


FOR LEASE

# 2140 8th St

## MANDEVILLE, LA 70471

PROPERTY ONE

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## PROPERTY DESCRIPTION

Attractive office space. Convenient location just off W. Frontage Road north of Gulf Coast Bank Building west side of N Causeway by Hwy 22. NNN charges capped $2.00 per square foot. Tenant pays janitorial,utilities, phone and internet. Available 12/2026.

## PROPERTY HIGHLIGHTS

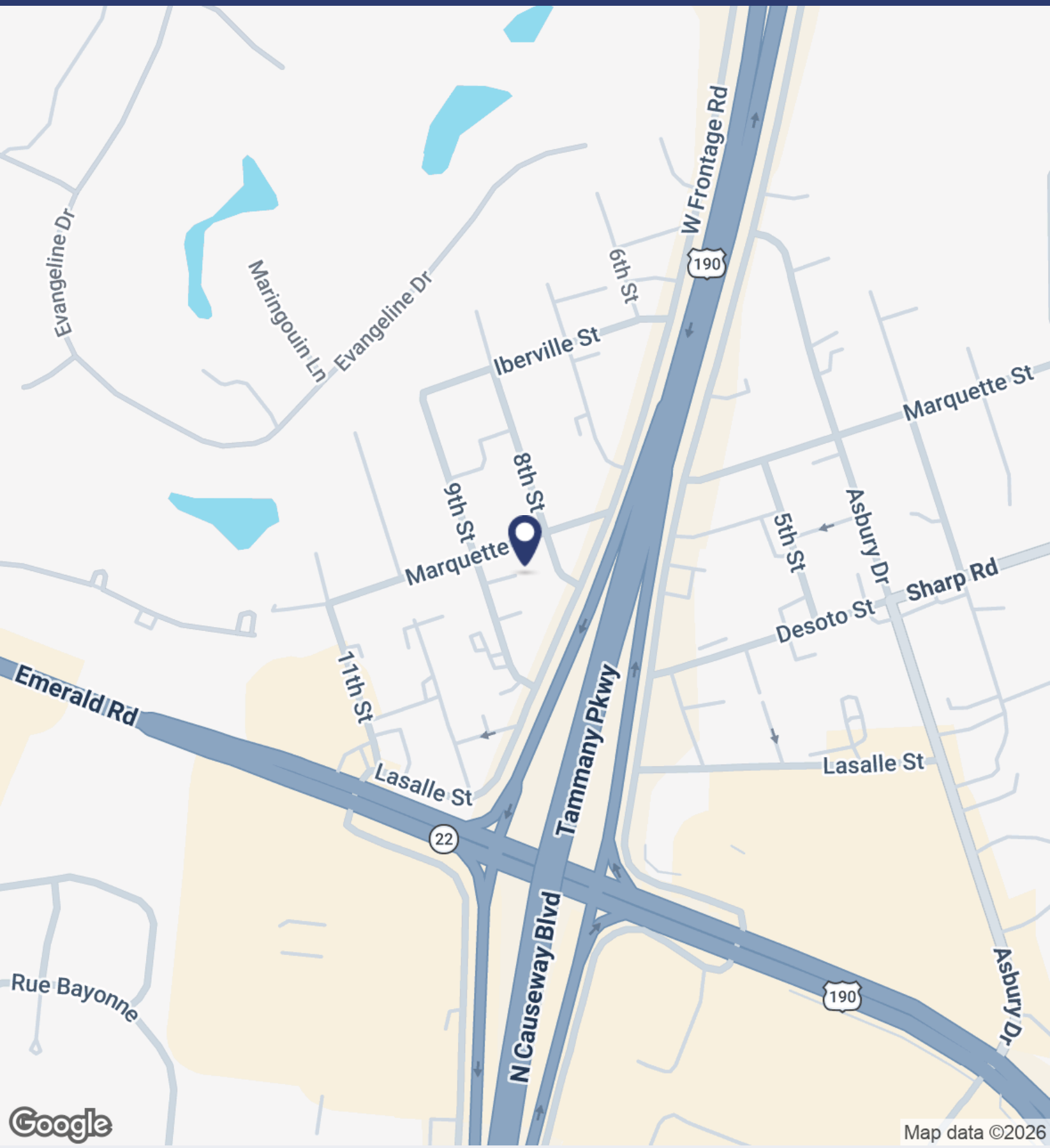
| OFFERING SUMMARY | |
|---|---|
| **Lease Rate:** | $16 SF/yr (NNN) |
| **Available SF:** | 1,800 SF |
| **Lot Size:** | 7,175 SF |
| **Building Size:** | 3,565 SF |

| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| **Total Households** | 200 | 797 | 2,858 |
| **Total Population** | 430 | 1,771 | 6,710 |
| **Average HH Income** | $141,820 | $130,226 | $129,398 |

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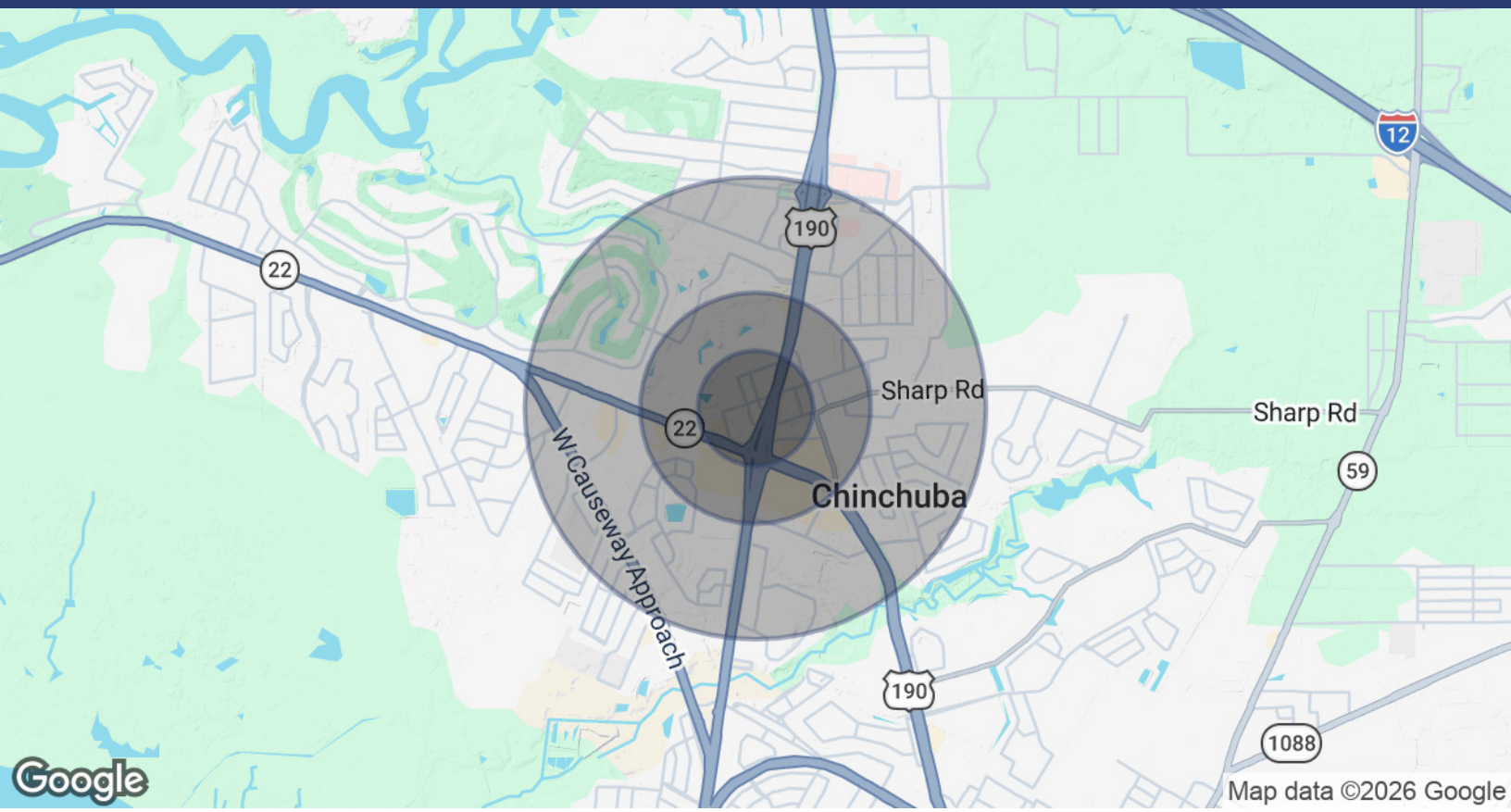
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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| **Total Population** | 430 | 1,771 | 6,710 |
| **Average Age** | 53.9 | 50.5 | 47.0 |
| **Average Age (Male)** | 52.3 | 46.9 | 44.1 |
| **Average Age (Female)** | 59.0 | 53.3 | 48.0 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| **Total Households** | 200 | 797 | 2,858 |
| **# of Persons per HH** | 2.2 | 2.2 | 2.3 |
| **Average HH Income** | $141,820 | $130,226 | $129,398 |
| **Average House Value** | $448,178 | $448,406 | $430,116 |

*2023 American Community Survey (ACS)*

# PRESENTED BY

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