

Freestanding Building For Sale

4650 Highway 22 | Mandeville, Louisiana 70471



Location:

SWC of Hwy 22 & Cedarwood Dr
4650 Highway 22, Mandeville, LA 70471

Property Highlights:

- ±3,003 SF Freestanding Building
- Former Credit Union
- ±2.38 AC / 103,507 SF Lot
- ±357.40' of highway frontage and ±290.64' of frontage along Cedarwood Dr
- 24 Parking Spaces
- The property will close with a two year use restriction on financial institutions including banks and credit unions.
- Sale Price: \$1,615,000

Traffic Counts:

Highway 22: 24,282 VPD (LADOTD 2025)

Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	7,134	36,215	74,561
Daytime Population	7,300	40,516	83,932
Average HH Income	\$146,261	\$150,010	\$134,246















