

+/- 1,384 sf RETAIL SPACE
FOR LEASE



Offering Memorandum

58465 Tyler Drive, Suite #9
Slidell, LA 70461

Bridgewater Realty Advisors
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3500 N. Hullen St, Suite 18:233
Metairie, LA, 70001
504-901-0463
Licensed in LA, MS



**58465 TYLER DRIVE, SUITE #9
SLIDELL, LA, 70461**

+/-1,384 SF
Retail / Office Space



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OFFERING

The subject suite is a second-generation retail/office space, most recently occupied by State Farm.

This premier retail property is strategically positioned adjacent to Walmart and Lowe's, forming part of a high-traffic shadow-anchored center along the primary access corridor serving these major retailers. The location offers immediate proximity to Gause Boulevard, the area's key east-west thoroughfare, and is situated approximately 1/8 mile from Ochsner Health (Slidell Memorial Hospital), Home Depot, and direct access to I-10. This places the property at the core of Slidell's thriving trade area in East St. Tammany Parish, benefiting from strong regional demographics and consumer traffic.

Constructed after Hurricane Katrina, the center features modern, resilient building infrastructure designed for long-term durability.

The property owner is committed to tenant success and will cover any unforeseen HVAC-related expenses arising from major system repairs (though such events are considered highly unlikely given the building's relatively recent construction).

This exceptional opportunity is ideally suited for established or expanding businesses seeking visibility and accessibility in one of Slidell's most dynamic commercial corridors. Contact us to discuss leasing terms and secure this prime location in the heart of Slidell's growing retail and healthcare hub.

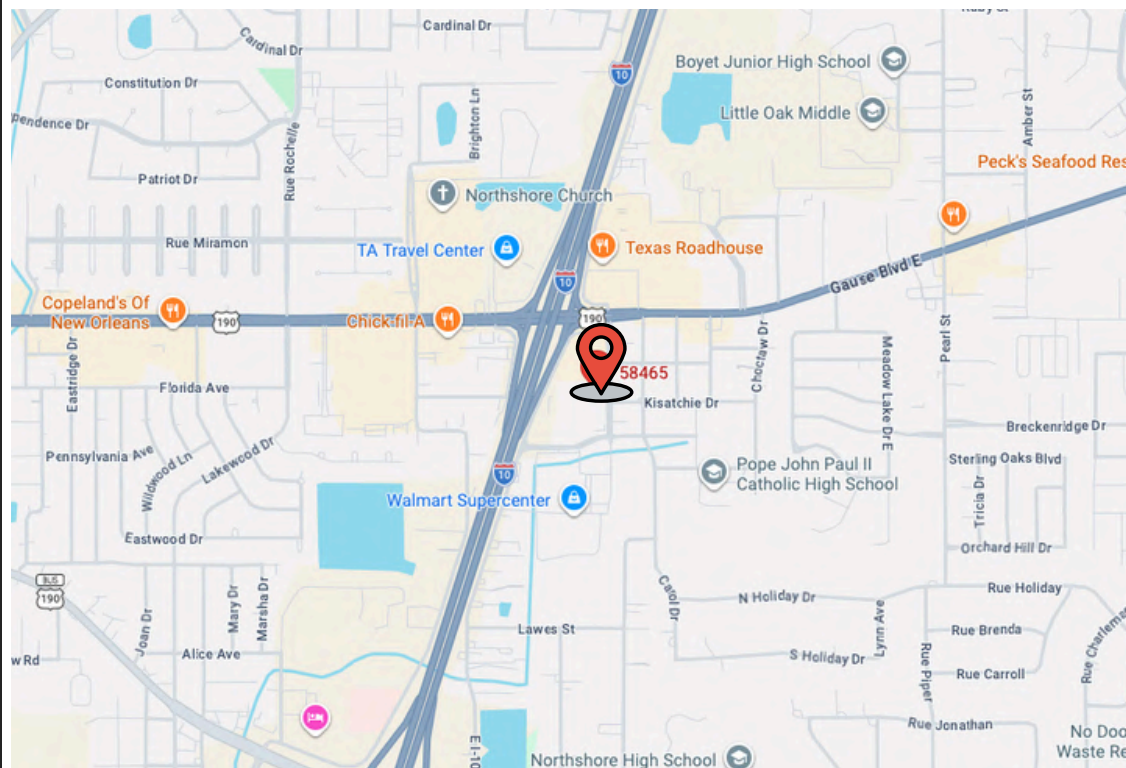
SUMMARY

LEASE PRICE: \$13.87 psf | \$1,600 per month

LEASE TYPE: Modified Gross

SUITE SIZE: +/- 1,384 sf

ZONING: C-2, Neighborhood Comm.







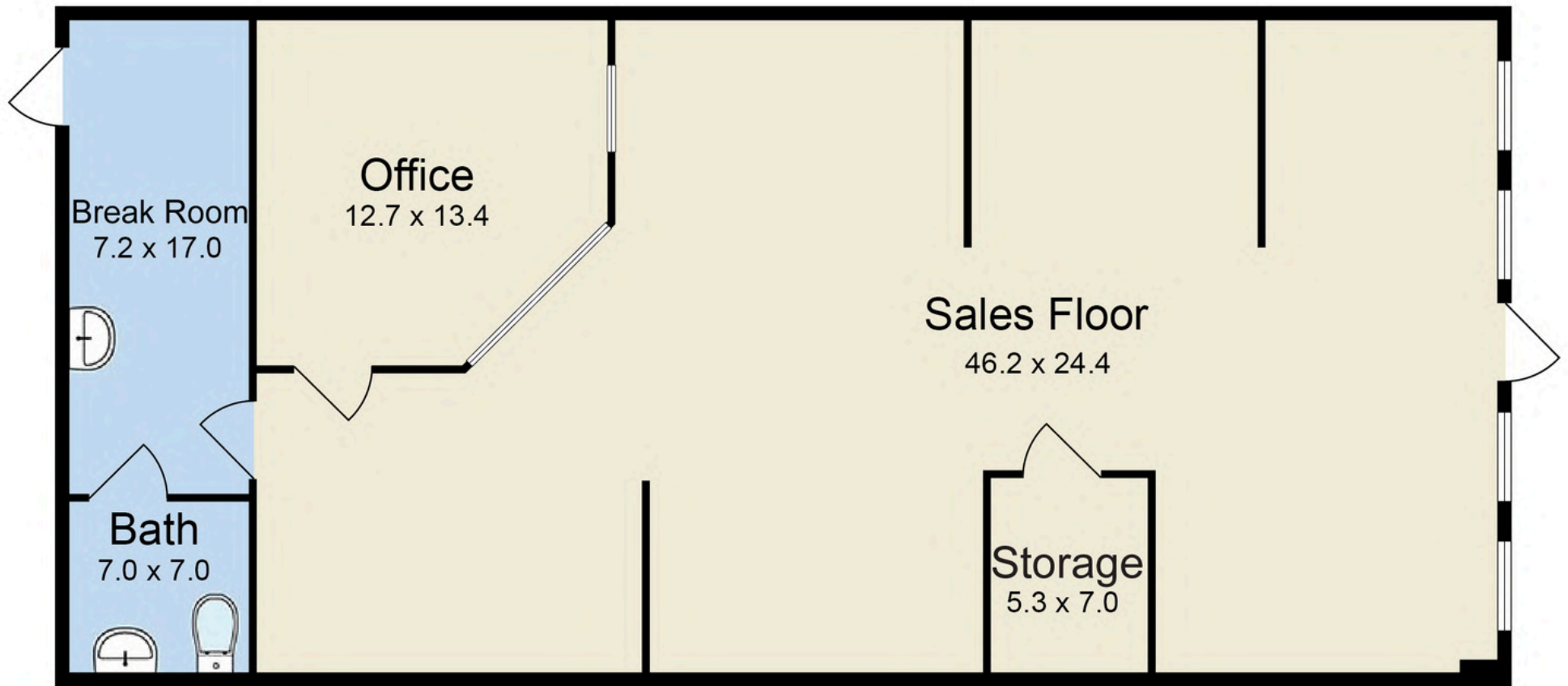
Aerial View



Aerial View



Floor Plan



CONTACT DETAILS

For bookings and viewings

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