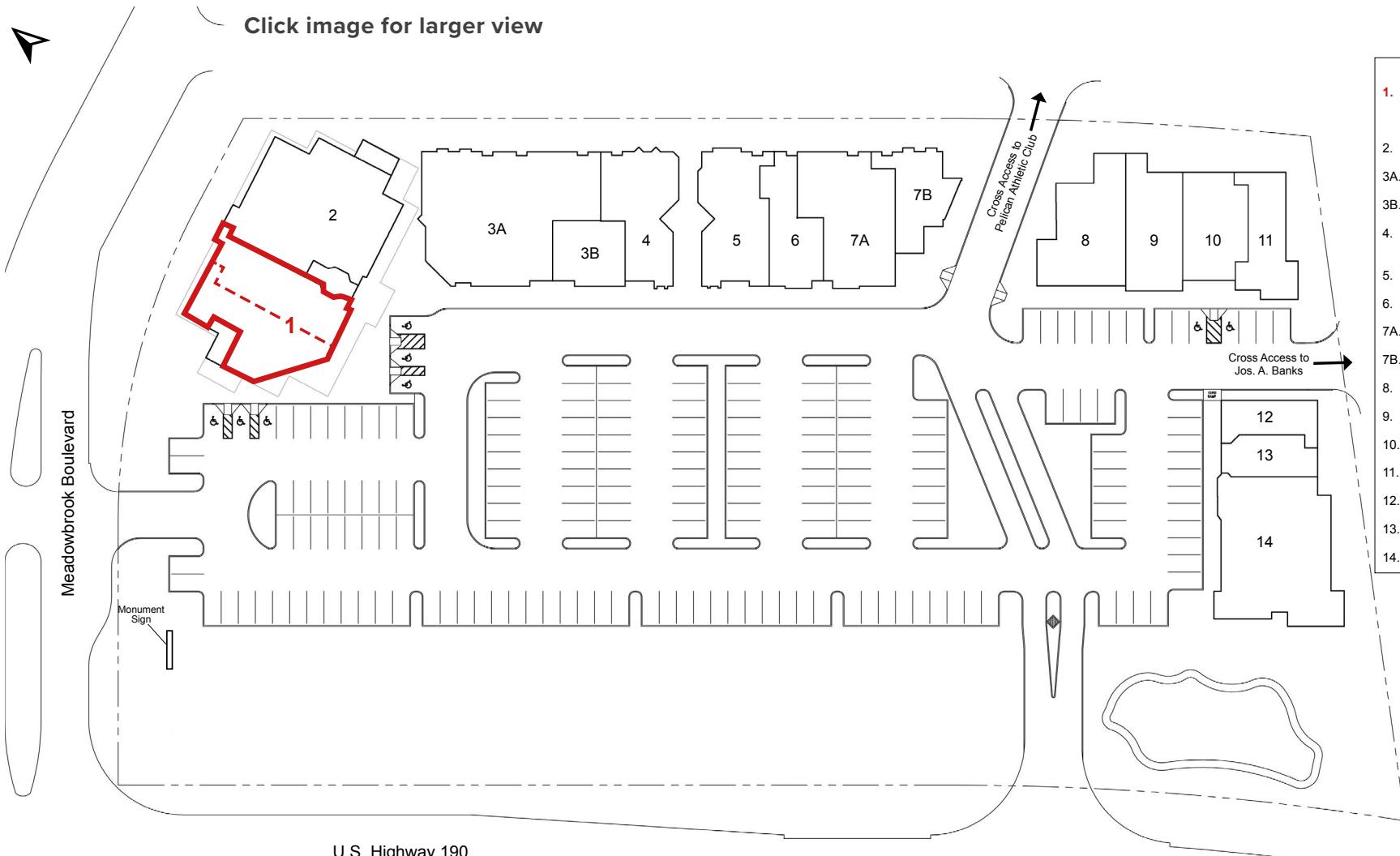
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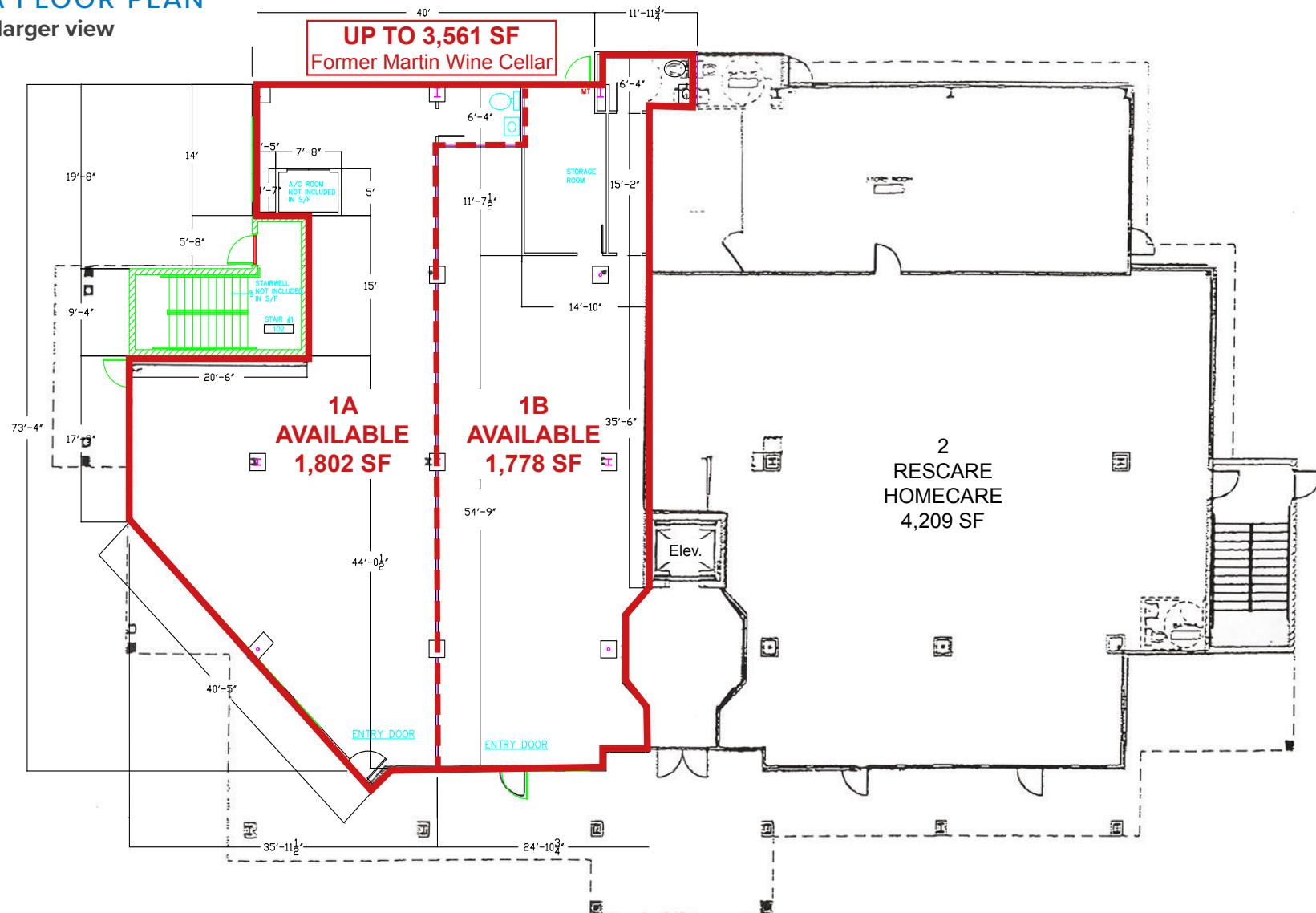
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TENANTS	
1. AVAILABLE Former Martin Wine Cellar Potential Subdivide	1,778 SF - 3,561 SF
2. ResCare HomeCare	4,209 SF
3A. Newk's Eatery	5,510 SF
3B. Legit Nutrition	1,326 SF
4. Evolve Coffee + Matcha Opening February 2026	2,195 SF
5. Brown Family Orthodontics	2,480 SF
6. Béon	1,500 SF
7A. Learning Express Toys	3,057 SF
7B. Stella Dallas	1,400 SF
8. Chico's	2,491 SF
9. Fleury Girl	1,949 SF
10. Milan Laser	1,457 SF
11. Family Dentistry	2,430 SF
12. Sunglass Hut	1,002 SF
13. Bella Bridesmaids	1,001 SF
14. Talbots	4,500 SF

BUILDING A FLOOR PLAN

Click image for larger view



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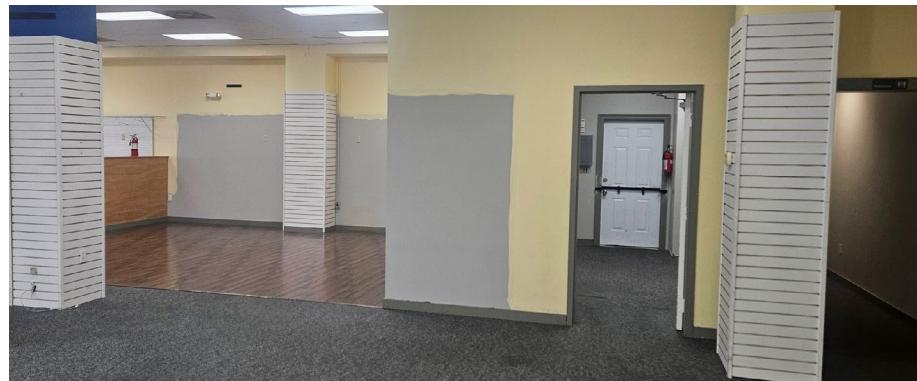
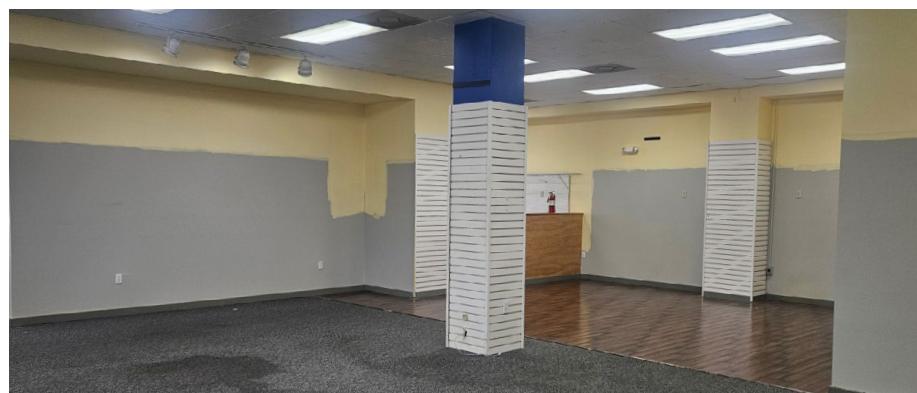
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INTERIOR PHOTOS OF SUITE 1 - UP TO 3,561 SF CAN BE SUBDIVIDED

Former Martin Wine Cellar - Shelving to be removed



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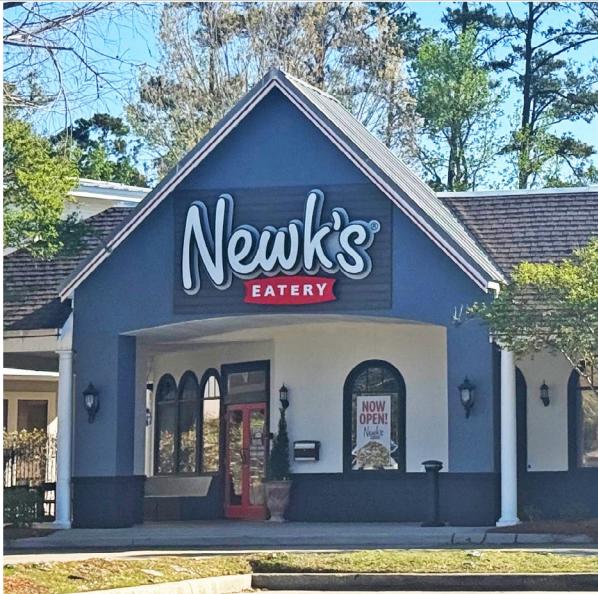
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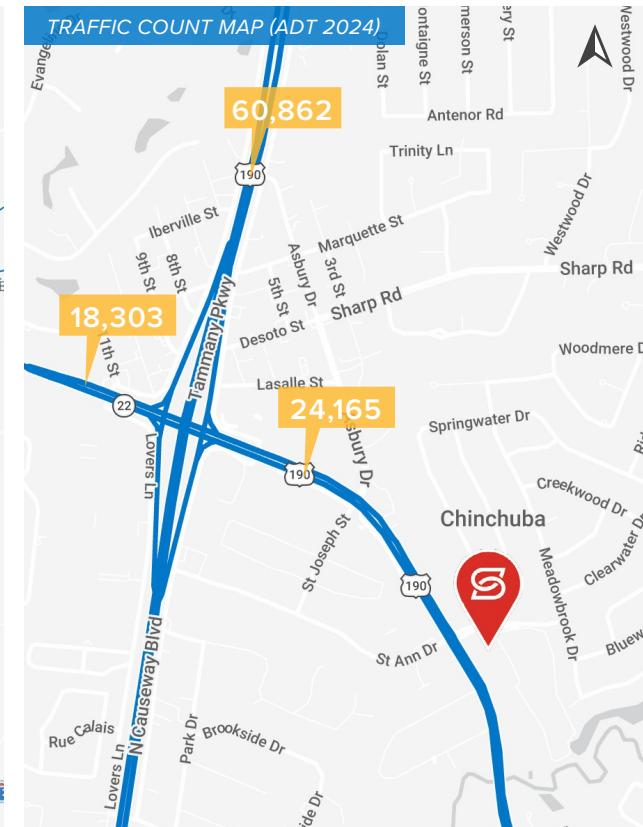
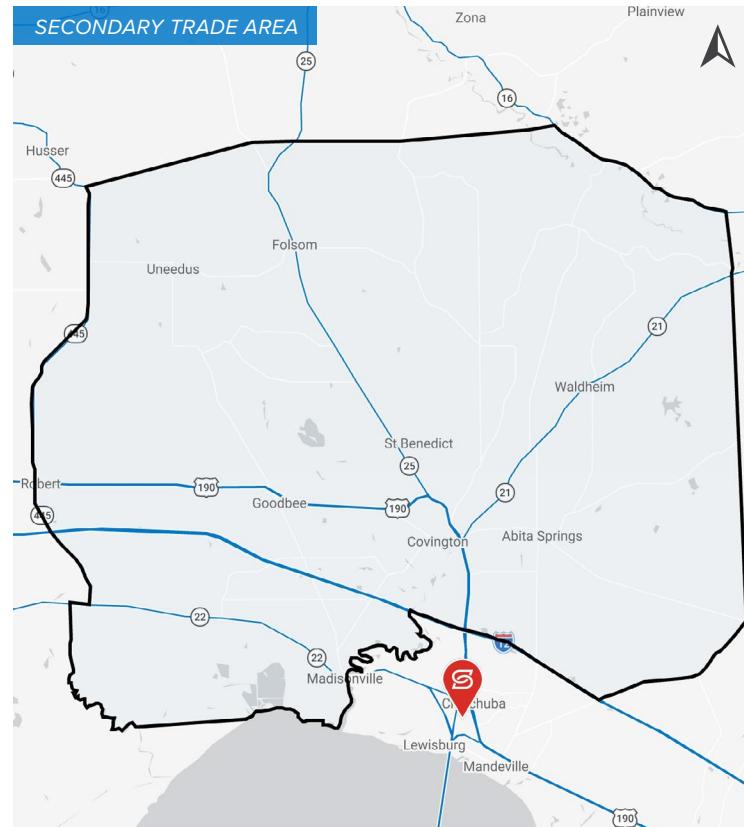
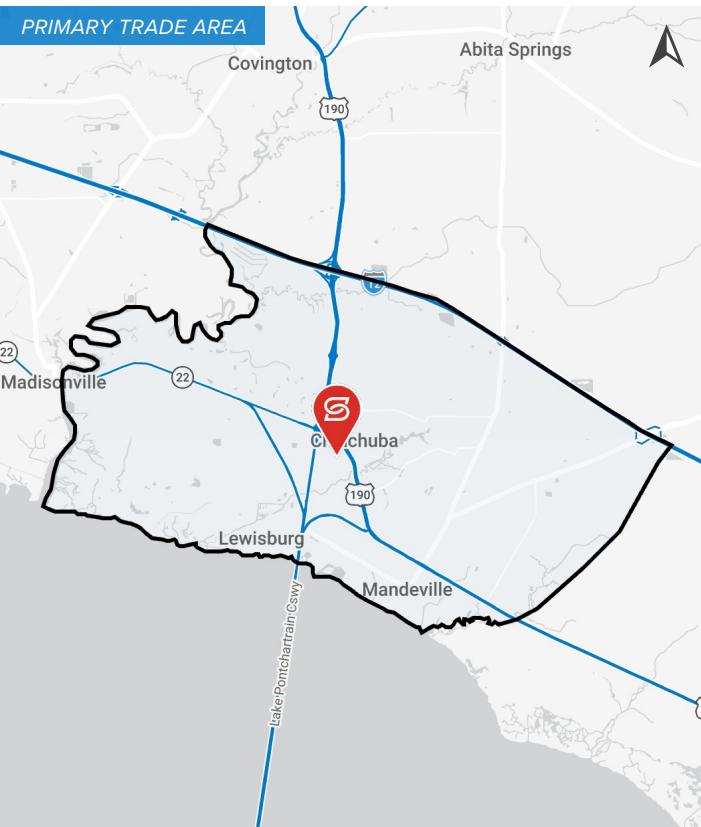
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2025 DEMOGRAPHICS



PRIMARY
 TRADE AREA

52,608

SECONDARY
 TRADE AREA

113,113



PRIMARY
 TRADE AREA

\$144,957

SECONDARY
 TRADE AREA

\$114,282



PRIMARY
 TRADE AREA

20,190

SECONDARY
 TRADE AREA

43,991