

SUMMARY

IMAGES

SITE PLAN

DEMOGRAPHICS

FOR SALE OR LEASE

PROPERTY SUMMARY

Multi-tenant retail/office building in the heart of Mandeville. Sharing a parking lot with the upcoming 31-lane Paradise Alley Bowling and Redi-Med, this property has great parking, easy access and a rear yard for future development, parking or lay down use. Great opportunity for retail services such Medical or Fitness as well as small office uses. Suite 2 is currently comprised of two separate open floor rooms that measure roughly 1,250 sf each with a shared restroom and separate exterior entrances. Rooms can be joined internally if desired by opening up their shared wall.

SUITE 1: Occupied by DirecTV.

SUITE 2: 2,473 SF Available

Room 1 was once part of the former karate studio while Room 2 was most recently used by a Bitcoin mining company and still holds the power capacity for small data center needs.

Specs for the current capacity of the data center are as follows:

- A dedicated 500kVA 120/208Y pad mount transformer (CLECO)
- (1) 2,000 AMP main distribution panel (exterior standalone)
- (4) 400A three phase interior distribution panels
- (1) 200A three phase interior distribution panel (house power)
- Spectrum Fiber @ 100/100MBPS available
- Spectrum coax (failover/load balanced) @ 300/30MBPS available

Pending tenant, terms and conditions, Landlord is willing to provide TI and or rent abatement for buildout needs

LAND SIZE

- 1.18 Acres

AVAILABLE

- Suite 2: 2,473 SF

ZONING

- NC-5

BUILDING SIZE

- 6,119 SF

LEASE PRICE

- \$16.00 PSF
- NNN

ADDITIONAL INFO

- Built in 2007
- Ample Parking
- Immediate access to Hwy 22

SALE PRICE

- \$1,300,000

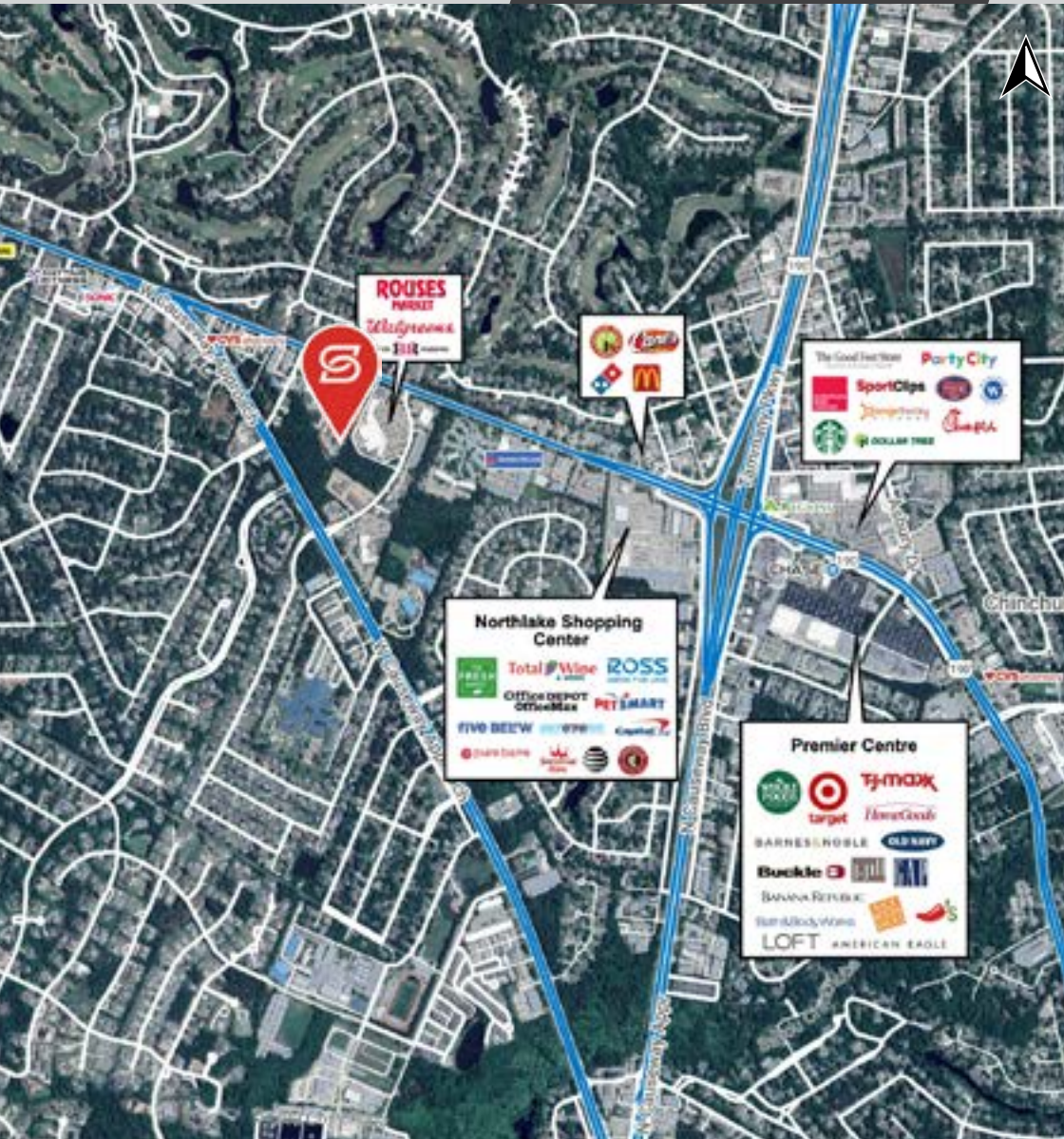


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SUITE 2 - ROOM 1



SUITE 3 - ROOM 2



REAR YARD



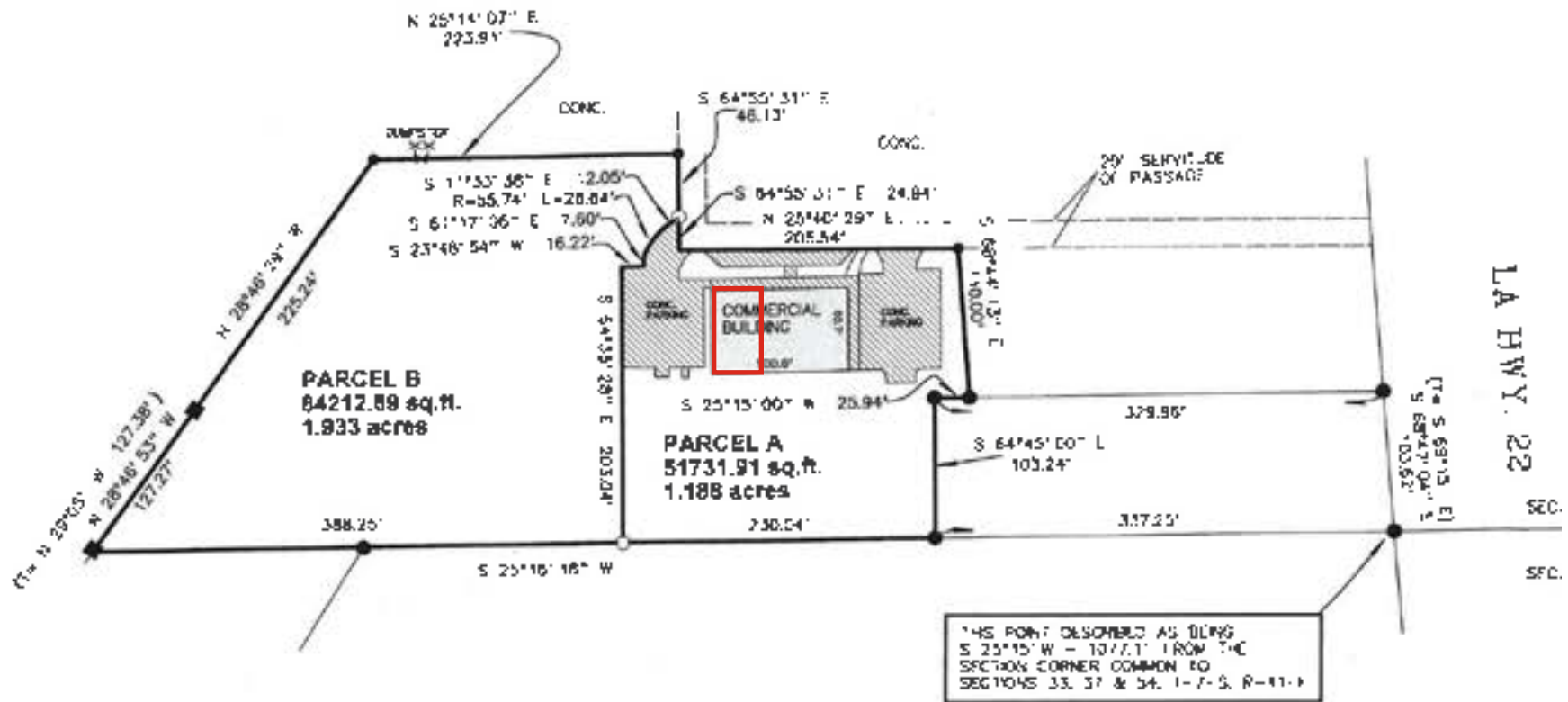
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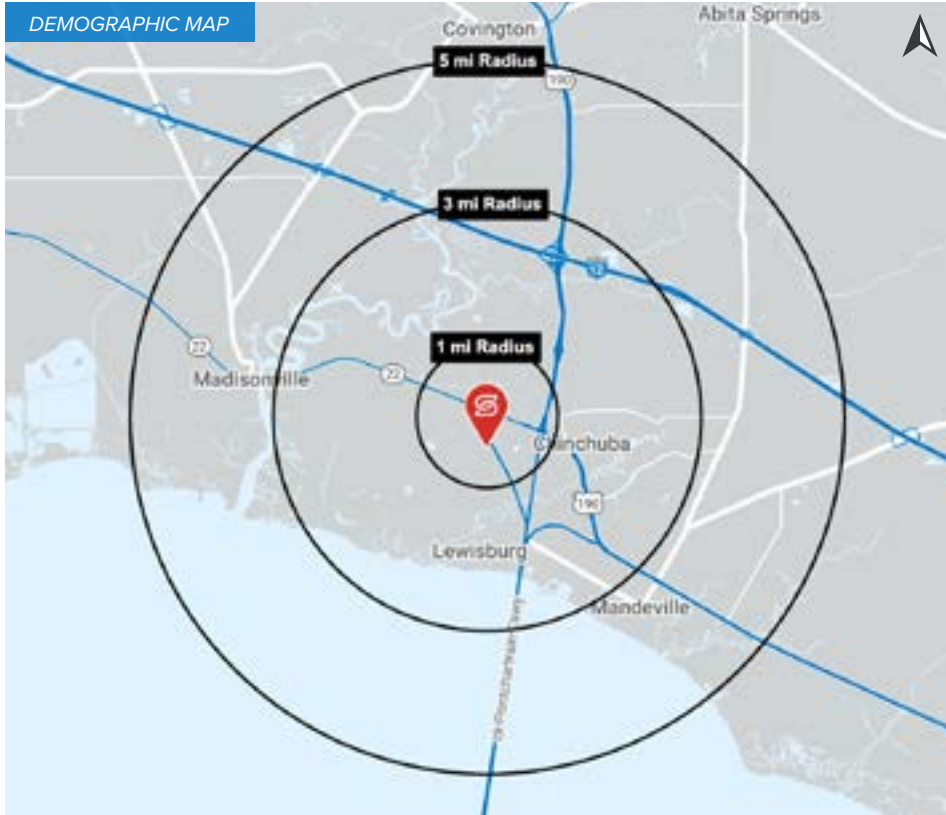
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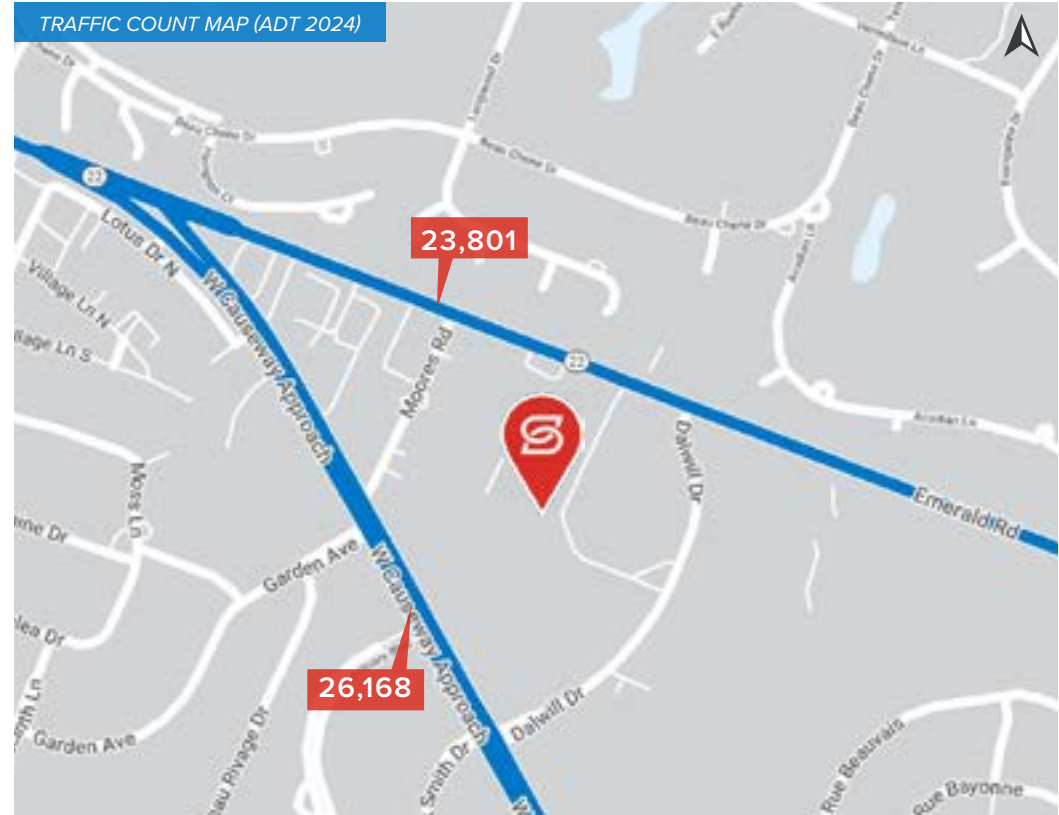
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DEMOGRAPHIC MAP



TRAFFIC COUNT MAP (ADT 2024)



2024 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



POPULATION

8,264

39,042

77,508

1 MILE

3 MILE

5 MILE



AVG. HH
INCOME

\$150,700

\$152,264

\$136,715

1 MILE

3 MILE

5 MILE



HOUSEHOLDS

3,473

15,414

31,025