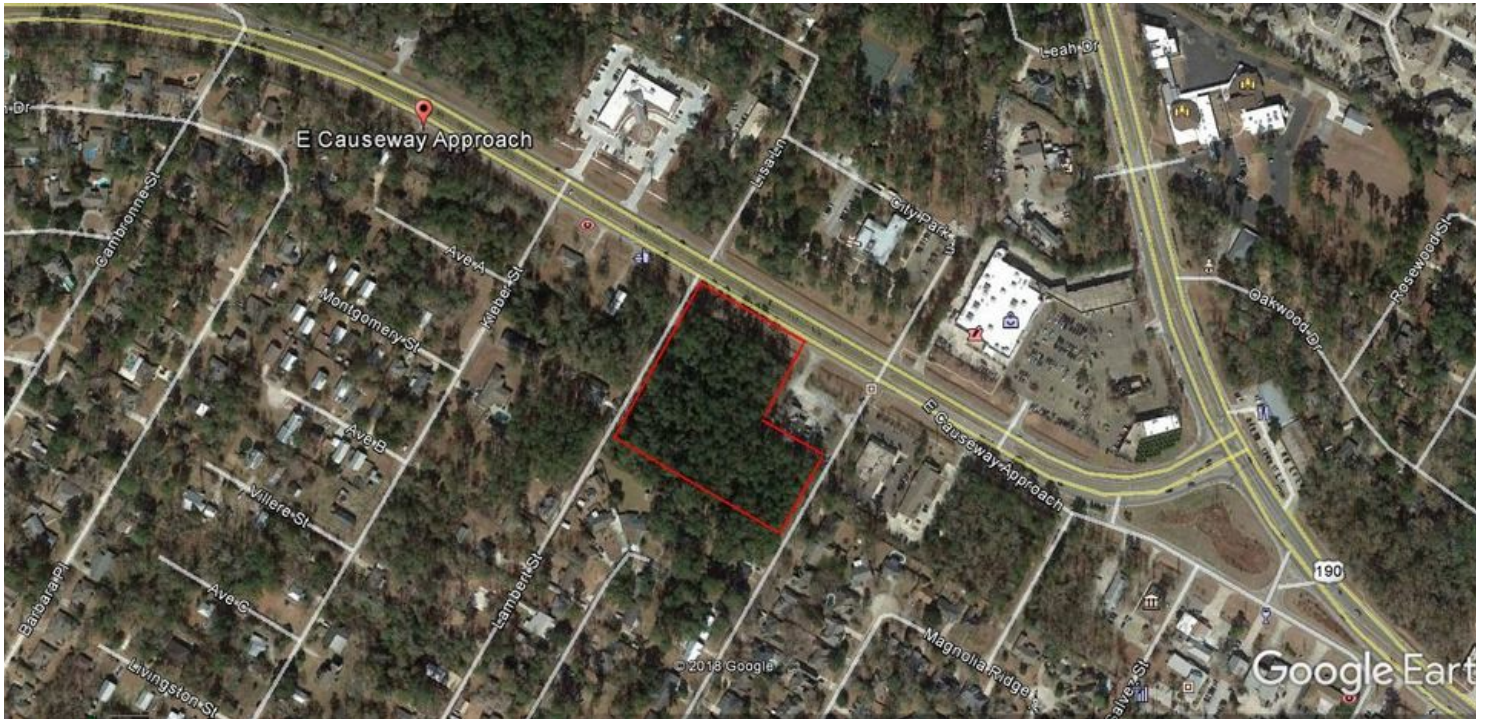


## LAND FOR SALE

### 4.8 ACRES COMMERCIAL LAND ON EAST CAUSEWAY

East Causeway Approach, Mandeville, LA 70448



<b>SALE PRICE:</b>	\$1,900,000
<b>LOT SIZE:</b>	4.8 Acres (209,088 SF)
<b>PRICE PER SF:</b>	\$9.08/SF
<b>LOT DIMENSIONS:</b>	331 x 232 x 530 x 493
<b>ZONING:</b>	B-2 - Highway Business
<b>MARKET:</b>	New Orleans
<b>SUBMARKET:</b>	Northshore New Orleans - Mandeville
<b>BROCHURE DATE:</b>	6/11/19

#### PROPERTY OVERVIEW

Large commercial-zoned parcel in high-demand Mandeville area. Lots of permitted uses with the parcel. Great location for your business, office or retail! L in shape with Citizens Bank & Trust next door. Located between Massena St. and Lambert St., this property is also across from City of Mandeville government offices and Wal-Mart Neighborhood Market.

#### PROPERTY HIGHLIGHTS

- 4.8 Acres with frontage on East Causeway Approach
- B-2 (Highway Business) Zoning
- Ideal for retail, office, shopping center or other service establishments

**KW COMMERCIAL**  
1522 W. Causeway Approach  
Mandeville, LA 70471

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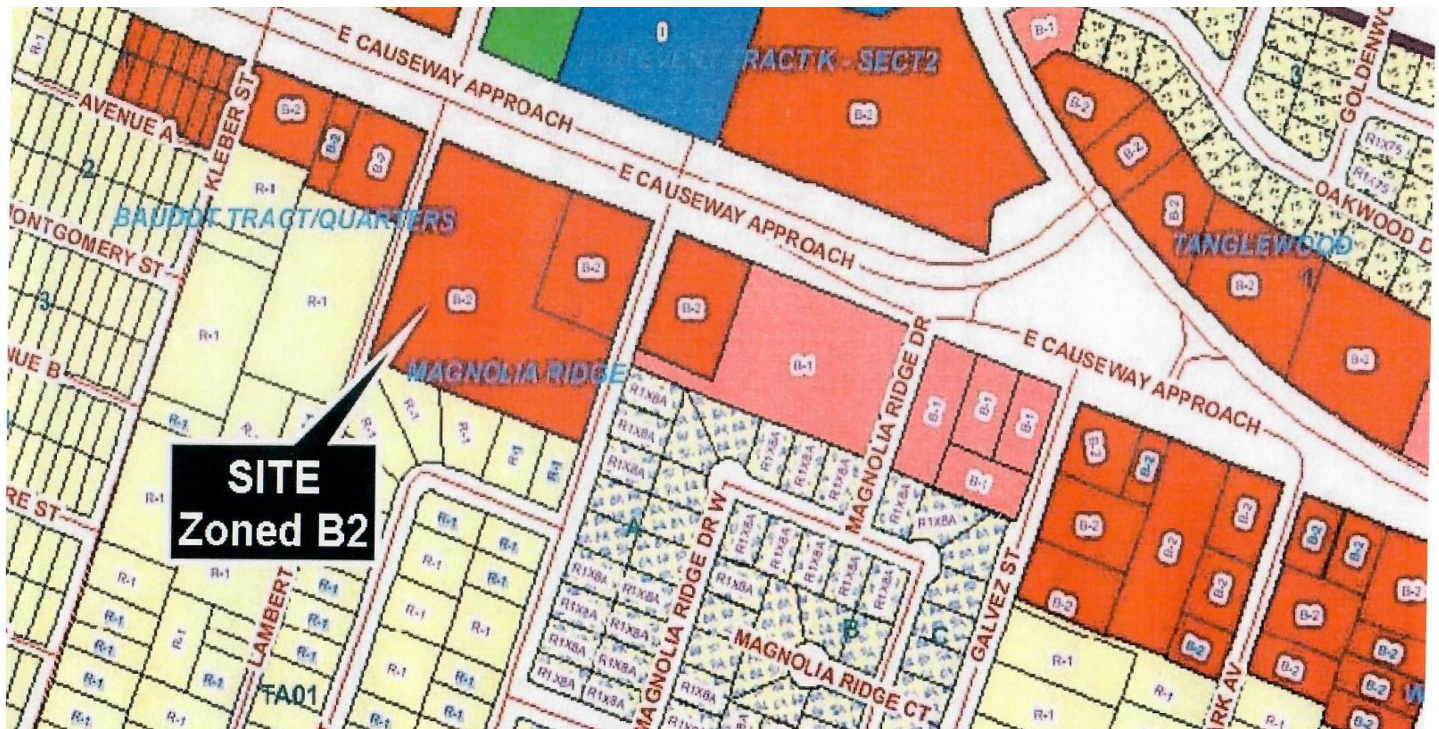
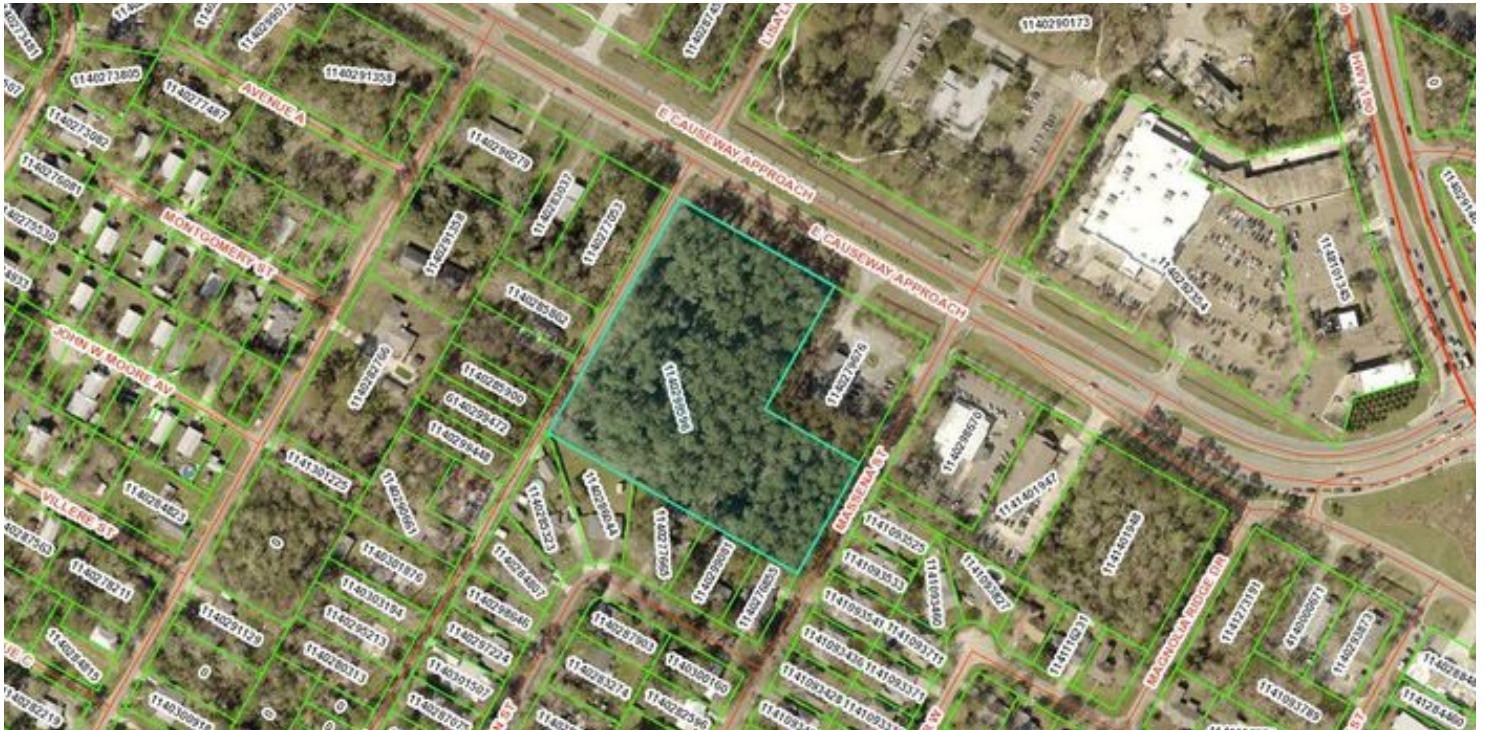
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## 4.8 ACRES COMMERCIAL LAND ON EAST CAUSEWAY

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FLORIDA STREET  
EAST CAUSEWAY APPROACH

LAMBERT STREET

LAMBERT STREET

20' STREET

MASSENA

4  
(200400.44.59. Ft.)

530.0'  
N61°45'W  
TAMMANY PARK SUBDIVISION



MAP PREPARED FOR

SHOWING A SURVEY MADE OF PROPERTY LOCATED IN RESUBDIVISION OF A PORTION OF TRACTS 70, 71 & 72, OF THE TOWN OF MANDEVILLE, LOT 4, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:

CERTIFIED CORRECT

**LAND SURVEYING Inc.**

COVINGTON, LOUISIANA

*Jeron R. Fitzmorris*  
LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 100'

DATE: June 30, 1978

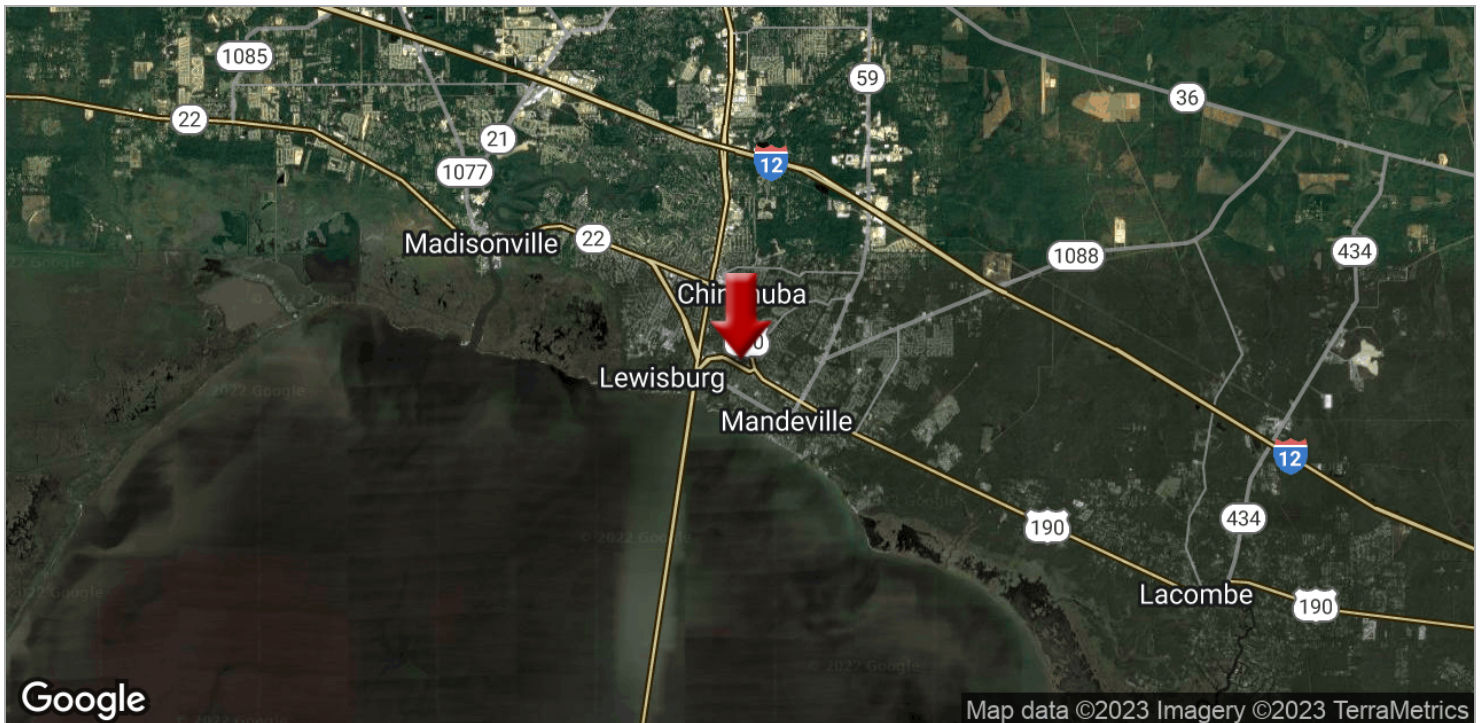
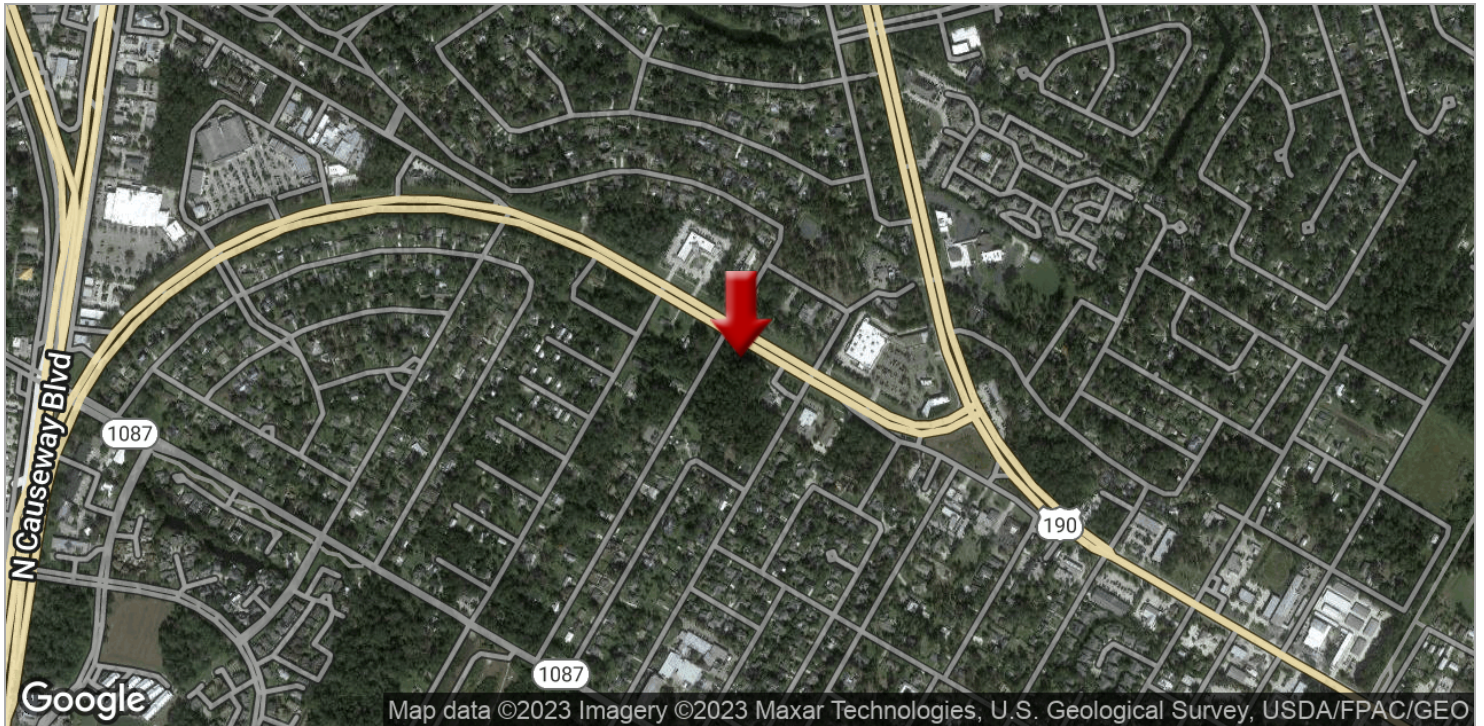
NUMBER 1458



## LAND FOR SALE

### 4.8 ACRES COMMERCIAL LAND ON EAST CAUSEWAY

East Causeway Approach, Mandeville, LA 70448



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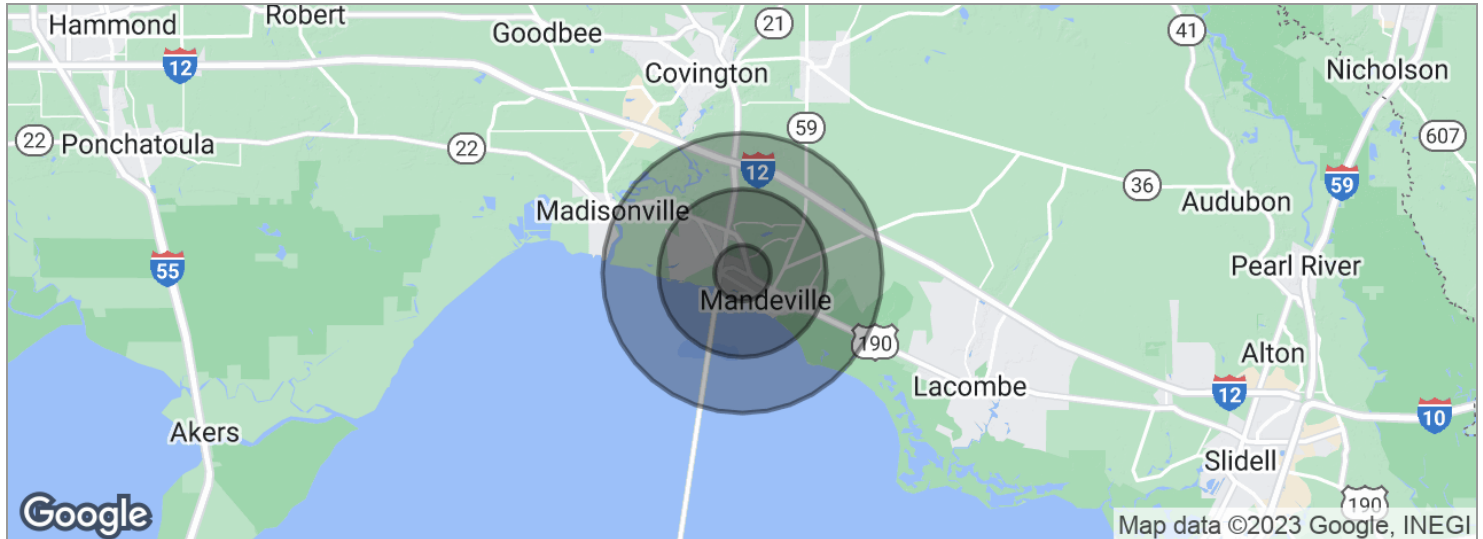
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## LAND FOR SALE

### 4.8 ACRES COMMERCIAL LAND ON EAST CAUSEWAY

East Causeway Approach, Mandeville, LA 70448



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,415	32,549	59,512
Median age	44.0	41.7	40.4
Median age (male)	42.6	39.8	38.3
Median age (Female)	44.5	42.7	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,747	12,161	22,119
# of persons per HH	2.5	2.7	2.7
Average HH income	\$97,064	\$102,500	\$96,556
Average house value	\$298,082	\$315,306	\$318,454

\* Demographic data derived from 2020 ACS - US Census

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