



PROPERTY ONE

FOR SALE

2210 7TH ST
Mandeville, LA 70471

Presented by:

MIKE D'AMICO

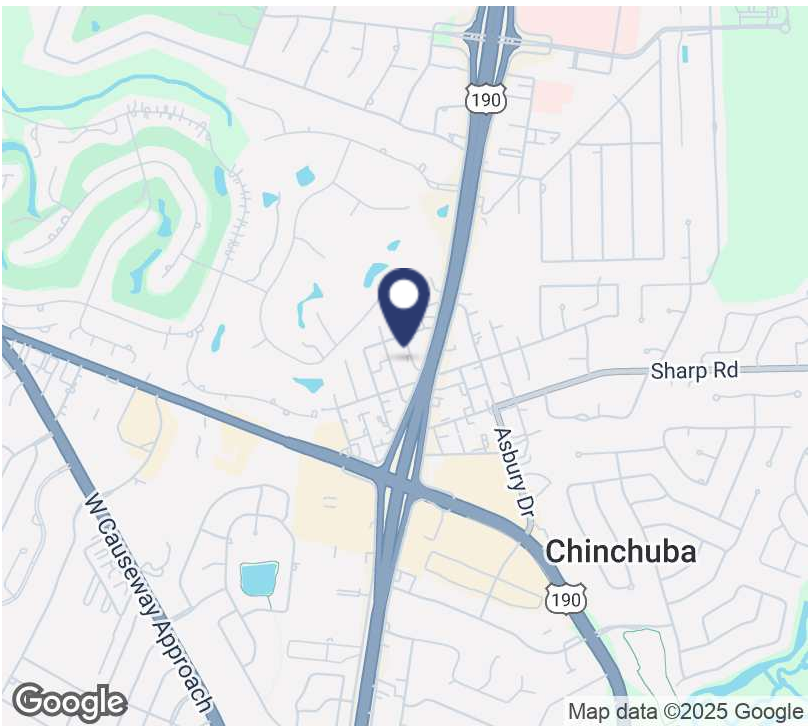
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LA #72272

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OFFERING SUMMARY

Sale Price:	\$859,500
Building Size:	5,137 SF
Available SF:	
Lot Size:	0.34 Acres
Price / SF:	\$167.32

PROPERTY OVERVIEW

Owner/User/Investor - Multi-Office Building

Professional office located near intersection of Hwy 22 & N Causeway just off service road in Mandeville with some visibility from N Causeway. Building has space for 4 tenants, currently 3 tenants using 100% of space. Ability for owner/user to take over some space in building or investor receiving income.

Building has 5,137 total square feet and 4,850 rentable square feet.

Close proximity to Causeway bridge and the main commercial area in Mandeville.

Please do not disturb tenants. Contact agent for viewing.

PROPERTY HIGHLIGHTS

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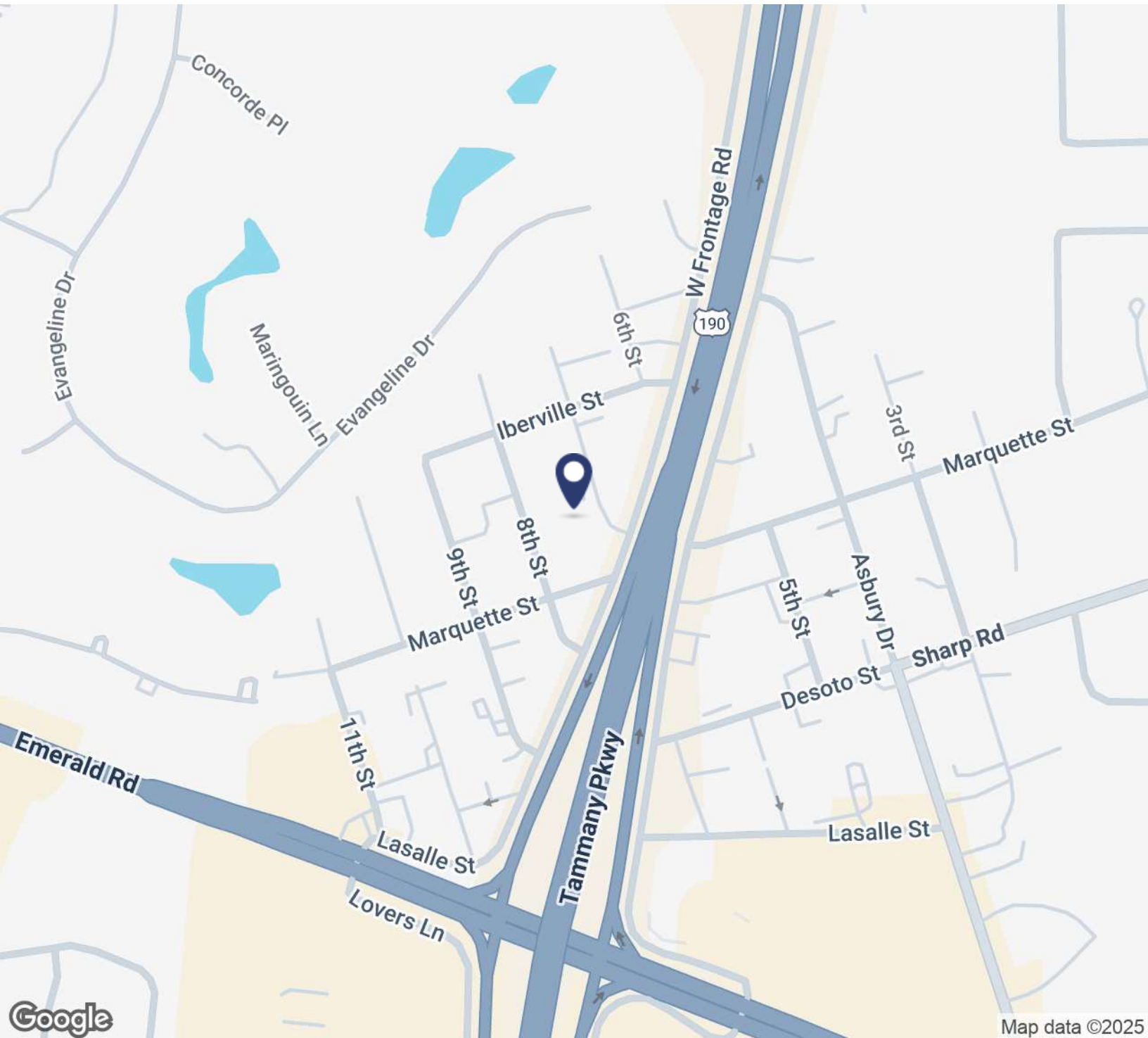
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04/30/2025

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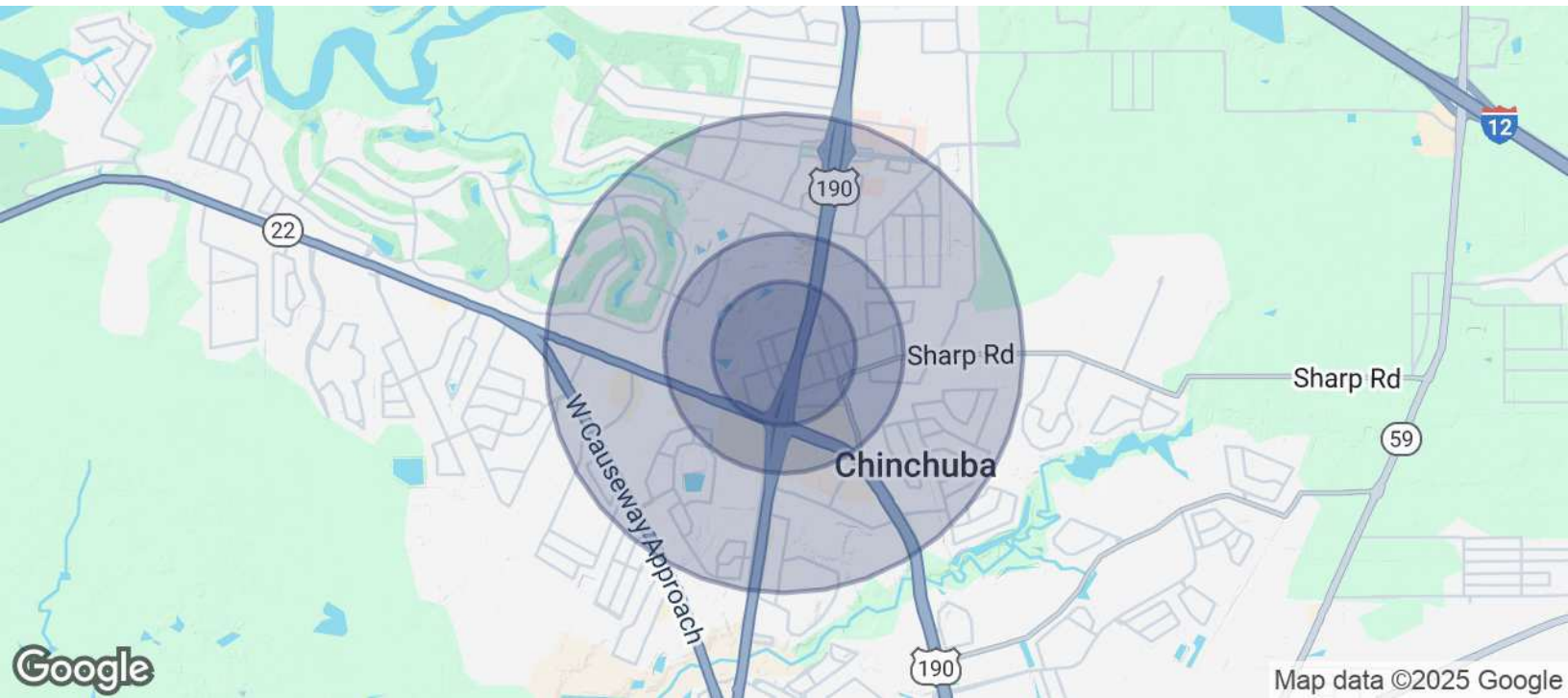
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	464	1,901	7,765
Average Age	48	46	45
Average Age (Male)	45	44	43
Average Age (Female)	50	49	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	194	795	3,205
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$139,943	\$134,721	\$139,545
Average House Value	\$453,850	\$459,211	\$462,877

Demographics data derived from AlphaMap





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FOR MORE INFORMATION, PLEASE CONTACT:

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