

SUMMARY

RETAIL COMPETITION

SITE PLAN

DEMOGRAPHICS

FOR LEASE

PROPERTY DESCRIPTION

A new mixed-use development on W. Causeway Approach in Mandeville, LA, offers up to 15,000 SF of office, medical and retail space. Located along a key professional corridor, this project provides businesses with a flexible range of layout options in an early leasing stage.

The area is home to many notable regional businesses across industries such as healthcare, engineering, wealth management, insurance, banking, and legal services, making it an ideal location for professional firms looking to establish a presence.

The development offers convenient access to the Causeway Bridge, facilitating quick commutes to Metairie and New Orleans. Backed by a seasoned developer with a history of successful projects across the Northshore, tenants can also take advantage of a competitive Tenant Improvement package to customize their spaces. This new project represents a significant opportunity for businesses seeking to position themselves in a thriving market.

AVAILABLE

- 7,500 SF

LEASE RATE

- \$30.00 - \$40.00 SF/yr NNN

BUILDING INFO

- Building Size: 33,300 SF
- Lot Size: 3.01 Acres
- Number of Units: 9

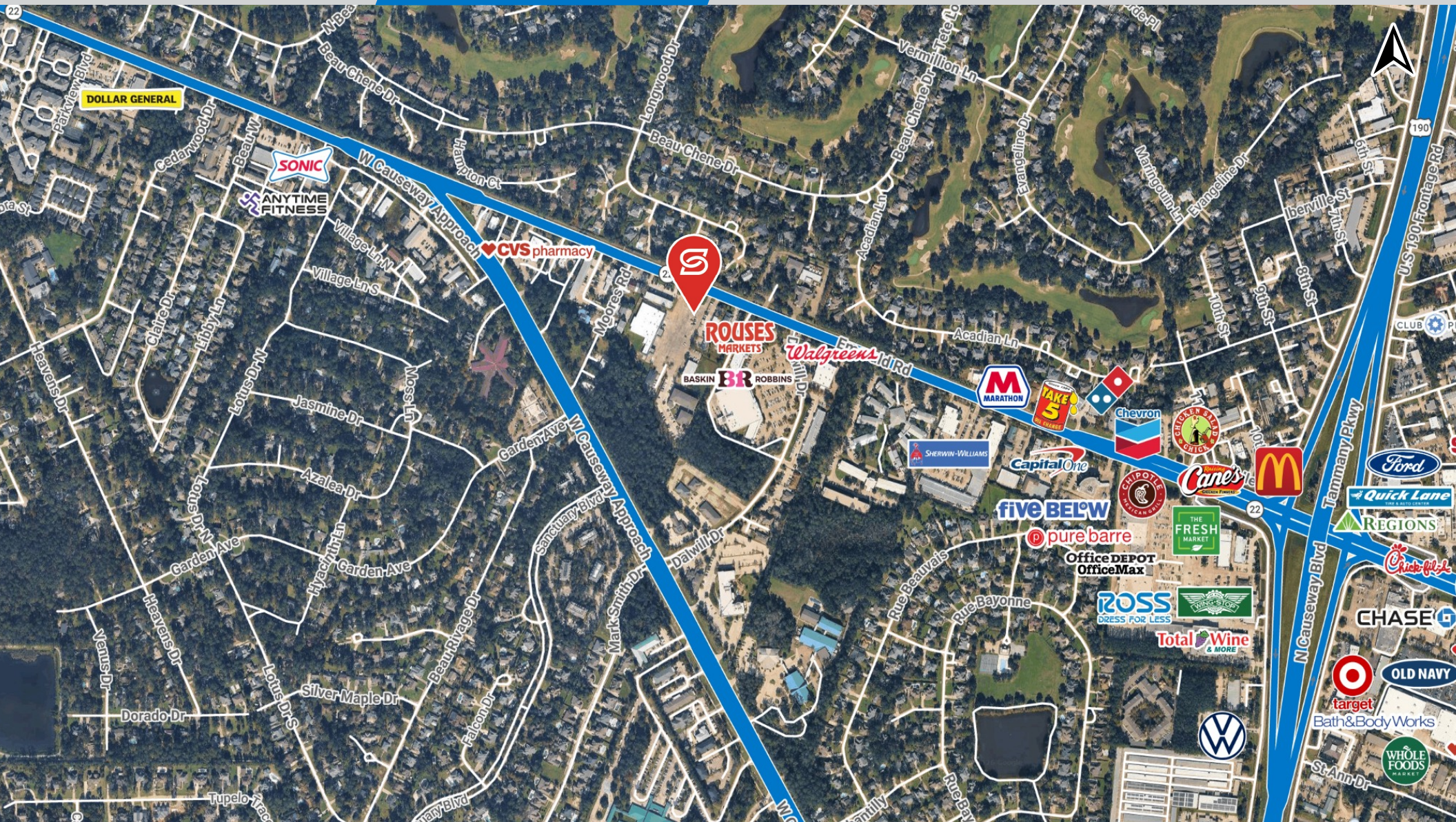


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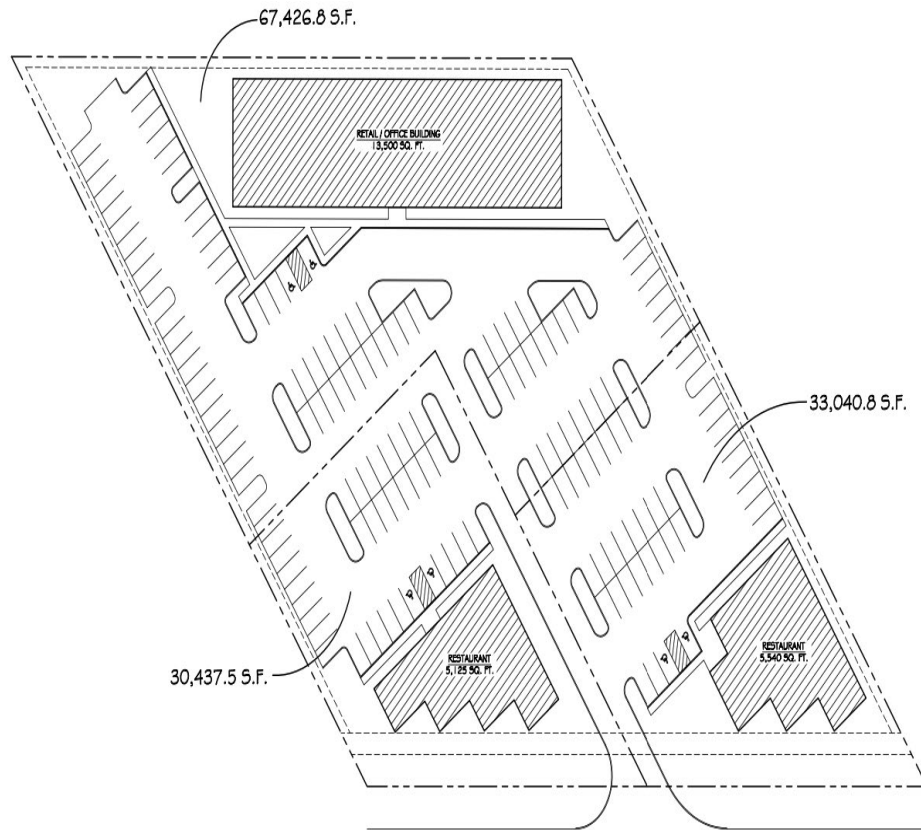


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2026 DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
8,112	38,041	78,155



AVG. HH INCOME

1 MILE	3 MILE	5 MILE
\$147,166	\$157,436	\$141,918



HOUSEHOLDS

1 MILE	3 MILE	5 MILE
3,425	15,141	31,750

