



## CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

RETAIL SPACE | FOR LEASE

# Northlake Shopping Center

SWQ Hwy 190 and Hwy 22

MANDEVILLE, LA 70471

---

**Jonathan Fawer**  
[jfawer@corp-realty.com](mailto:jfawer@corp-realty.com)  
504.581.5005

**Austin Lavin** CCIM  
[alavin@corp-realty.com](mailto:alavin@corp-realty.com)  
504.581.5005





## NORTHLAKE SHOPPING CENTER

SWQ Hwy 190 and Hwy 22, Mandeville, LA 70471

### DEVELOPMENT DESCRIPTION

Opportunities available in regional grocery-anchored shopping center in one of the most affluent areas in the New Orleans MSA, with an average HHI of \$101,300 and a residential density of 41,700 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 an average HHI of \$84,214.

Ulta recently signed a lease and will open by the end of 2025. It will join 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.



**CORPORATE REALTY**

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

**Jonathan Fawer**  
jfawer@corp-realty.com  
504.581.5005

**Austin Lavin CCIM**  
alavin@corp-realty.com  
504.581.5005



# SWQ HWY 190 AND HWY 22

## OVERVIEW & DEMOGRAPHICS

SIZE OF CENTER:	166,371 sf
AVAILABLE SPACE:	Up to 5,459 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 - 18,303 CPD N Causeway Blvd - 60,862 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, and Old Navy

### DEMOGRAPHICS (EST. 2024)

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>	<u>Trade Area</u>
POPULATION:	8,312	41,475	76,629	195,763
MEDIAN HH INCOME:	\$78,677	\$96,095	\$94,127	\$81,450
DAYTIME POPULATION:	10,626	25,293	42,997	77,868



**CORPORATE REALTY**

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

**Jonathan Fawer**  
jfawer@corp-realty.com  
504.581.5005

**Austin Lavin CCIM**  
alavin@corp-realty.com  
504.581.5005



**AERIAL: CITYWIDE VIEW**

**Regional Context (Inset Map):**

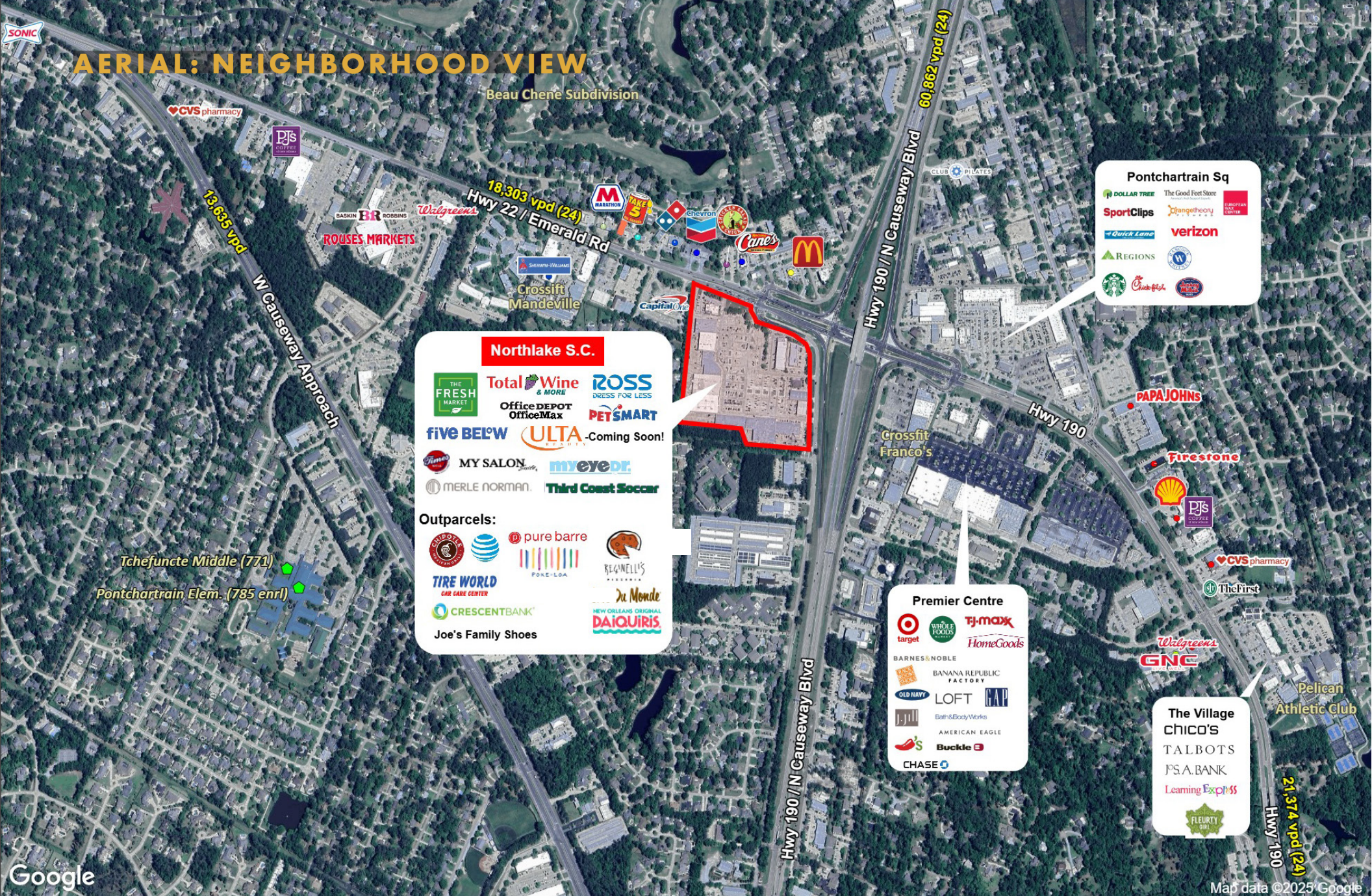
- Baton Rouge to Mandeville: 58 miles
- Mandeville to New Orleans: 30 miles

**Map Labels and Features:**

- Cities:** Abita Springs, Covington, Madisonville, Mandeville, Beau Chene Subdivision.
- Highways:** I-12, I-190, I-59, LA-1085, LA-1077, LA-1087, LA-1088, LA-437, LA-435, LA-36, LA-21, LA-25.
- Major Roads:** Hwy 190/N Causeway Blvd, Hwy 22/Emerald Rd, S-Tyler St, Harrison Ave, Grico St.
- Retail Locations (Callouts):**
  - River Chase:** JCPenney, Target, Best Buy, HIBBETT, FIVE BEL'W, CARFO, MEN'S WEARHOUSE, LANE BRYANT, carter's, CHUCK E. CHEESES, ROOMS TO GO, sam's club.
  - Nord du Lac:** Costco, Kohl's, Academy, Hobby Lobby, Petco, Kirklands.
  - Pontchartrain Sq:** Dollar Tree, Starbucks, Winn-Dixie.
  - Premier Centre:** Target, TJ-MAXX, HomeGoods, Barnes & Noble, Banana Republic Factory, Old Navy, Loft, Bath & Body Works, American Eagle, Buckle.
  - The Village:** Chico's, Talbots, P.S.A. Bank, Learning Express, Flourish.
  - Northlake S.C.:** Total Wine & More, Office Depot, OfficeMax, Five Bel'w, Pure Barre, Ross, PetSmart, Ulta, Coming Soon!
- Traffic Volume Data (vpd):**
  - 31,650 vpd (24) at S-Tyler St
  - 81,075 vpd (24) at Hwy 1077
  - 80,591 vpd (23) at Hwy 1077
  - 63,530 vpd (24) at Hwy 190/N Causeway Blvd
  - 90,432 vpd (24) at I-12
  - 23,876 vpd (24) at Hwy 22/Emerald Rd
  - 18,303 vpd (24) at Hwy 22/Emerald Rd
  - 60,362 vpd (24) at Hwy 190/N Causeway Blvd
- Other Labels:** To: Baton Rouge, To: Slidell, To: New Orleans, Lake Pontchartrain.

Map data ©2025 Google





**CORPORATE REALTY**

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

**Jonathan Fawer**  
jfawer@corp-realty.com  
504.581.5005

**Austin Lavin CCIM**  
alavin@corp-realty.com  
504.581.5005



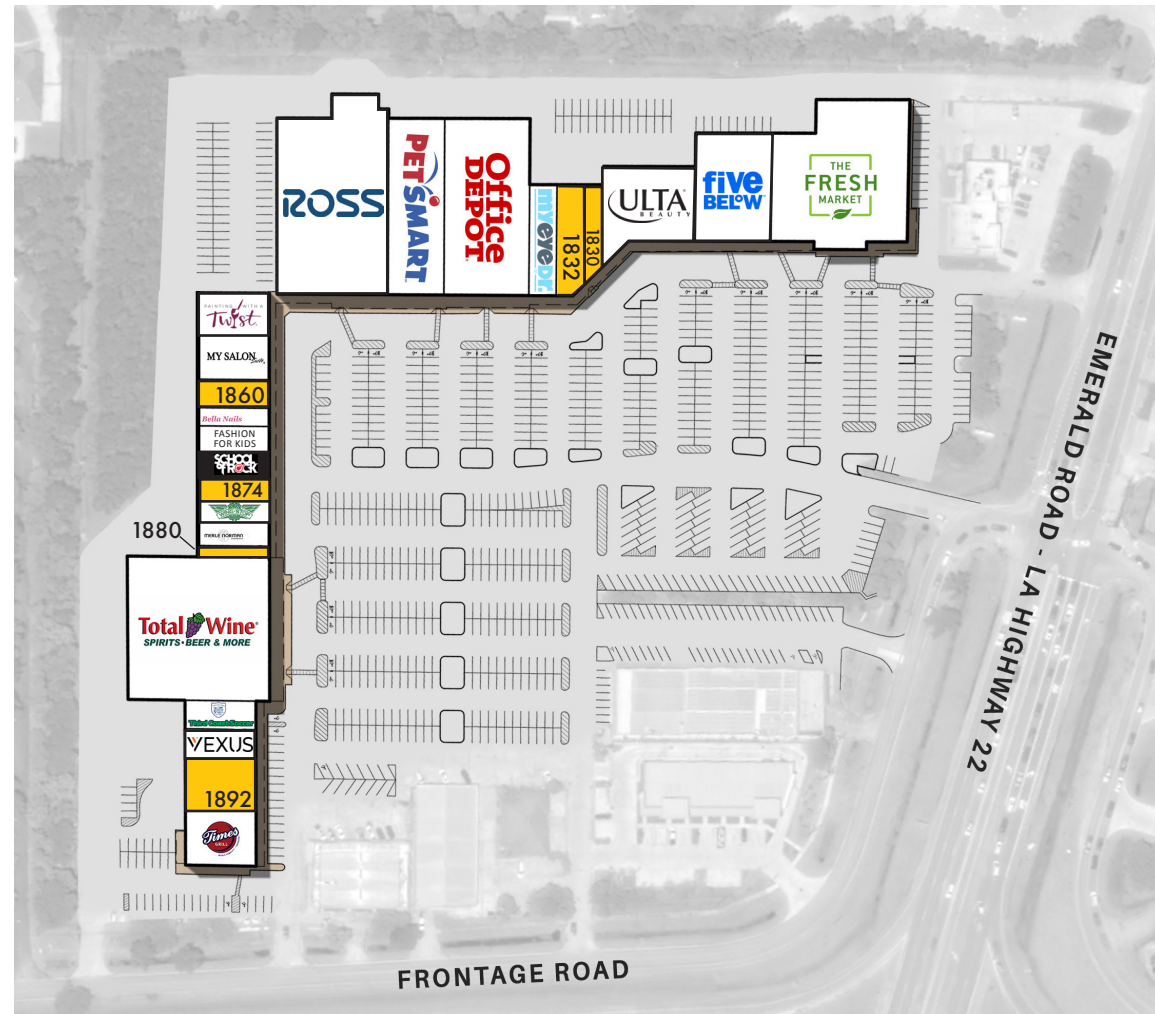
# SWQ HWY 190 AND HWY 22

## AVAILABLE SPACE & SITE PLAN

### Available Space

Suite	Size	Rate
1830	1,800 sf	\$27/sf
1832	3,659 sf	\$27/sf
1860	2,467 sf	\$26/sf
1874	1,179 sf	\$26/sf
1880	1,006 sf	\$26/sf
1892	3,700 sf	\$28/sf

» Suites 1830 and 1832 can be combined to create an approximately **5,459 sf** space.



**CORPORATE REALTY**

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

**Jonathan Fawer**  
jfawer@corp-realty.com  
504.581.5005

**Austin Lavin CCIM**  
alavin@corp-realty.com  
504.581.5005



RETAIL SPACE | FOR LEASE

# Northlake Shopping Center

SWQ Hwy 190 and Hwy 22, Mandeville, LA 70471



**Jonathan Fawer**  
jfawer@corp-realty.com  
504.581.5005



**Austin Lavin CCIM**  
alavin@corp-realty.com  
504.581.5005



201 St. Charles Ave., Suite 3811, New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana, 4/2025