

SUMMARY

AERIAL

SITE PLAN

PHOTOS

VACANT SUITE PHOTOS

DEMOS

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 Fremaux Town Center.

AVAILABLE

- Suite 100 - 3,600 SF
- Suite 160 - 4,200 SF
- Suite 180 - 4,800 SF
- Suite 210 - 1,600 SF
- Suite 230 - 3,939 SF

TENANTS

Starbucks, Willow Pharmacy, AT&T, Mariner Finance, You Boutique, Wonder Cuts, GameStop, Cajun Blazin Wingz, Blossom Nail Spa

NEARBY TRAFFIC GENERATORS

- Ochsner Medical Center Slidell & Slidell Memorial Hospital
- Fremaux 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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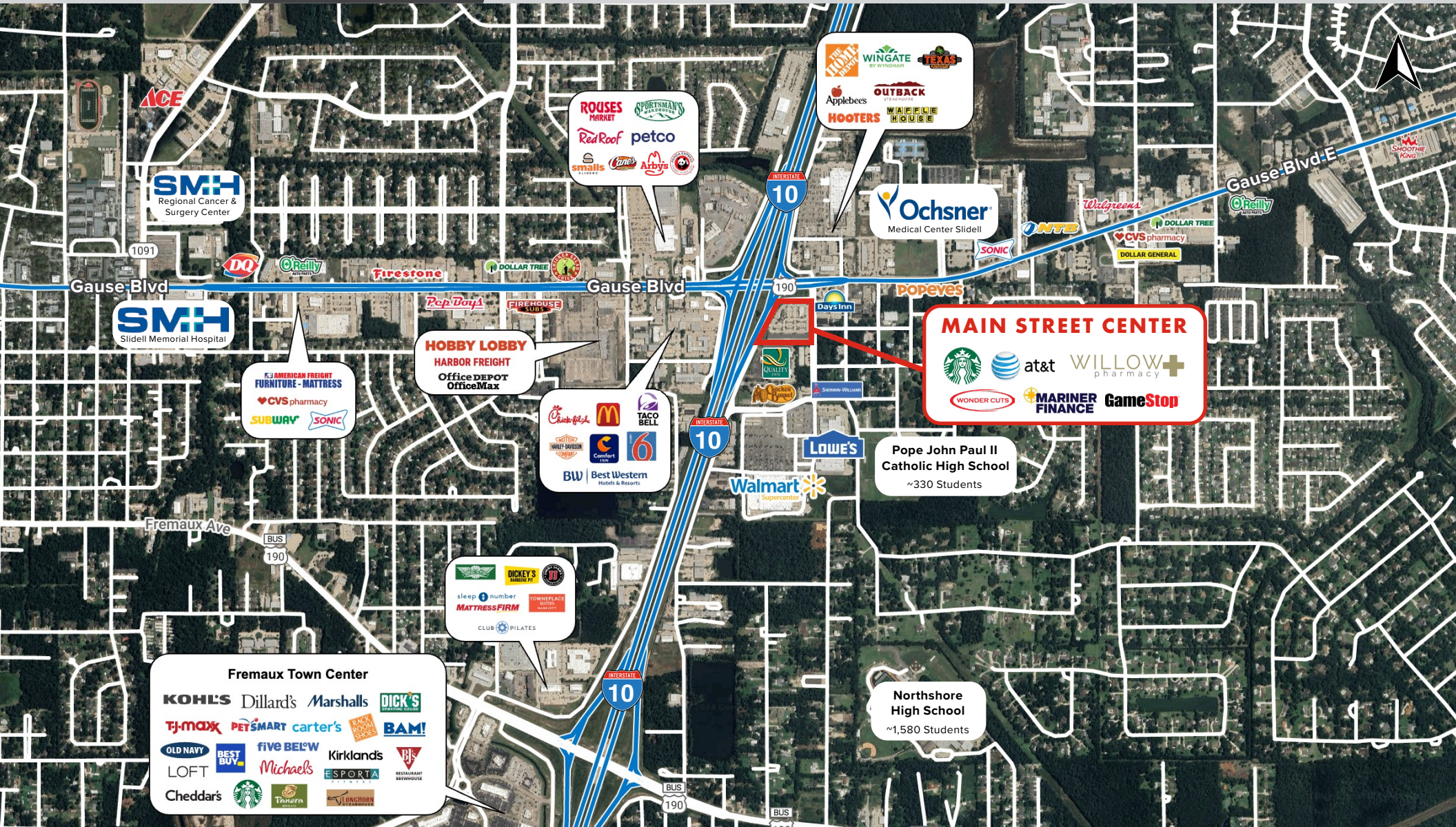
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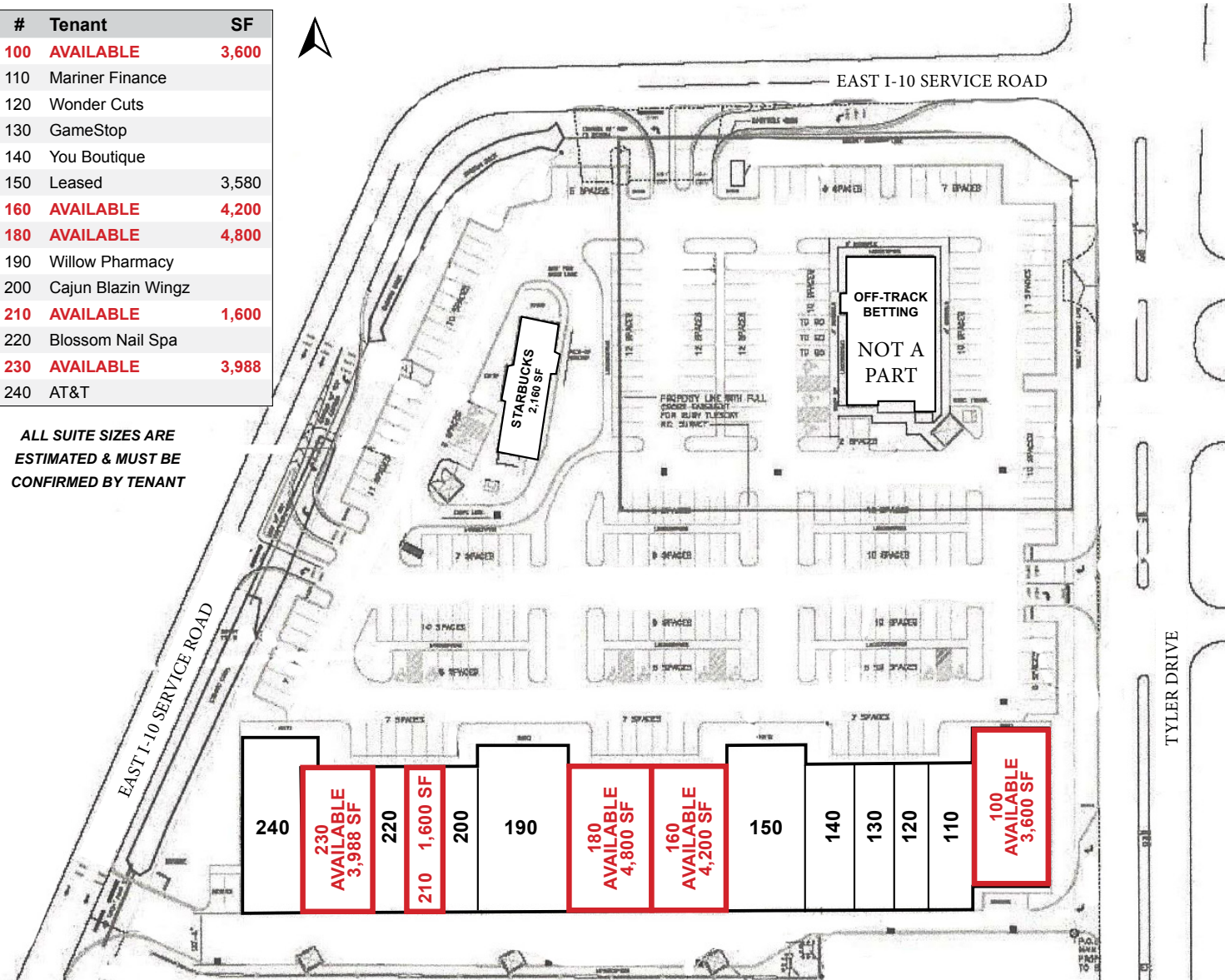
PHOTOS

VACANT SUITE
PHOTOS

DEMOS

#	Tenant	SF
100	AVAILABLE	3,600
110	Mariner Finance	
120	Wonder Cuts	
130	GameStop	
140	You Boutique	
150	Leased	3,580
160	AVAILABLE	4,200
180	AVAILABLE	4,800
190	Willow Pharmacy	
200	Cajun Blazin Wingz	
210	AVAILABLE	1,600
220	Blossom Nail Spa	
230	AVAILABLE	3,988
240	AT&T	

ALL SUITE SIZES ARE
ESTIMATED & MUST BE
CONFIRMED BY TENANT



Click image
for larger view

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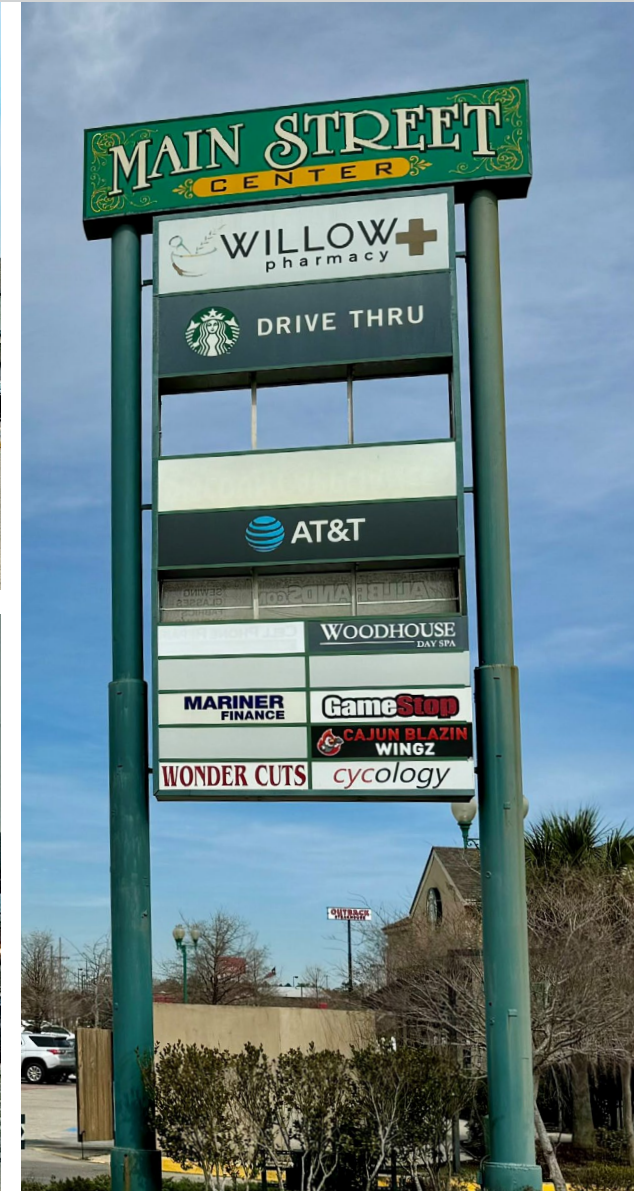
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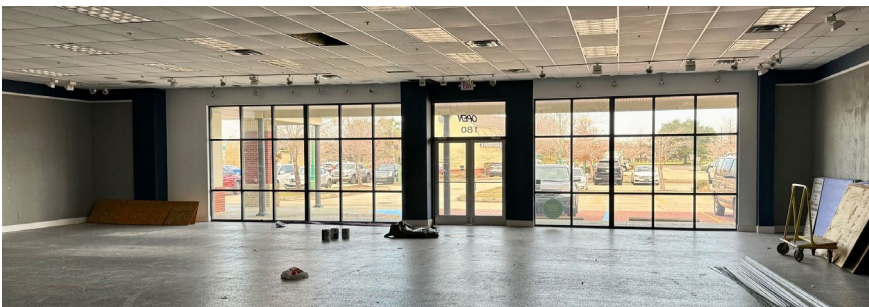
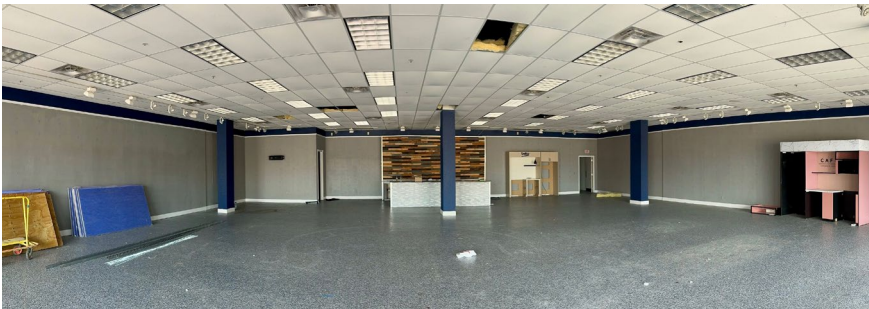
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SUITE 180 - 4,800 SF
FORMER DISCOUNT APPLIANCES



SUITE 230 - 3,939 SF
FORMER WOODHOUSE SPA



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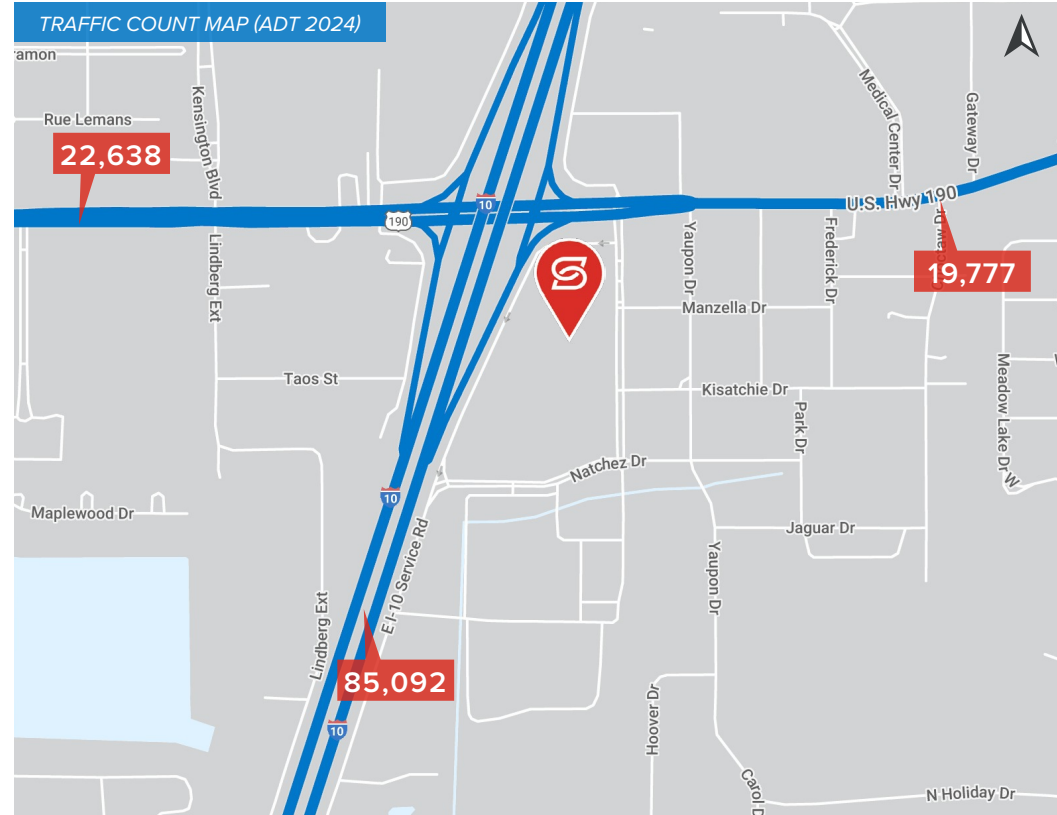
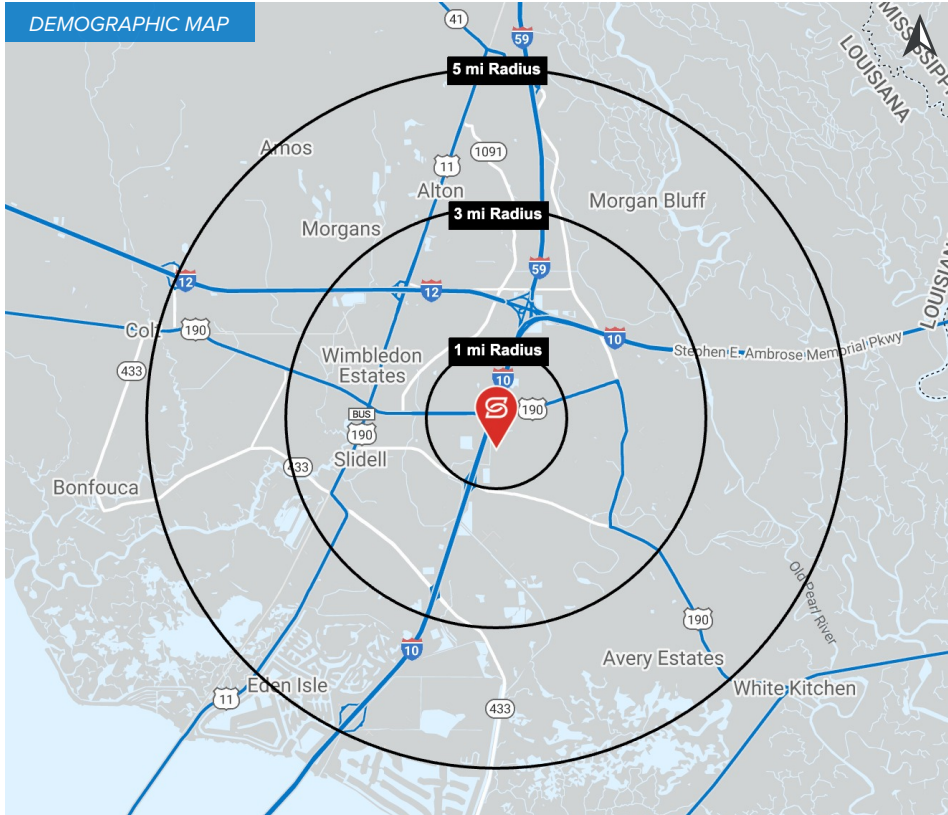
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DEMOS



2025 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



7,323

53,984

84,049

1 MILE

3 MILE

5 MILE



\$127,140

\$101,864

\$101,525

1 MILE

3 MILE

5 MILE



9,814

39,756

54,651