

SUMMARY

AERIAL

SITE PLAN

PROPERTY PHOTOS

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

Main Street Center offers a prime retail opportunity situated in the SE quadrant of Gause Blvd and I-10 in Slidell, LA – one of the most highly trafficked commercial corridors in St. Tammany Parish. The site neighbors the area's Walmart Supercenter and Lowe's Home Improvement, and it is bounded on three sides by I-10 (Service Rd.), Gause Blvd., and Tyler Drive (the main boulevard entrance to Walmart/Lowe's), offering great visibility from all three boundaries. There are also two major hospitals (Ochsner Medical Center: Slidell and Slidell Memorial Hospital) in the surrounding area, as well as many schools and other notable commercial businesses & offices. The I-10, I-12, and I-59 interchange is within approx. 1 mile, along with several name hotels in the immediate area. Additionally, the property is conveniently located only one exit from Fremeaux Town Center.

AVAILABLE

- Suite 110 - 2,026 SF
Available May 1, 2026
- Suite 160 - 4,200 SF
- Suite 180 - 4,800 SF
- Suite 210 - 1,600 SF

TENANTS

- Starbucks
- Willow Pharmacy
- AT&T
- Armstrong McCall Beauty Supply
- You Boutique
- Wonder Cuts
- GameStop
- Cajun Blazin Wingz
- Blossom Nail Spa

NEARBY TRAFFIC GENERATORS

- Ochsner Medical Center Slidell & Slidell Memorial Hospital
- Fremeaux Town Center: includes Kohl's, Dillard's, Dick's Sporting Goods, T.J.Maxx, Cavender's, Old Navy, Michaels, ULTA Beauty, Best Buy, Marshall's and many more.
- Nearby Hotels: Days Inn, Quality Inn, Windgate by Wyndham, Red Roof Inn, Comfort Inn & Suites, Best Western, Motel 6



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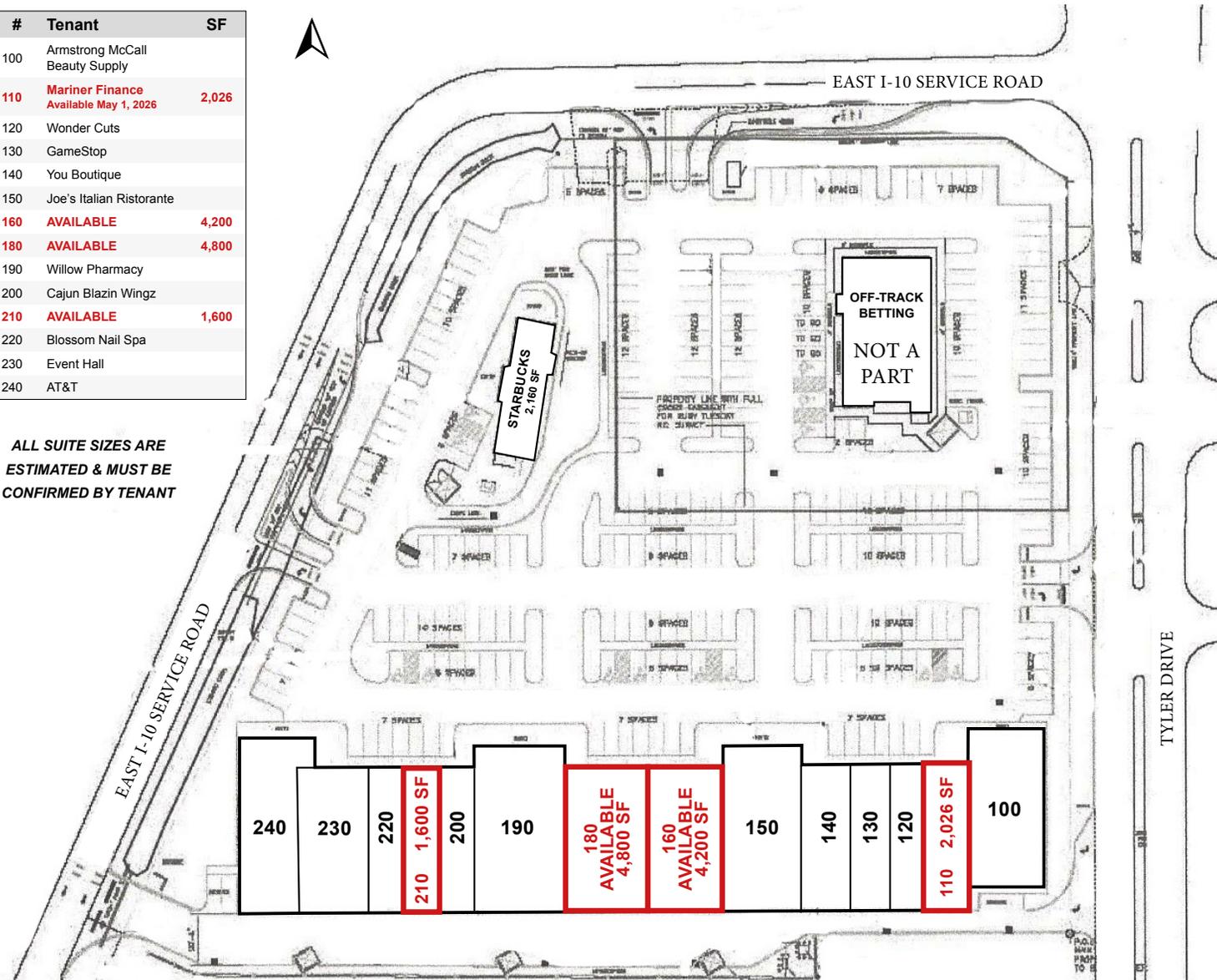
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#	Tenant	SF
100	Armstrong McCall Beauty Supply	
110	Mariner Finance Available May 1, 2026	2,026
120	Wonder Cuts	
130	GameStop	
140	You Boutique	
150	Joe's Italian Ristorante	
160	AVAILABLE	4,200
180	AVAILABLE	4,800
190	Willow Pharmacy	
200	Cajun Blazin Wingz	
210	AVAILABLE	1,600
220	Blossom Nail Spa	
230	Event Hall	
240	AT&T	

ALL SUITE SIZES ARE ESTIMATED & MUST BE CONFIRMED BY TENANT



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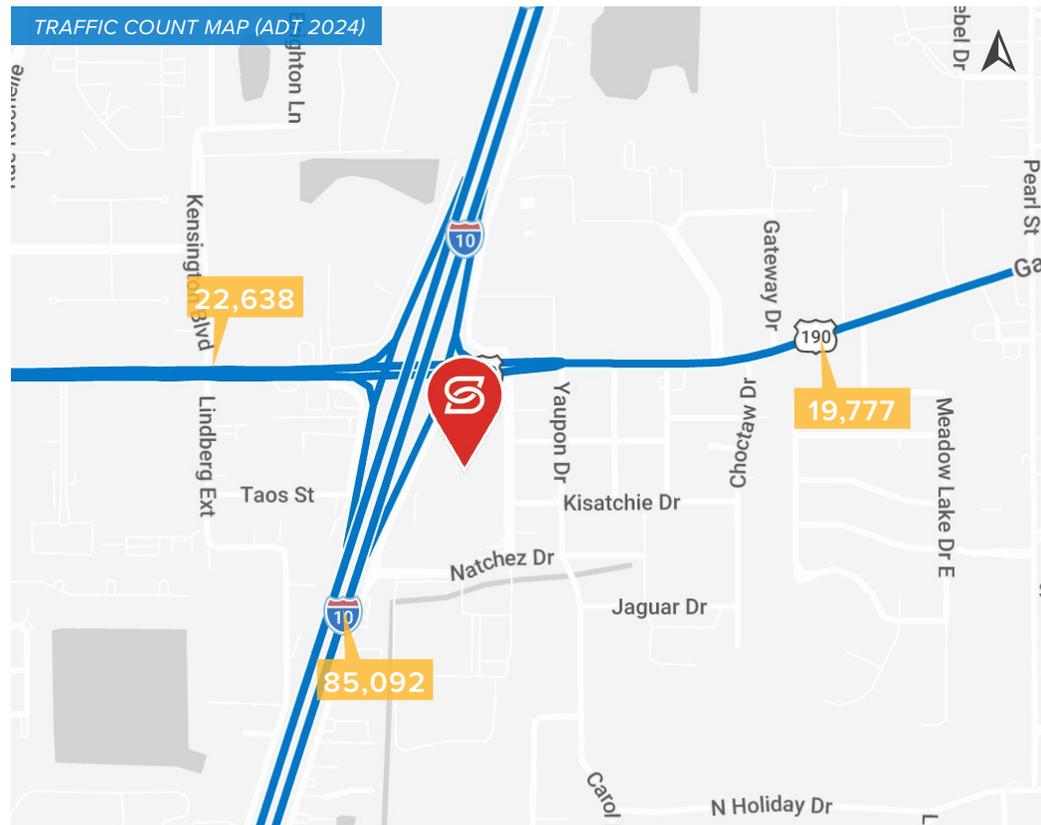
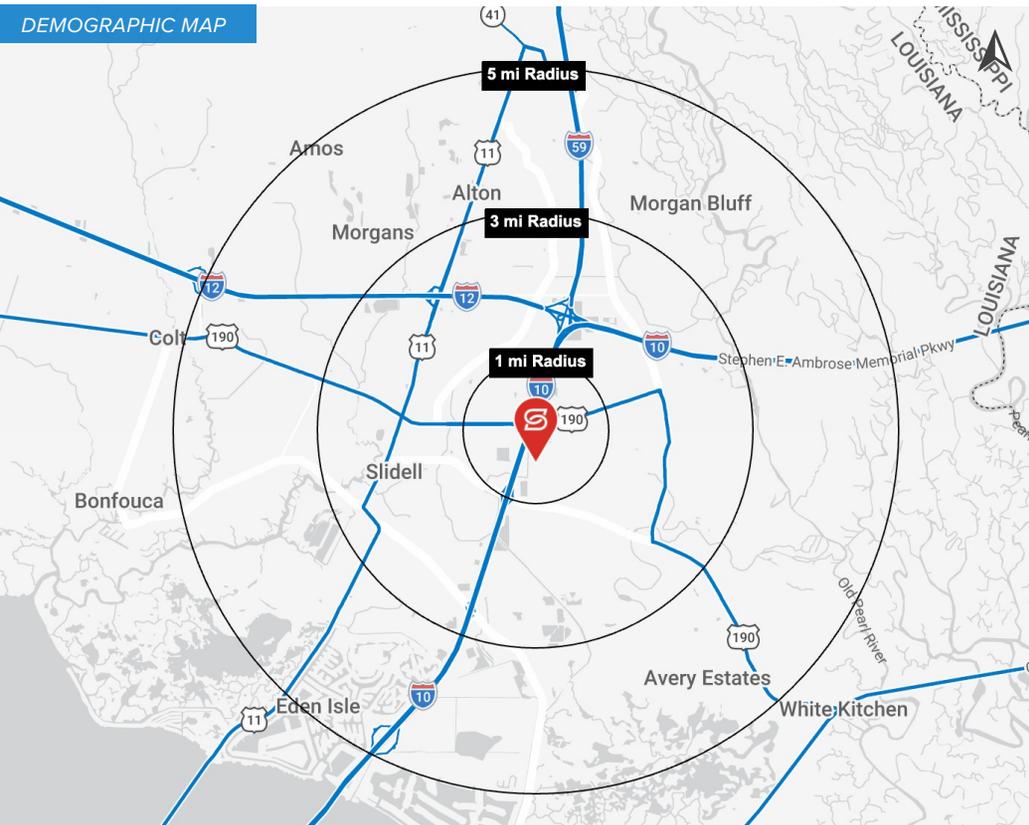
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2025 DEMOGRAPHICS

POPULATION

Radius	1 MI	3 MI	5 MI
Population	7,323	53,984	84,049

AVG. HH INCOME

Radius	1 MI	3 MI	5 MI
Avg. HH Income	\$127,140	\$101,864	\$101,525

HOUSEHOLDS

Radius	1 MI	3 MI	5 MI
Households	2,656	20,739	32,279