

The Market at Chenier

1901 U.S. Hwy 190 Mandeville, LA 70448

PROPERTY SUMMARY



Property Highlights

- The Market at Chenier is the shopping and entertainment portion of the Chenier community, the premier place to live and shop in Mandeville. Constructed in the classic Creole-colonial Louisiana architectural style, the building exteriors have a combination of stucco, brick, and siding. The community has a spectacular entry with extensive, lush landscaping throughout the development, and an amphitheater and gazebo for outdoor events.
- The Market features approximately 36,000 sf of shopping and dining establishments. These venues are prominently located around the amphitheater and cater to and support live entertainment activities. Shop sizes range from approximately 930 to 4,800 sf.
- The amphitheater hosts various outdoor social and entertainment events throughout the year, which draw and retain visitors. When there are no scheduled events, Chenier residents and shoppers are able to relax around the lakes while visiting the Market.
- Chenier is surrounded by affluent residential subdivisions, which provide an additional customer base. The impressive residential area behind the Market supplements the flow of shoppers through the retail area.



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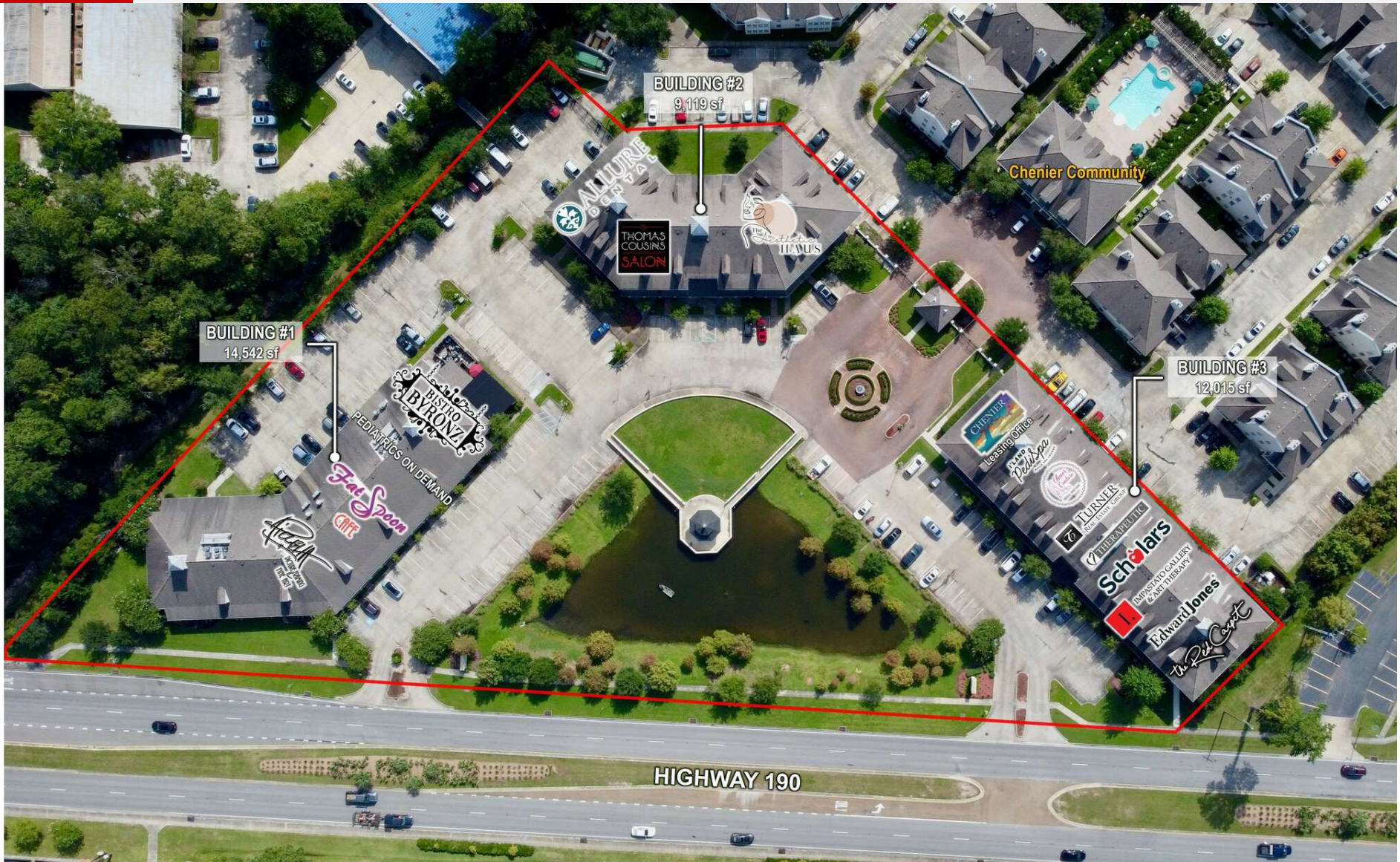
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RETAILER MAP



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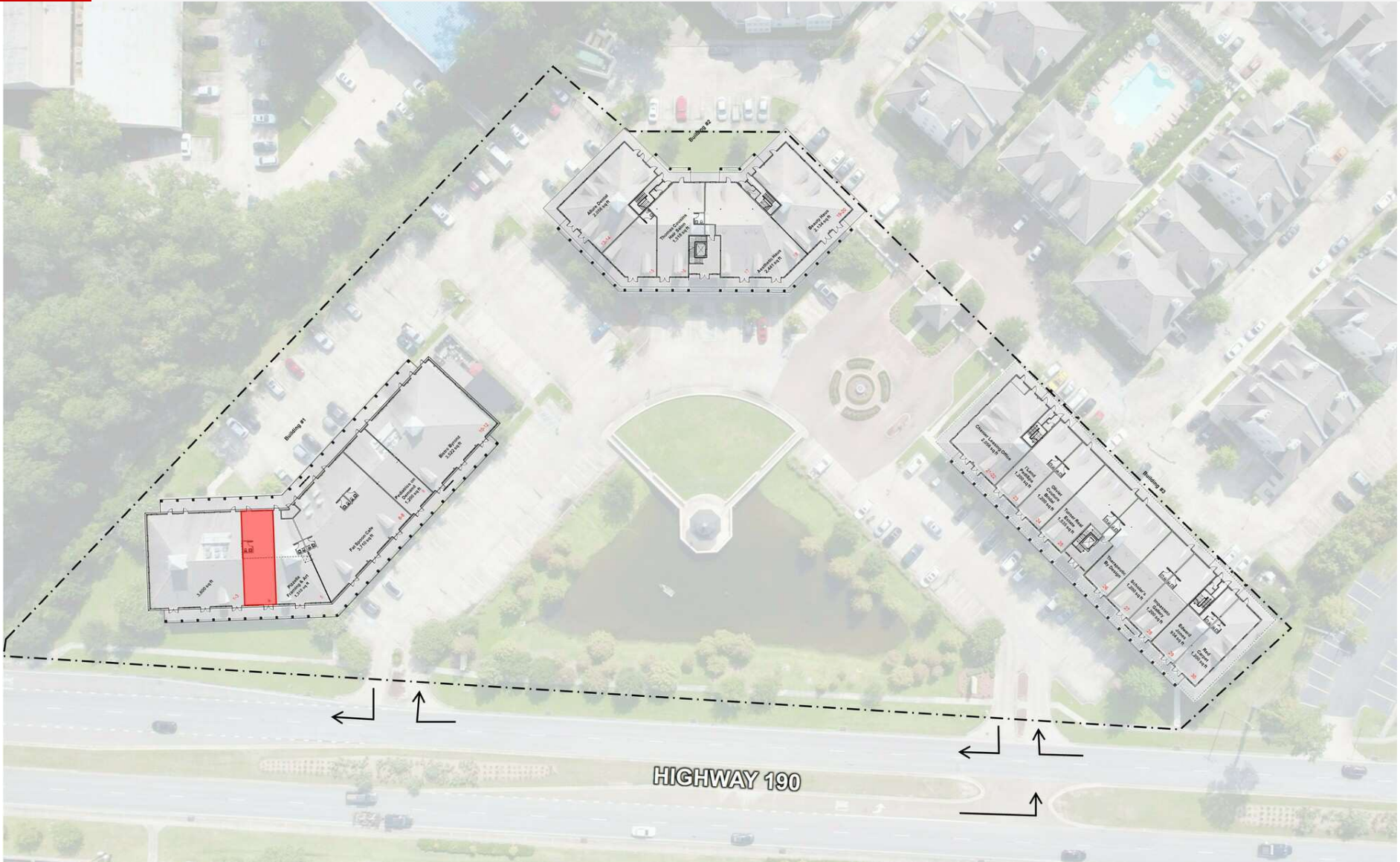
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SITE PLAN



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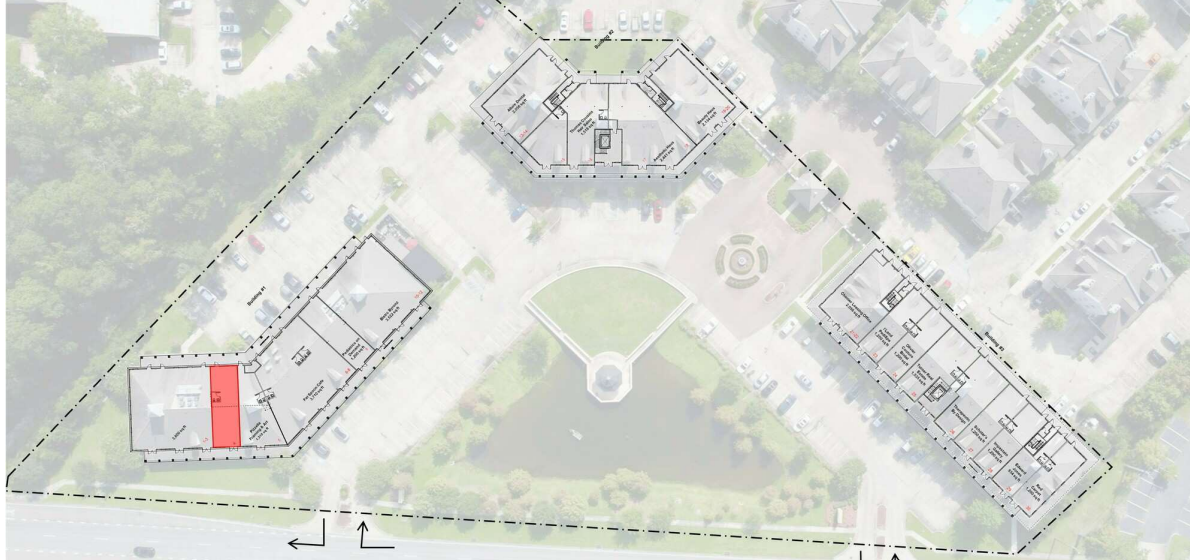
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LEASE SPACES



Lease Information

Lease Type:	NNN (\$5.50/SF)	Lease Term:	36 to 60 months
Total Space:	1,200 SF	Lease Rate:	\$16.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description	Video
4	Available	1,200 SF	NNN (\$5.50/SF)	\$16.00 SF/yr	-	View Here
15	-	970 SF	NNN (\$5.50/SF)	\$16.00 SF/yr	First-generation space in shell condition.	-

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ADDITIONAL PHOTOS : SUITE 4 (FORMER NICHE MODERN HOME)



Formally part of a larger space. Openings on left side to be closed off. Space extends beyond the back wall shown which is an office. See floor plan on next slide.

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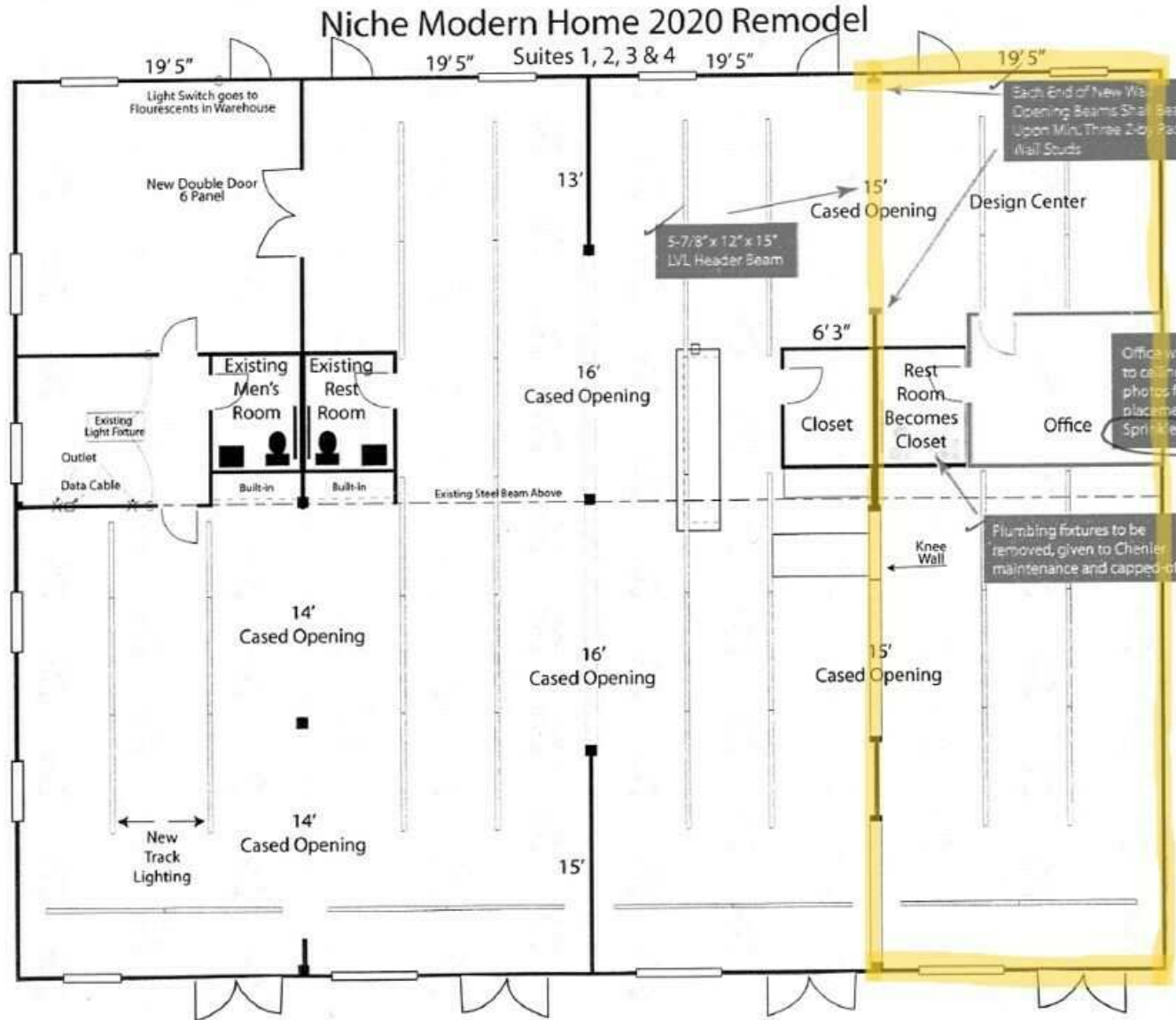
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FLOOR PLANS: BUILDING #1, UNITS 1-4

VIDEO TOUR



(Not to Scale)

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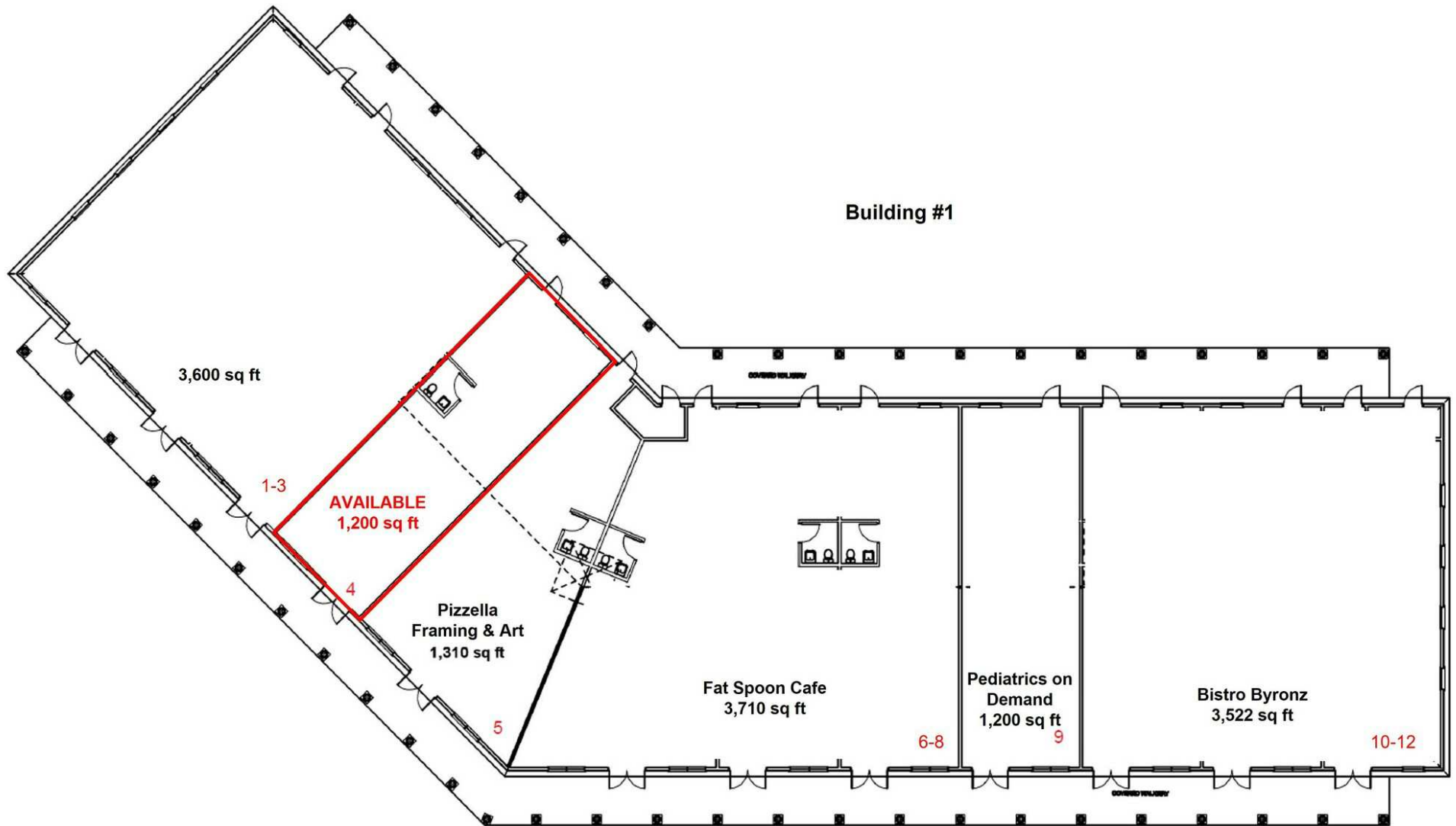
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PLANS: BUILDING #1



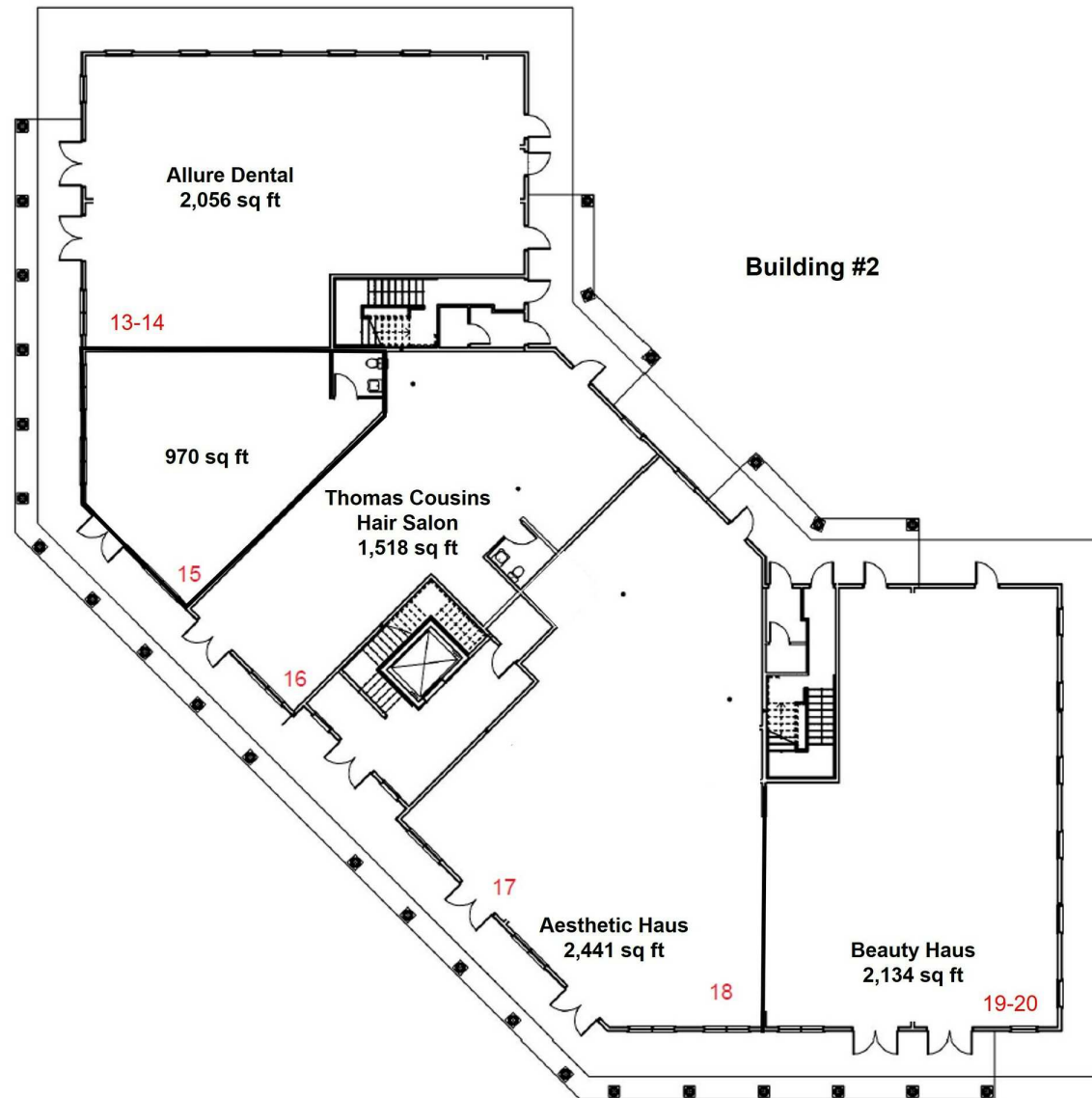
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PLANS: BUILDING #2



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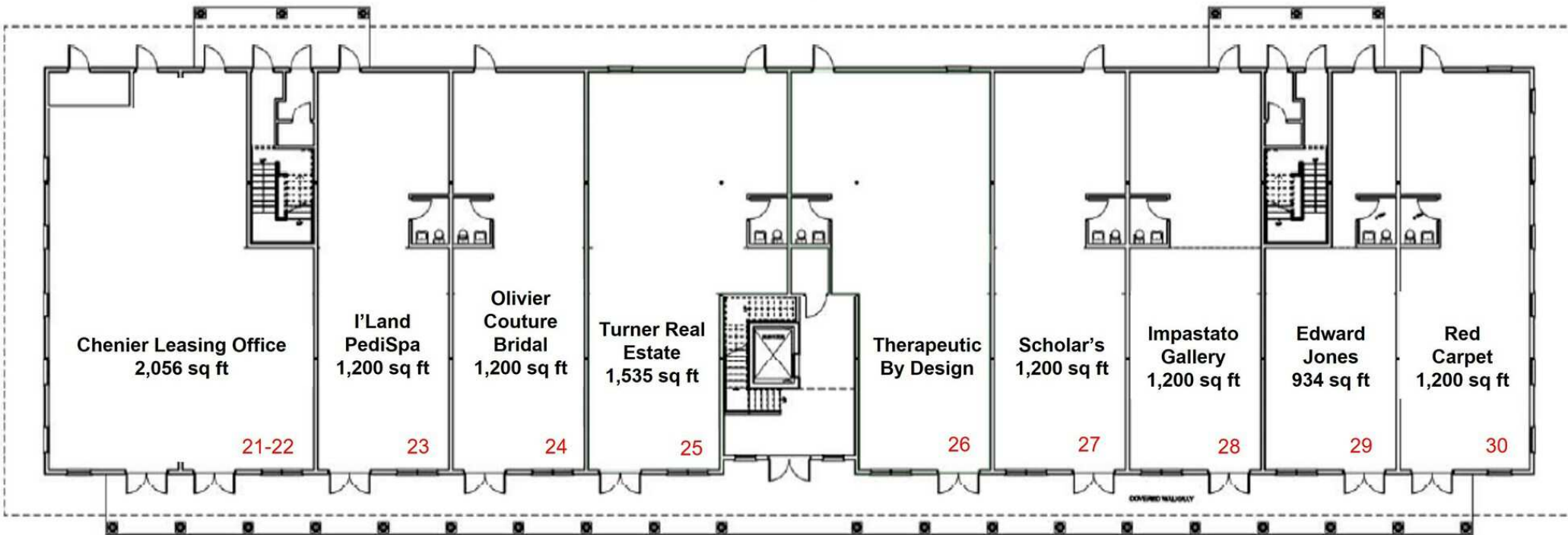
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PLANS: BUILDING #3

Building #3



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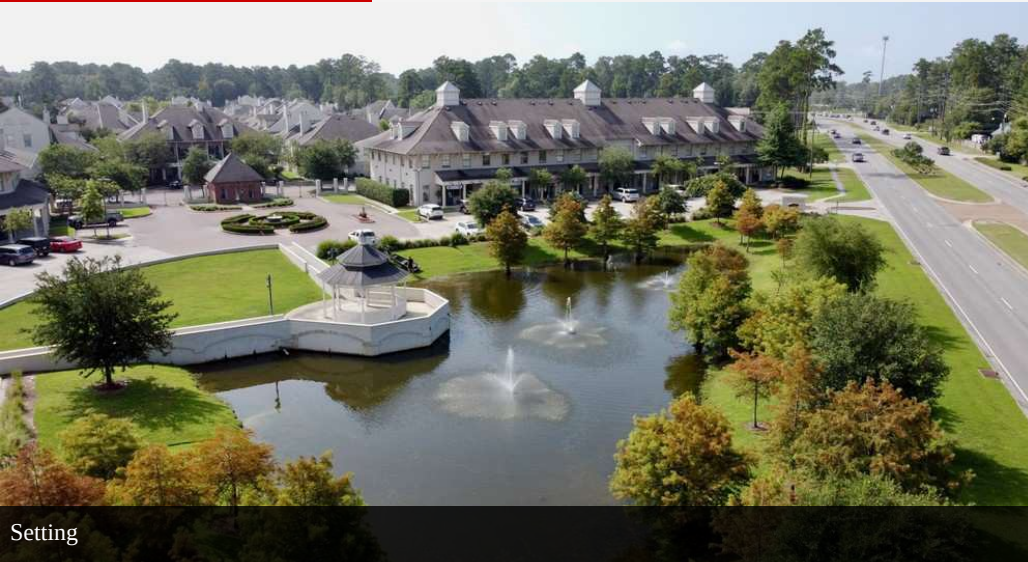
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ADDITIONAL PHOTOS



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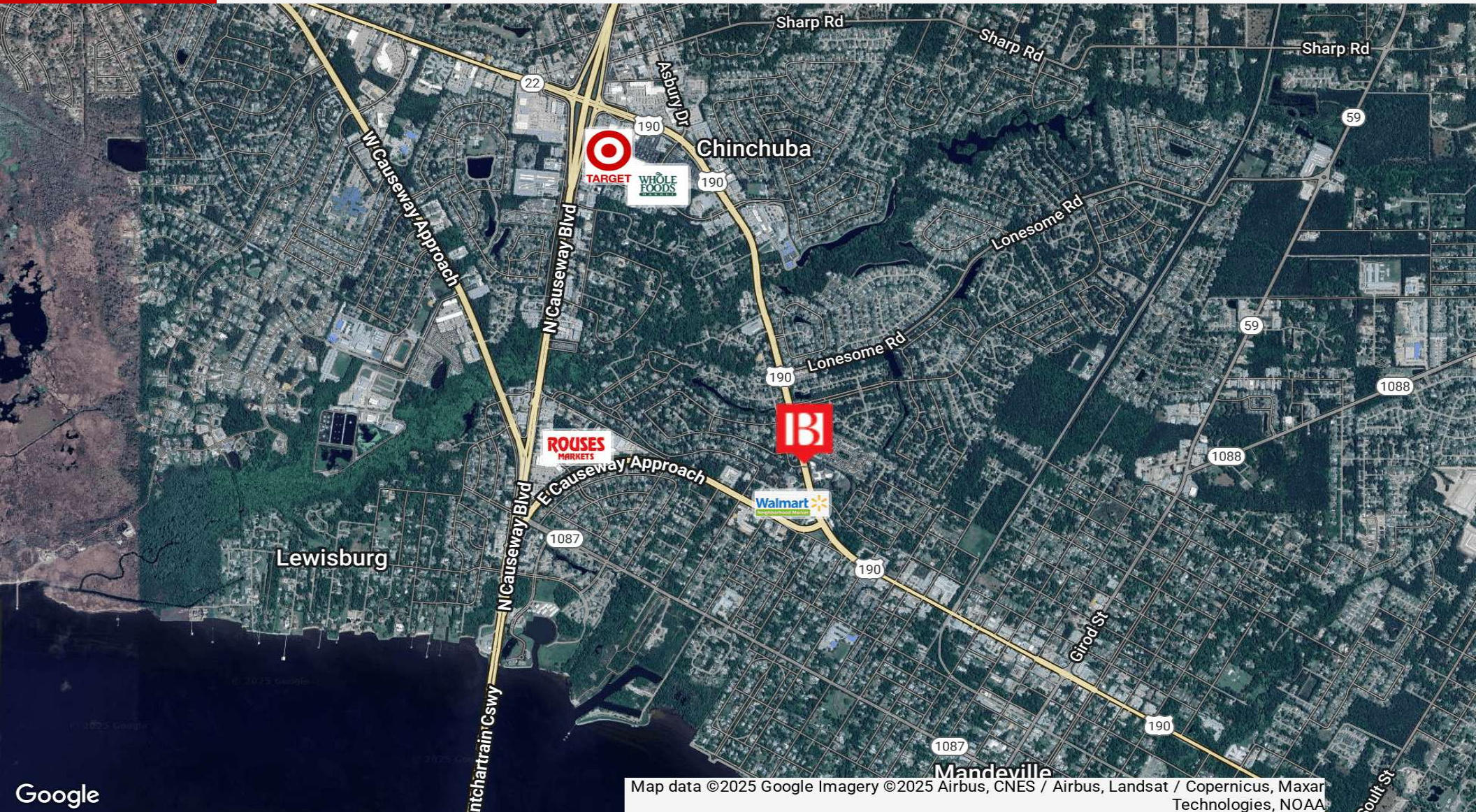
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LOCATION MAPS



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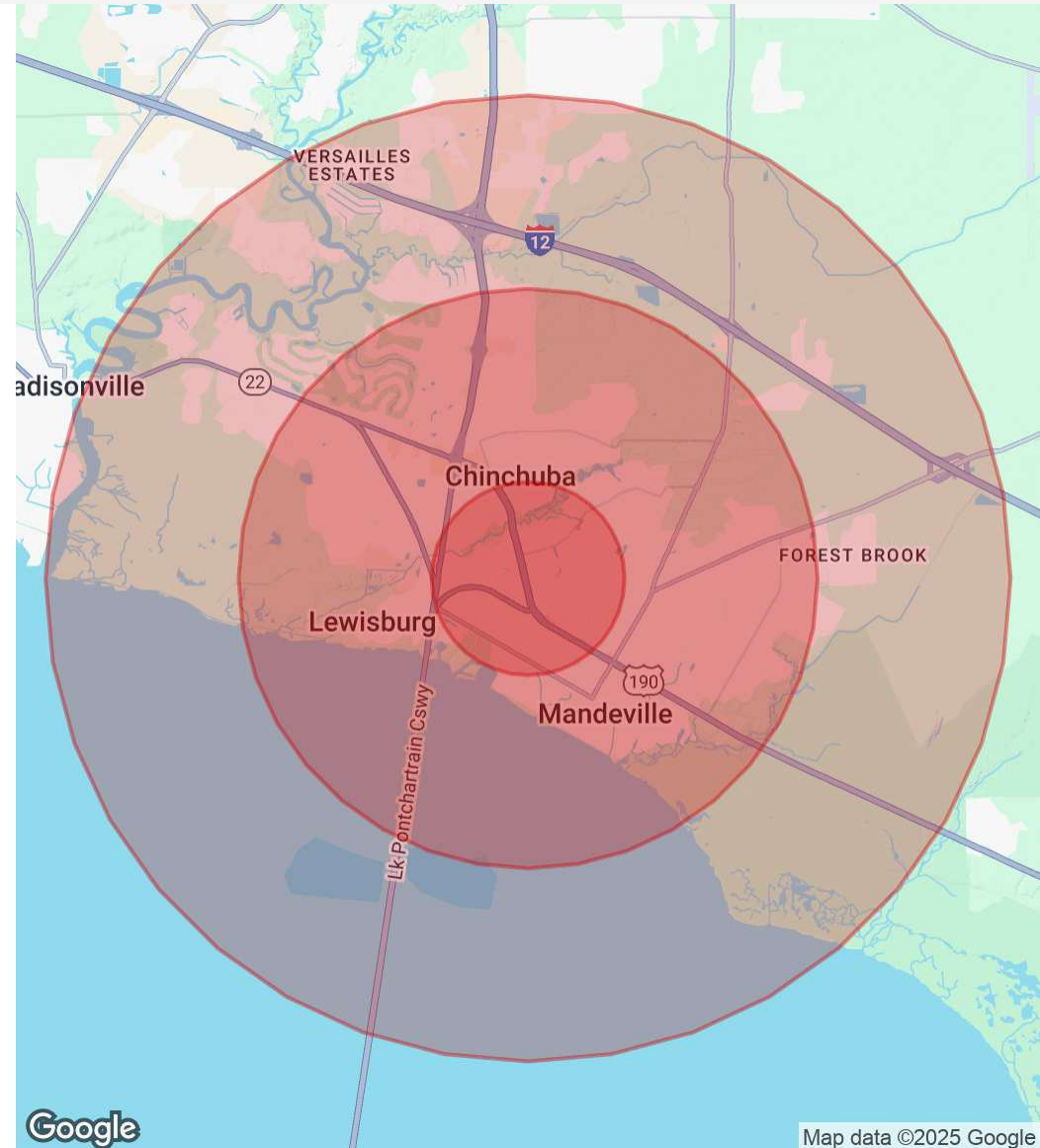
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	5,657	34,854	60,142
Average Age	43.5	41.1	40.2
Average Age (Male)	42.7	39.2	38.2
Average Age (Female)	43.8	42.2	41.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,138	12,872	22,294
# Of Persons Per HH	2.6	2.7	2.7
Average HH Income	\$105,050	\$101,265	\$95,897
Average House Value	\$303,418	\$313,967	\$318,336

* Demographic data derived from 2020 ACS - US Census



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