

## RETAIL FOR SALE

### TURTLE CREEK PLAZA - MANDEVILLE OFFICE/MEDICAL/RETAIL

5200 Highway 22, Mandeville, LA 70471



#### PROPERTY OVERVIEW

Turtle Creek Plaza - this 16,355-square-foot center on 1.18 acres is ideal for office, medical, restaurant, or retail. GREAT location with healthy traffic counts and demographics along Highway 22. Very close to Franco's Athletic Club, Beau Chene and in area of residential, office and retail. Building consists of 12,000 SF tilt up concrete strip with 10 potential suites and 4,355 SF attached two story building fronting Hwy 22. Zoned HC-1. Minutes from Lake Ponchartrain Causeway and I-12. Parking ratio 4.40 per 1000.

#### PROPERTY HIGHLIGHTS

- 12 total suites possible, 16,355 SF total, 1.18 acres
- 12,000 SF strip plus two story building, Ample parking
- HC-1 Zoning
- Separately Metered

**SALE PRICE:** \$1,400,000

**PRICE / SF:** \$85.60

**LOT SIZE:** 51,364 SF

**BUILDING SIZE:** 16,355 SF

**ZONING:** HC-1

**TRAFFIC COUNT:** 25,000 Cars Daily on Hwy 22

**BROCHURE DATE:** 11/19/19

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

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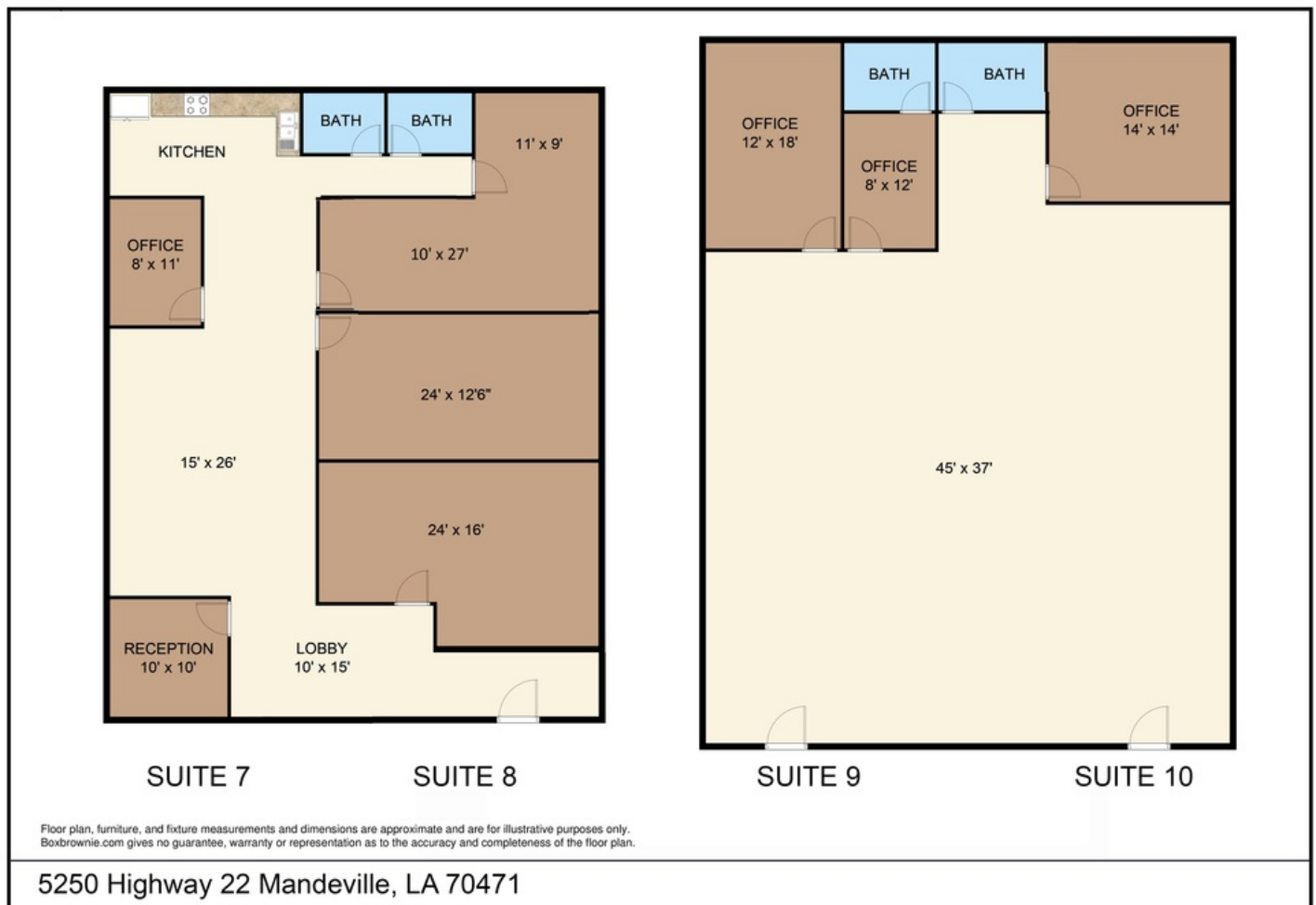
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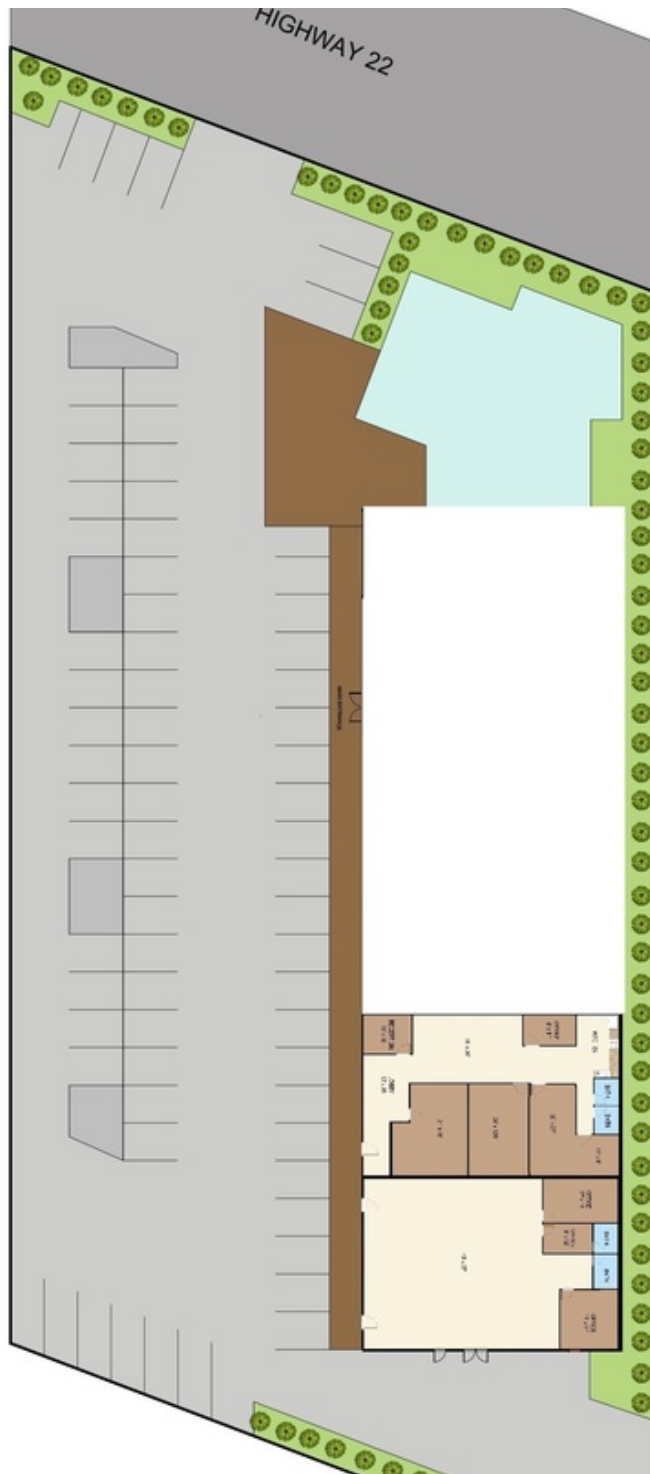
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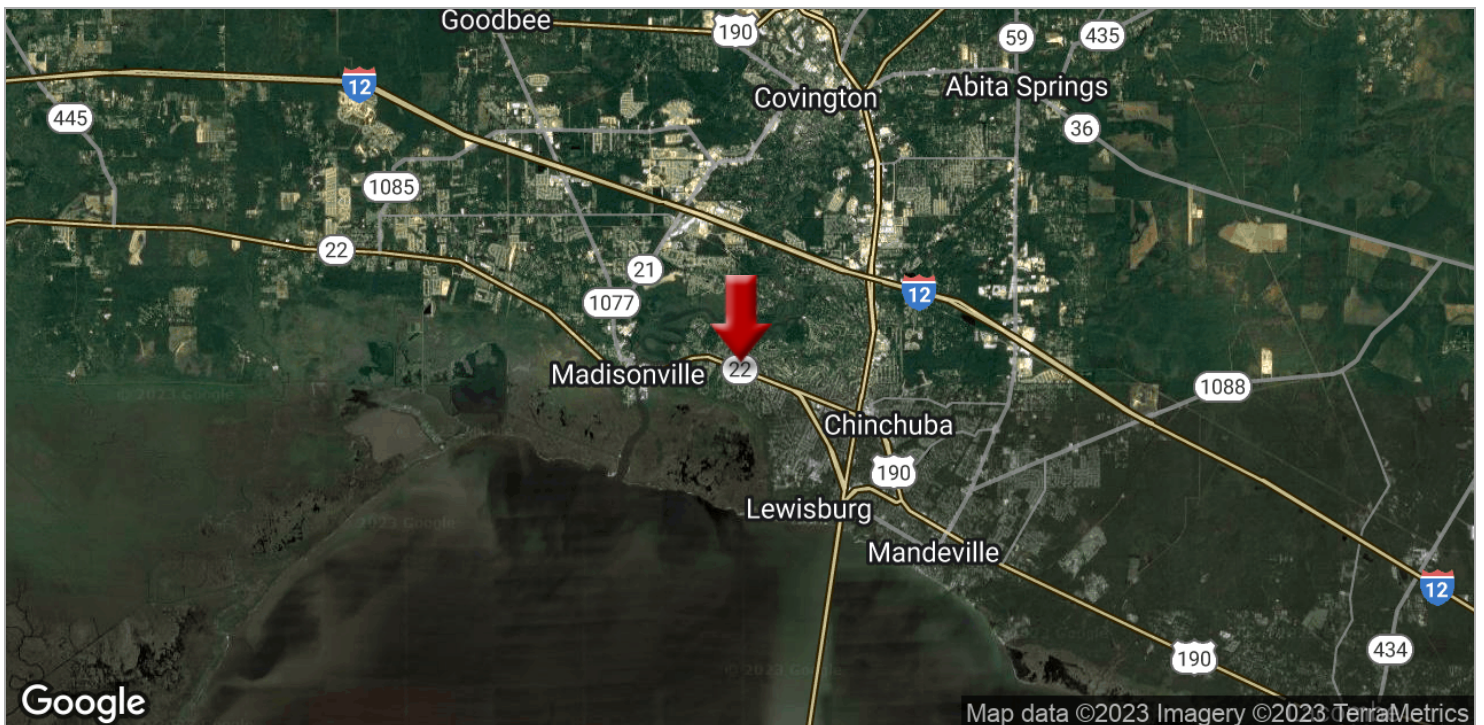
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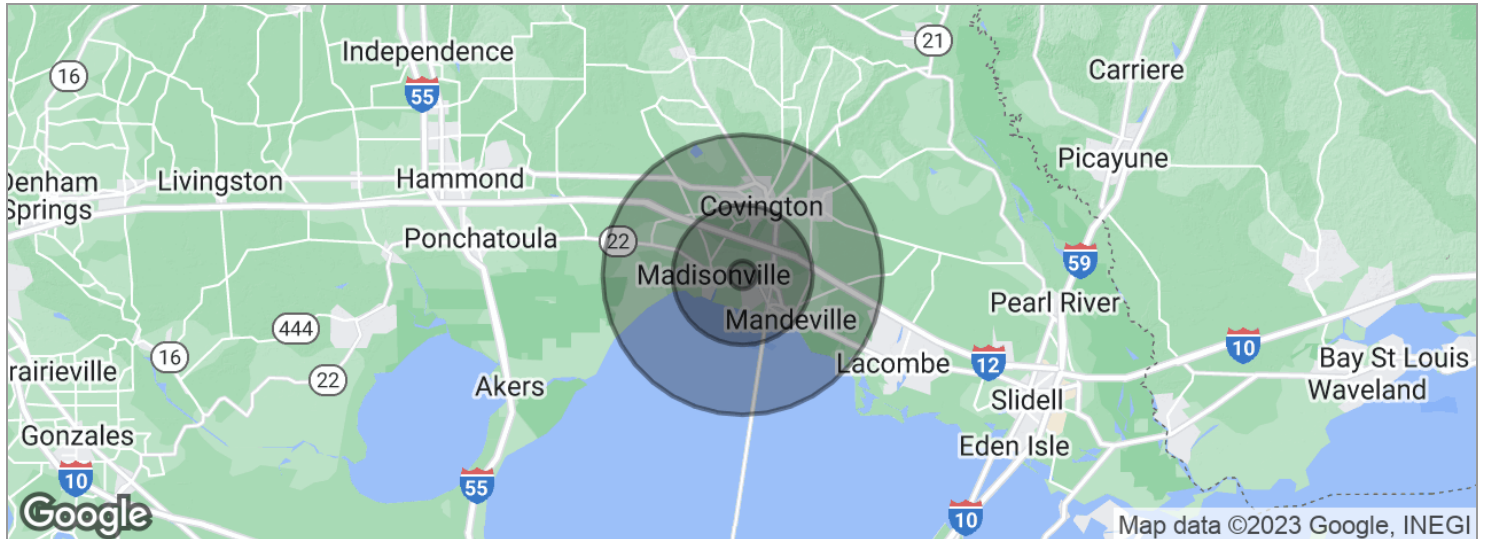
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,474	55,064	110,537
Median age	45.4	41.6	39.2
Median age (male)	42.5	39.4	37.6
Median age (Female)	46.0	42.9	40.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,356	21,265	40,729
# of persons per HH	2.6	2.6	2.7
Average HH income	\$105,774	\$97,808	\$90,019
Average house value	\$336,357	\$321,239	\$313,656

\* Demographic data derived from 2020 ACS - US Census

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