

Available

GAUSE PLAZA SHOPPING CENTER

GAUSE BLVD, SLIDELL, LA 70458

\$20.00 - \$25.00/SF
NNN



PROPERTY INFO:

- Suite F: 1,035 & Suite A: 1,605 SF
- Convenient access via Lindberg Dr at signalized intersection
- Property recently renovated including exterior paint, lightening upgrades, & parking lot re-striping
- 22,638 Average Daily Traffic on Gause Blv
- Co-tenants include: T-Mobile, Baskin Robbins, Fantastic Sams, Once Upon a Child, LA National Guard, & Approved Cash - Payday/Title Loans/ Check Cashing

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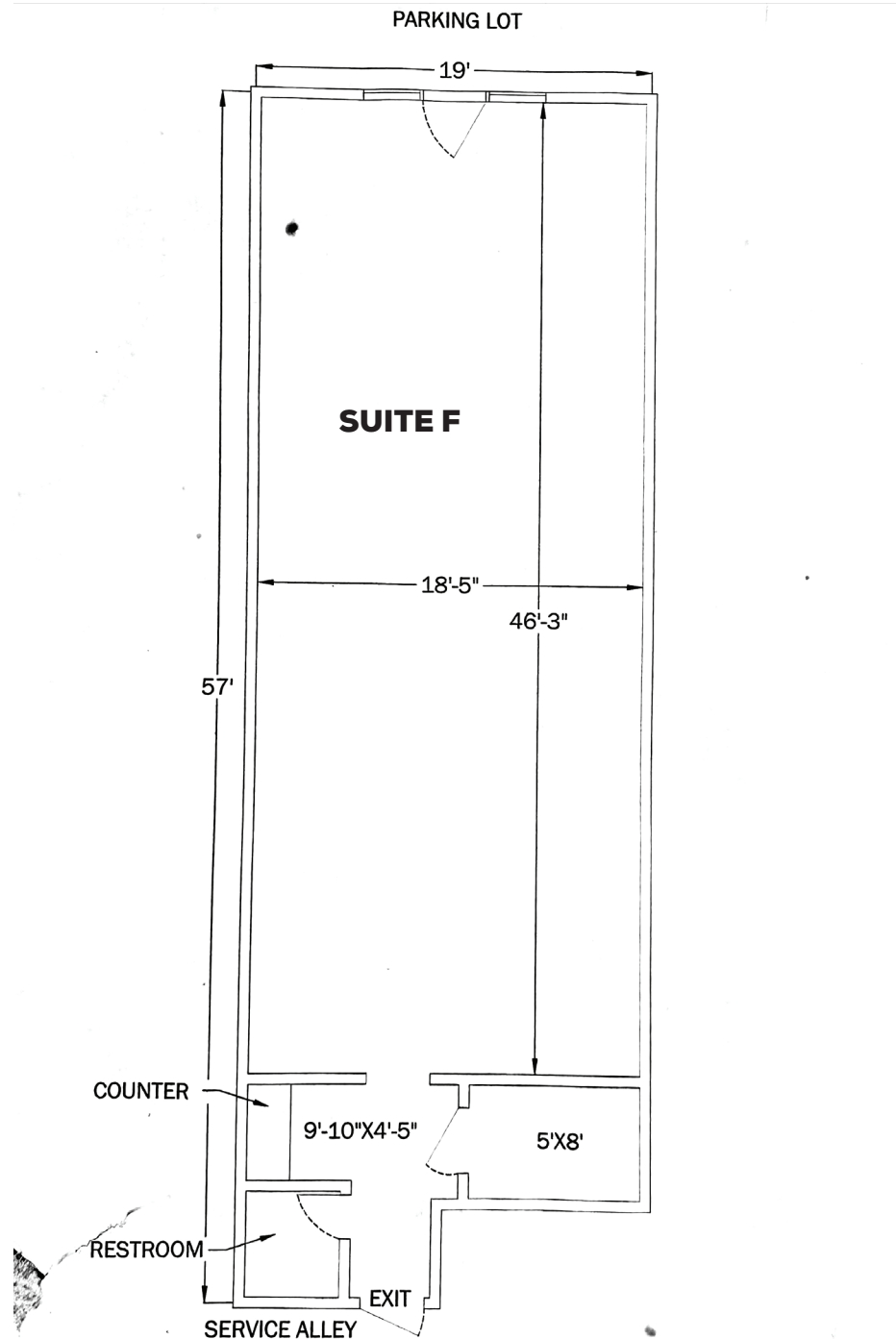
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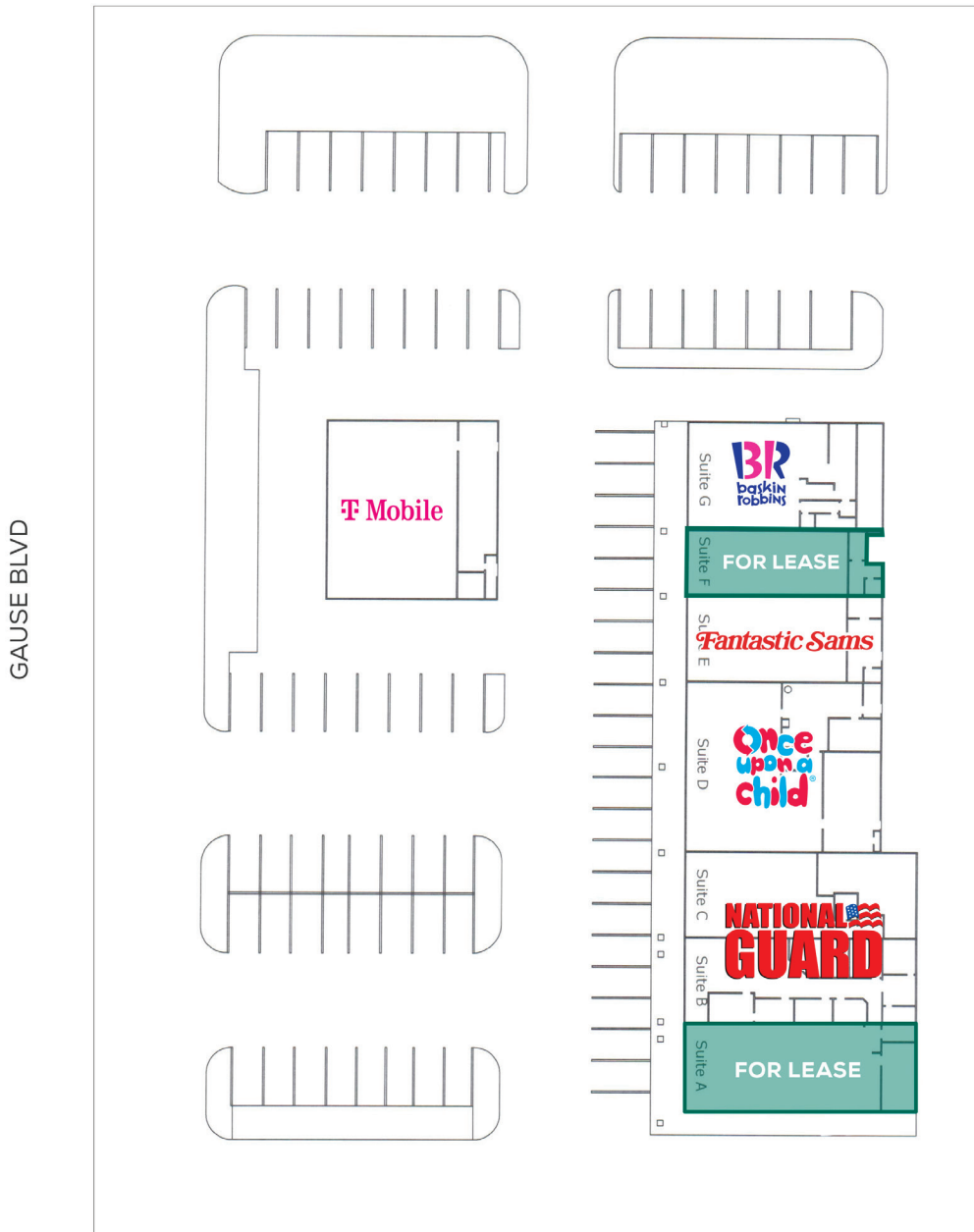
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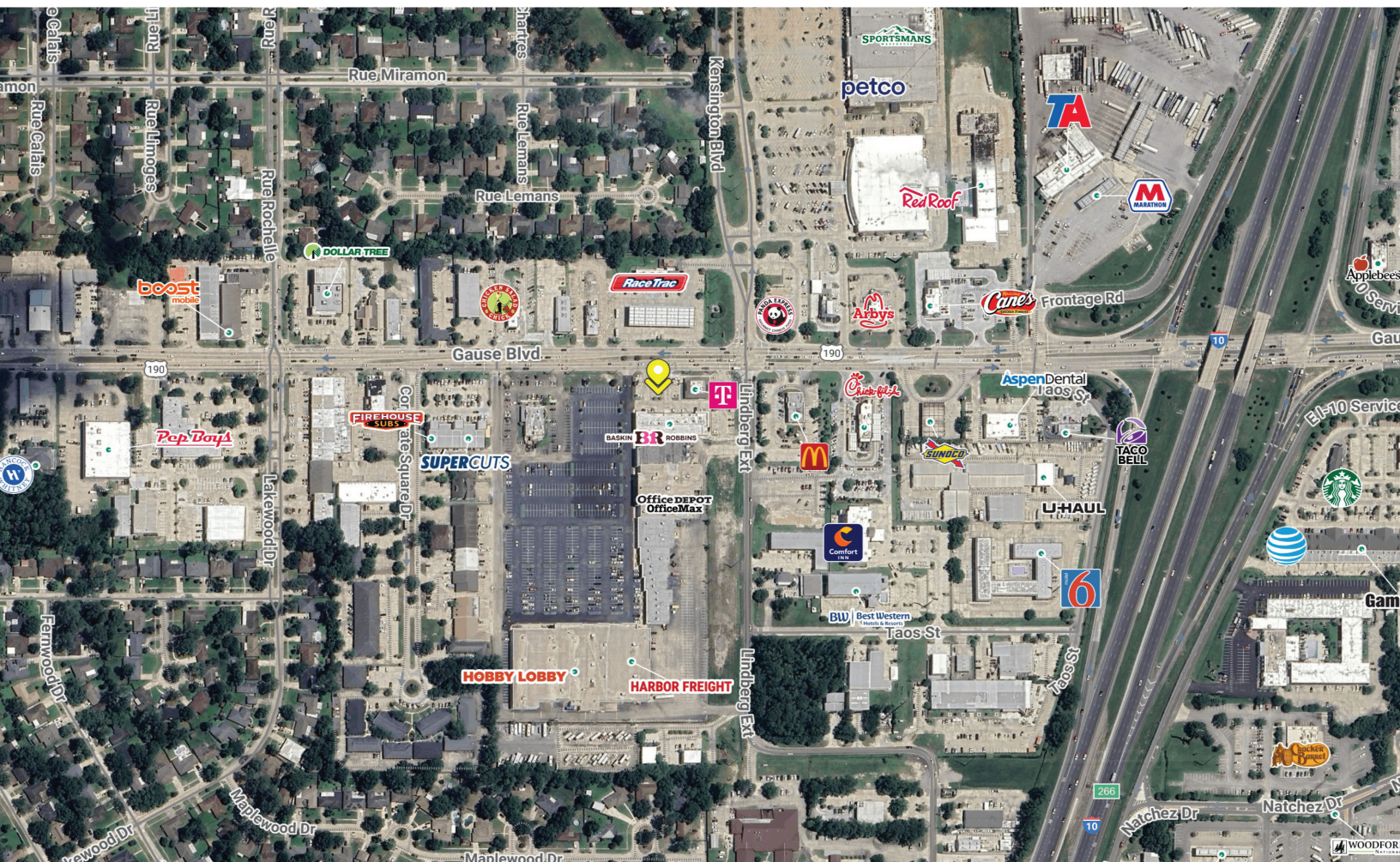
LINDBERG EXT.



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NNN**AREA DESCRIPTION**

Gause Boulevard in Slidell (70458) is one of the city's premier commercial corridors, offering exceptional visibility, heavy traffic counts and a thriving mix of national retailers, local restaurants, and service businesses. With direct connectivity to I-10 and surrounding neighborhoods, the area attracts a steady flow of customers and supports both established brands and growing enterprises. As one of Slidell's most active and in-demand commercial hubs, Gause Boulevard presents a prime opportunity for businesses seeking growth and strong market presence.

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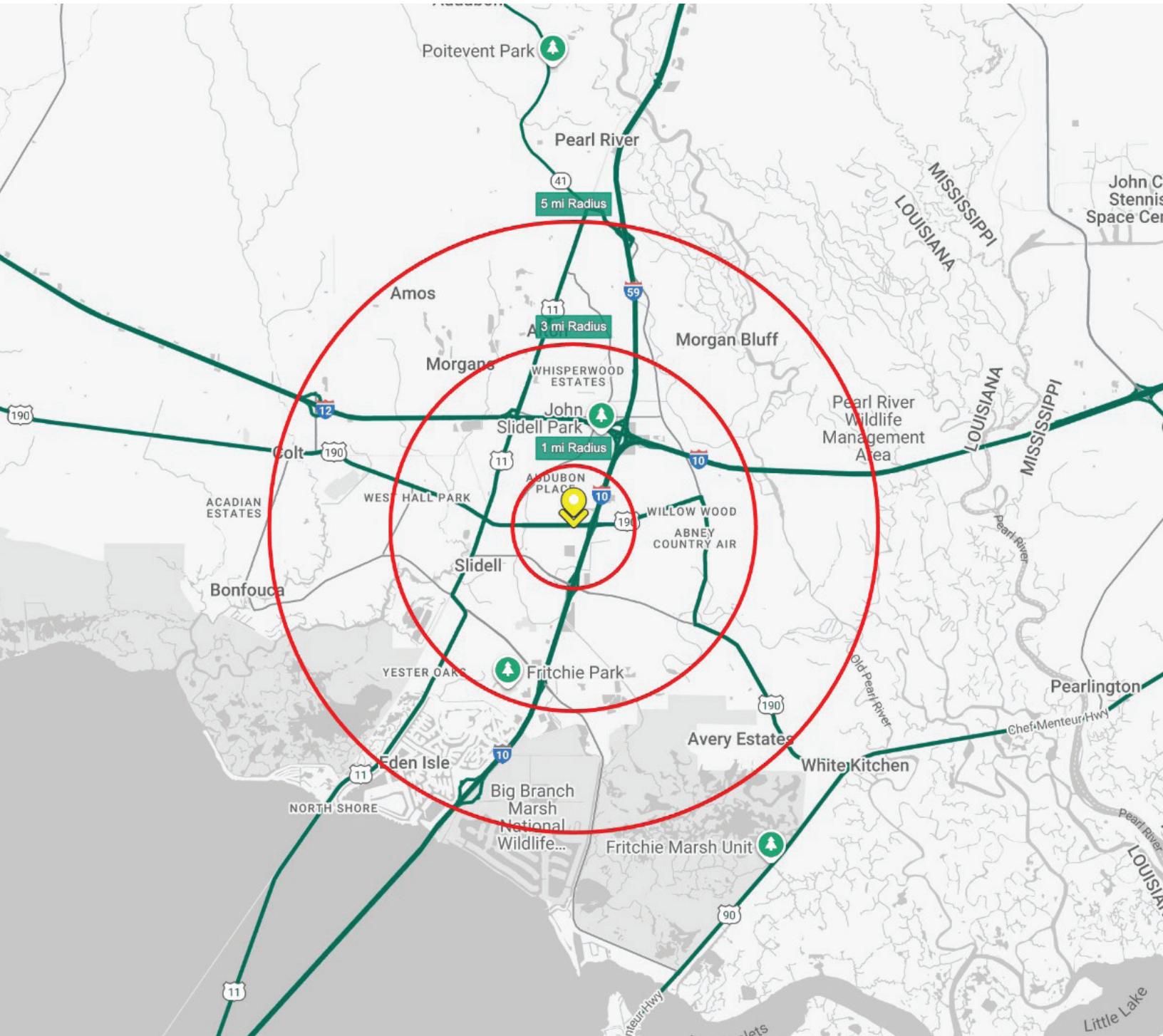
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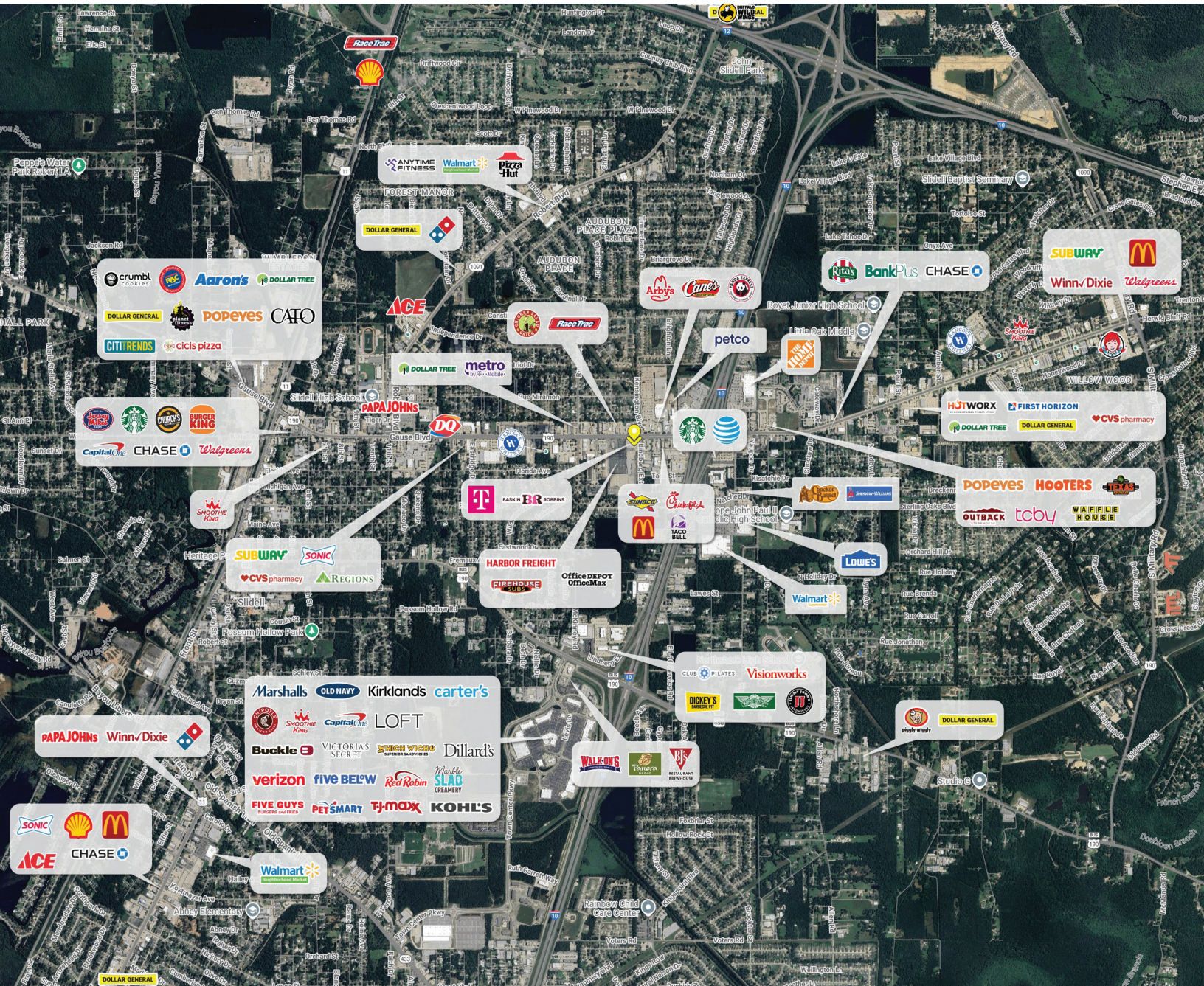
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Available

1 mi
radius

3 mi
radius

5 mi
radius

Population

2025 Estimated Population	8,769	56,306	86,750
2030 Projected Population	8,591	56,177	88,540
2020 Census Population	8,191	54,559	79,912
2010 Census Population	7,940	53,160	75,961
Projected Annual Growth 2025 to 2030	-0.4%	-	0.4%
Historical Annual Growth 2010 to 2025	0.7%	0.4%	0.9%
2025 Median Age	38.7	38.0	38.0

Households

2025 Estimated Households	3,374	21,708	33,526
2030 Projected Households	3,364	21,983	34,626
2020 Census Households	3,174	20,674	30,797
2010 Census Households	2,919	19,308	27,980
Projected Annual Growth 2025 to 2030	-	0.3%	0.7%
Historical Annual Growth 2010 to 2025	1.0%	0.8%	1.3%

Race and Ethnicity

2025 Estimated White	71.5%	65.3%	63.4%
2025 Estimated Black or African American	17.9%	24.4%	26.2%
2025 Estimated Asian or Pacific Islander	2.3%	2.1%	2.2%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2025 Estimated Other Races	7.9%	7.9%	7.7%
2025 Estimated Hispanic	7.8%	7.7%	7.6%

Income

2025 Estimated Average Household Income	\$112,309	\$99,764	\$101,610
2025 Estimated Median Household Income	\$88,018	\$72,786	\$76,962
2025 Estimated Per Capita Income	\$43,305	\$38,518	\$39,310

Education (Age 25+)

2025 Estimated Elementary (Grade Level 0 to 8)	2.4%	3.6%	3.7%
2025 Estimated Some High School (Grade Level 9 to 11)	4.8%	7.0%	6.7%
2025 Estimated High School Graduate	20.9%	25.1%	26.4%
2025 Estimated Some College	23.8%	26.3%	25.0%
2025 Estimated Associates Degree Only	9.2%	9.1%	8.5%
2025 Estimated Bachelors Degree Only	26.2%	19.2%	19.4%
2025 Estimated Graduate Degree	12.7%	9.7%	10.3%

Business

2025 Estimated Total Businesses	820	3,065	3,886
2025 Estimated Total Employees	8,184	25,443	31,327
2025 Estimated Employee Population per Business	10.0	8.3	8.1
2025 Estimated Residential Population per Business	10.7	18.4	22.3

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