CORPORATE REALTY



RETAIL SPACE | **FOR LEASE**

Northlake Shopping Center

SWQ Hwy 190 and Hwy 22

MANDEVILLE, LA 70471

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201 St. Charles Ave. Suite 3811
New Orleans, LA 70170
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DEVELOPMENT DESCRIPTION

Opportunities available in regional grocery-anchored shopping center in one of the most affluent areas in the New Orleans MSA, with a median HHI of $105,351 and a residential density of 41,000 people within 3 miles.

Mandeville is a part of the Northshore trade area which includes Covington, Madisonville and Abita Springs. Combined, the area has a total population of 194,401 with a median HHI of $88,595.

Ulta recently opened joining Fresh Market, Total Wine, Office Depot, Ross Dress for Less, PetSmart, and Five Below as anchor tenants in this center at this prominent intersection. Recent outparcel developments have brought Chipotle, Poke Loa, Reginelli's and others to this corner.

The intersection of LA 22 and Highway 190 bordering the project was recently enhanced to support the increased traffic in the area.

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OVERVIEW & DEMOGRAPHICS

SIZE OF CENTER:	166,371 sf
AVAILABLE SPACE:	Up to 5,500 sf (see site plan)
RENTAL RATE:	$24.00/sf - $28.00/sf (see page 6)
NET CHARGES:	$4.98/sf
PARKING:	751 spaces
TRAFFIC COUNTS:	Hwy 22 - 18,614 CPD N Causeway Blvd - 67,668 CPD
ANCHOR TENANTS INCLUDE:	Total Wine, Fresh Market, Office Depot, PetSmart, Five Below, Ross Dress for Less, and Ulta
RETAILERS IN THE IMMEDIATE AREA:	Whole Foods, Rouses, TJ Maxx, Target, HomeGoods, Barnes & Noble, Old Navy, and Trader Joe's







DEMOGRAPHICS (EST. 2026)

	1 mile	3 mile	5 mile	Trade Area
POPULATION:	7,616	40,999	76,513	198,643
MEDIAN HH INCOME:	$88,667	$105,351	$100,876	$88,595
DAYTIME POPULATION:	8,076	27,608	46,122	81,907

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AERIAL: NEIGHBORHOOD VIEW

SWQ HWY 190 AND HWY 22



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AERIAL: CITYWIDE VIEW

SWQ HWY 190 AND HWY 22



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AVAILABLE SPACE & SITE PLAN

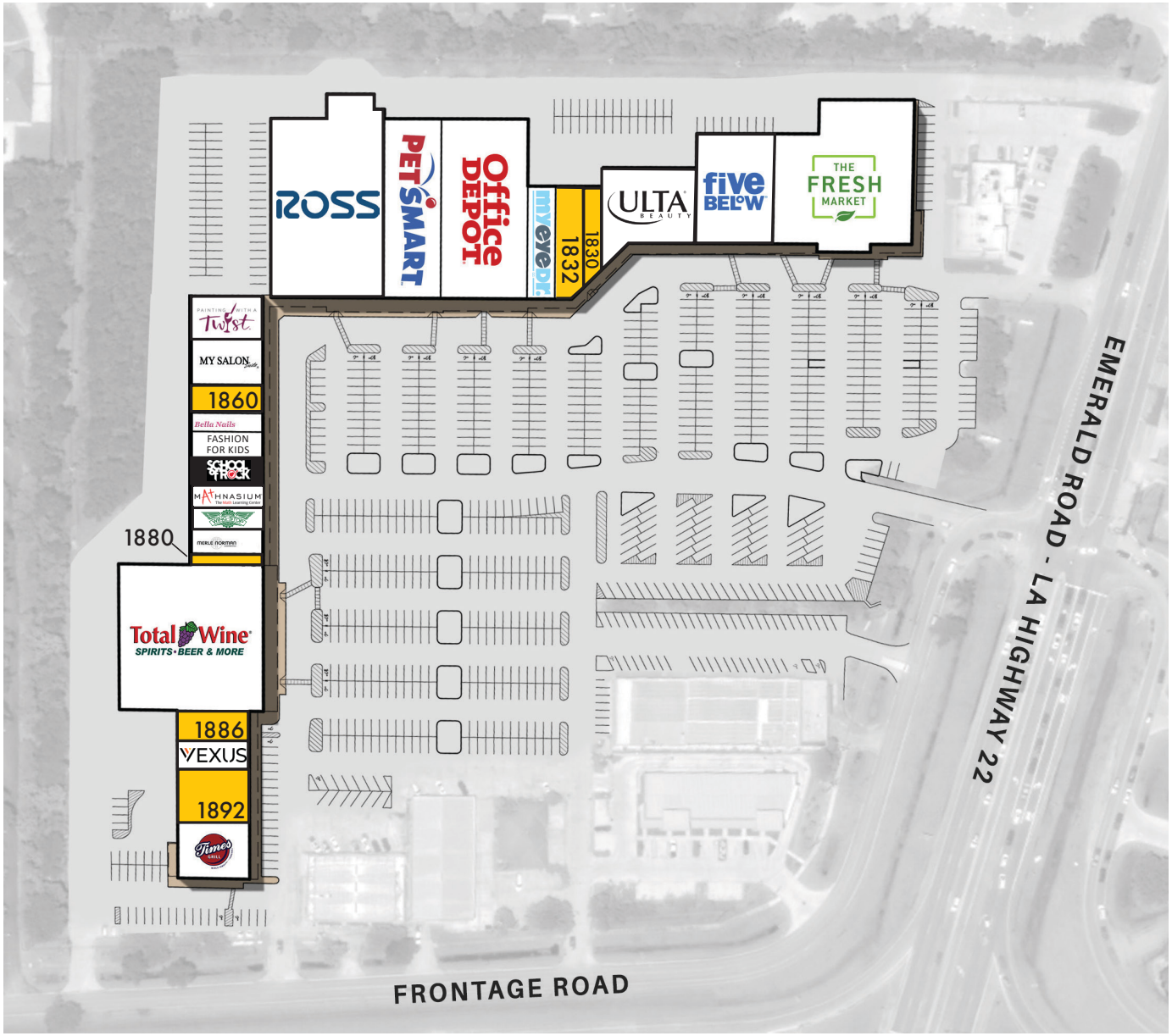
SWQ HWY 190 AND HWY 22

Available Space

Suite	Size	Rate
1830	1,811 sf	$25/sf
1832	3,706 sf	$25/sf
1860	2,467 sf	$24/sf
1880	1,006 sf	$24/sf
1886	2,560 sf	$28/sf
1892	3,891 sf	$26/sf

» *Suites 1830 and 1832 can be combined to create an approximately **5,500 sf** space.*

» *Suite 1892 can be divided into Suite 1892A (2,000 sf) and Suite 1892B (1,891 sf).*



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RETAIL SPACE

FOR LEASE

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Mandeville, LA 70471



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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:		Seller/Lessor:	
_____		_____	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____