



FOR LEASE

1006 LA-59

Retail / Office Space on Highway 59

1006 LA-59

Mandeville, LA 70448 · St. Tammany Parish

LEASE RATE

\$16/SF/YR

NNN EXPENSES

\$4/SF

MONTHLY RENT

\$2,917

AVAILABLE SF

1,750 SF

ZONING

HC2

PROPERTY OVERVIEW

Position your business in a high-visibility corridor along Highway 59 in the heart of Mandeville. This approximately 1,750 SF retail/office space offers a flexible layout for a variety of users.

The front portion features an open retail or showroom area. The rear includes 2-3 private offices and a storage closet.

KEY HIGHLIGHTS

- 1,750 SF retail / office space
- Open front showroom or retail area
- Storage closet
- HC2 zoning listed
- High-visibility Highway 59 corridor
- 2-3 private offices in rear
- On-building and monument signage
- 3-year and 5-year incentive options

LEASE INCENTIVES

Listing notes 3 months free rent with a 3-year term or 5 months free rent with a 5-year term.



HIGHWAY 59 RETAIL / OFFICE INTERIOR



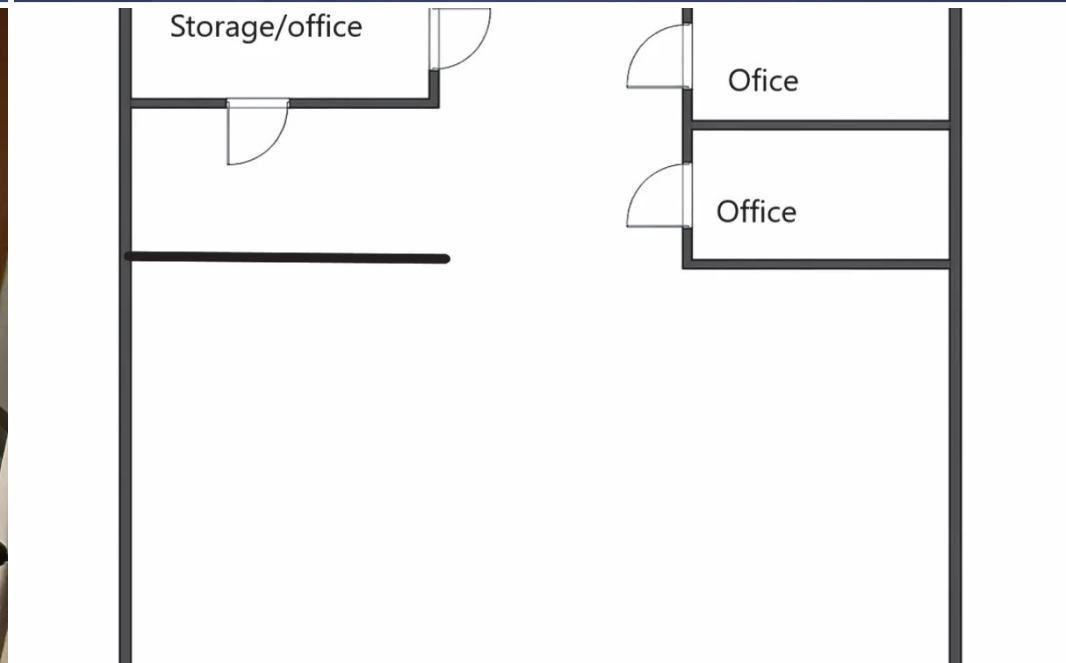
OPEN RETAIL / SHOWROOM AREA



FLEXIBLE INTERIOR LAYOUT



REAR OFFICE AREA



SUPPORT / STORAGE AREA

LEASE TERMS

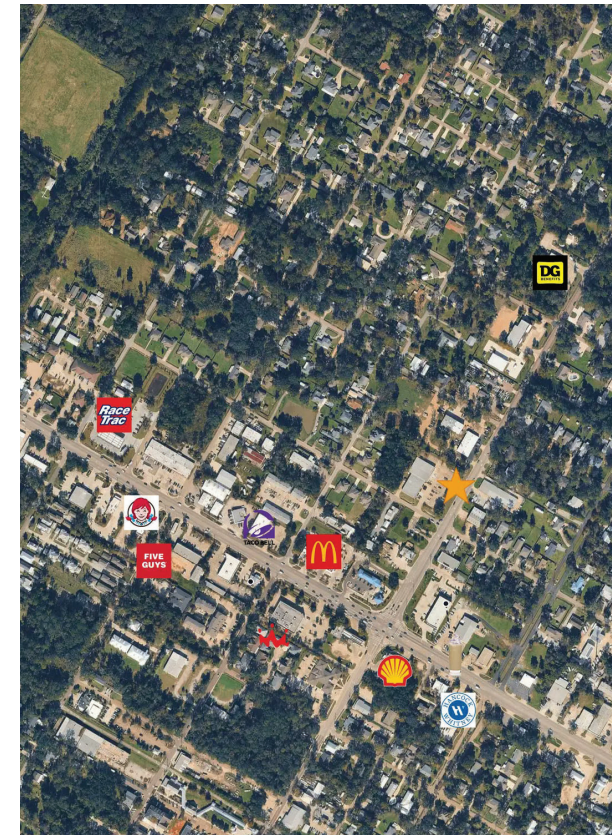
Lease Rate	\$16/SF/YR
Expenses	\$4/SF NNN
Monthly Rent	\$2,917
Lease Type	NNN
Available SF	1,750 SF
Available Date	04/22/2026

INFORMATION

Property Type	Office / Retail
Secondary Uses	Office Building / Street Retail / Strip Center
Zoning	HC2
Signage	On Building and Monument
Property Use	Net Leased (NNN)
Parcel APN	1120189235
Listing ID	cf6a6515

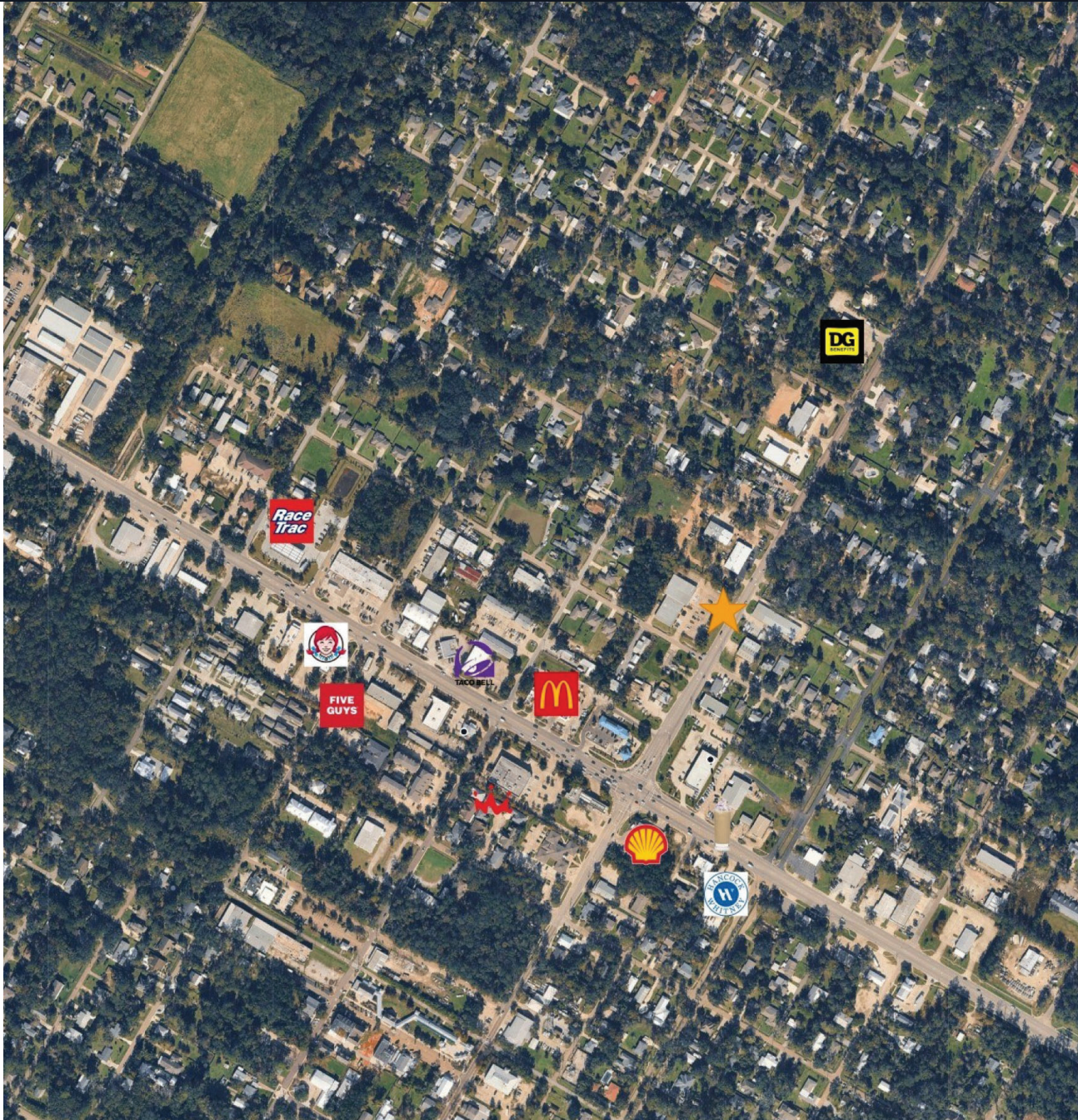
POTENTIAL USES

Retail	Showroom
Professional Office	Service Business
Boutique	Studio



INTERIOR DETAIL

Tenant to verify square footage, zoning, signage, permitted uses, operating expenses, and all lease terms.



RETAIL MAP

Highway 59 Corridor Context

Aerial retail map showing the property location and nearby corridor users around 1006 LA-59 in Mandeville.

Site marked with star

Nearby retail and service users

Highway 59 visibility

Map provided by client for brochure use.

Schedule a Showing

1006 LA-59 · Mandeville, LA 70448

\$16/SF/YR + \$4 NNN · 1,750 SF

PROPERTY SNAPSHOT

Address	1006 LA-59
Market	Mandeville / Highway 59
Parish	St. Tammany
Layout	Showroom plus 2-3 offices
Lease Incentives	3 months free / 3 years; 5 months free / 5 years

High Visibility

Monument Signage

HC2 Zoning

Flexible Use

Information is sourced from the public LACDB listing and deemed reliable but not guaranteed.

Contact



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