



RETAIL PROPERTY FOR LEASE

THE SHOPS AT 1200 WEST

1200 W Causeway Approach, Mandeville, LA



COMMERCIAL
REAL ESTATE

Kirsten Early, CCIM

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PROPERTY DESCRIPTION

1200 Place Shopping Center is located along West Causeway Approach in Mandeville. The center is anchored by La Carreta Mexican Restaurant and home to numerous other local and regional tenants. The center offers two access points from West Causeway Approach, ample parking and great signage. 1200 W Causeway is ideal for either retail or office users.

HIGHLIGHTS

- Close Proximity to the Causeway Bridge
- Ample Parking - 220 Spaces
- Ideal for Retail or Office use
- Surrounded by several residential communities

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,200 - 4,804 SF
Building Size:	47,836 SF

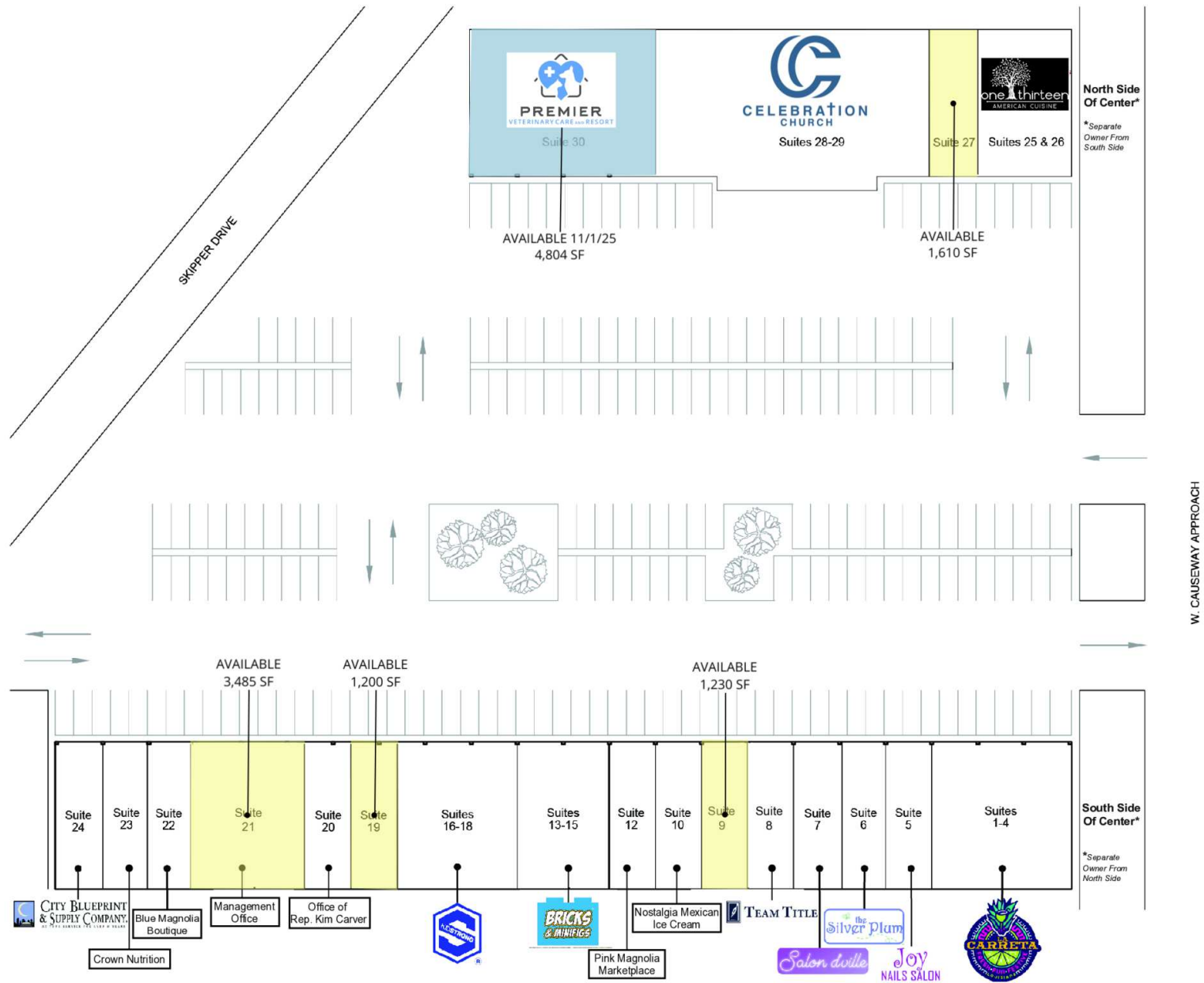
SPACES	LEASE RATE	SPACE SIZE
Suite 9	See Agent	1,230 SF
Suite 19	See Agent	1,200 SF
Suite 21	See Agent	3,485 SF
Suite 27	See Agent	1,610 SF
Suite 30	See Agent	4,804 SF

***SUITE 30 WILL BE AVAILABLE 11/01/2025**



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AVAILABLE SPACES

	SUITE	SIZE	TYPE	RATE	DESCRIPTION
■	Suite 9	1,230 SF	NNN	See Agent	-
■	Suite 19	1,200 SF	NNN	See Agent	-
■	Suite 21	3,485 SF	NNN	See Agent	Two floor suite.
■	Suite 27	1,610 SF	NNN	See Agent	-
■	Suite 30	4,804 SF	NNN	See Agent	Available 11/1/2025



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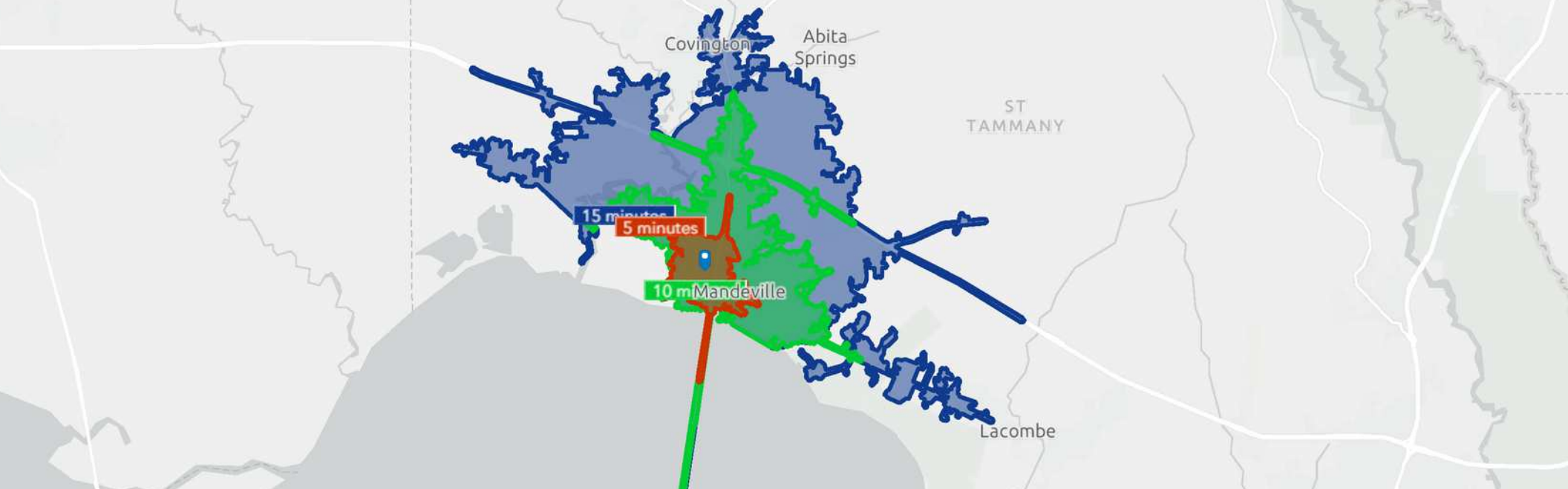
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DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	10,121	38,382	80,746
DAYTIME POPULATION	15,676	43,309	87,529
TOTAL HOUSEHOLDS	4,153	15,211	31,583
MEDIAN HH INCOME	\$72,941	\$80,881	\$78,837
TOTAL BUSINESSES	1,508	3,070	5,616



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Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.



AgencyForm Rev. 05/21

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____



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