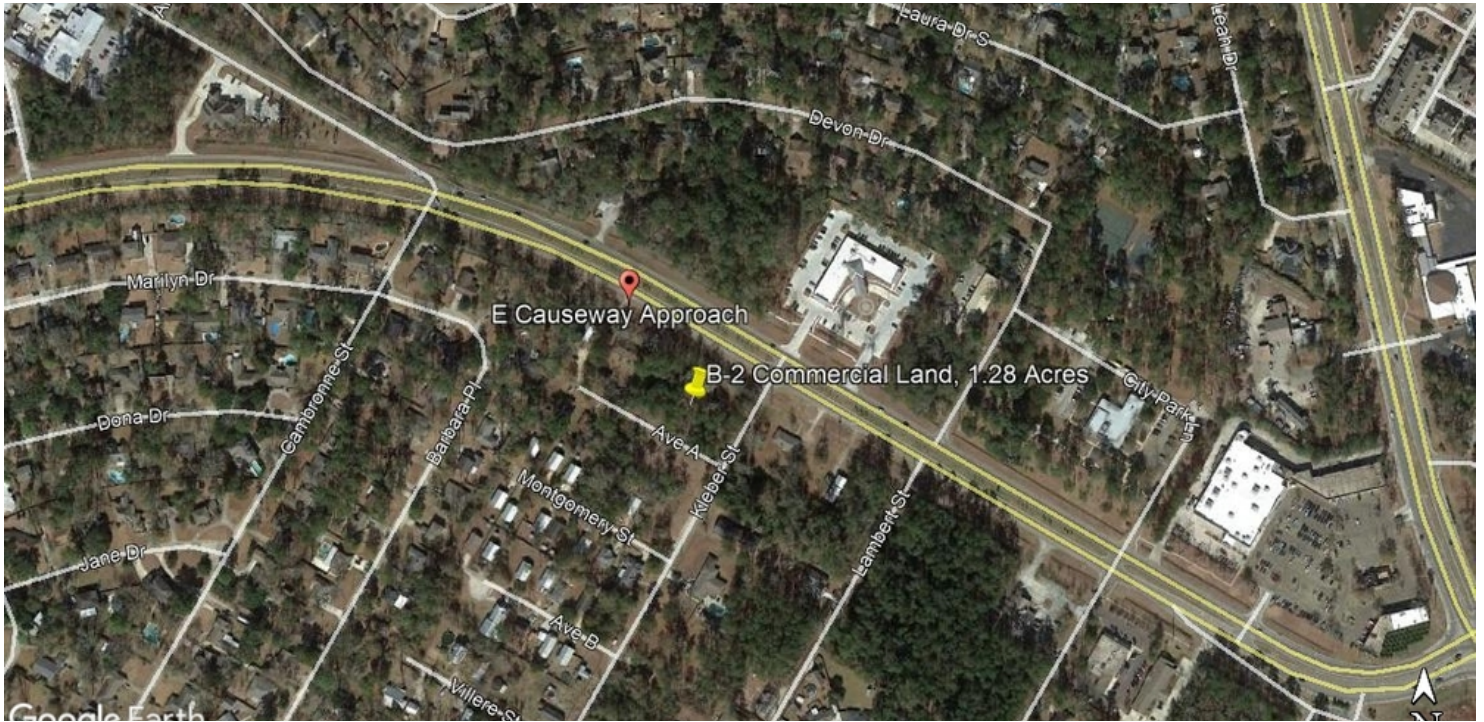


LAND FOR SALE

CORNER PARCEL ON EAST CAUSEWAY APPROACH

East Causeway Approach, Mandeville, LA 70471



PROPERTY OVERVIEW

Large commercial-zoned parcel in high-demand Mandeville area. Lots 1-7 and 18-24. Lots of permitted uses. Great location for your business, office or retail. Across from Ochsner East Causeway medical office, City of Mandeville government offices and Wal-Mart Neighborhood Market.

PROPERTY HIGHLIGHTS

- Ideal for office or retail development
- Corner location
- Healthy daily traffic count
- Across from medical facilities, city of Mandeville administrative offices and large retailer

SALE PRICE:	\$850,000
LOT SIZE:	1.28 Acres
PRICE / SF:	\$15.24
ZONING:	B-2 - Highway Business
MARKET:	New Orleans Northshore - Mandeville
BROCHURE DATE:	3/11/2020

KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

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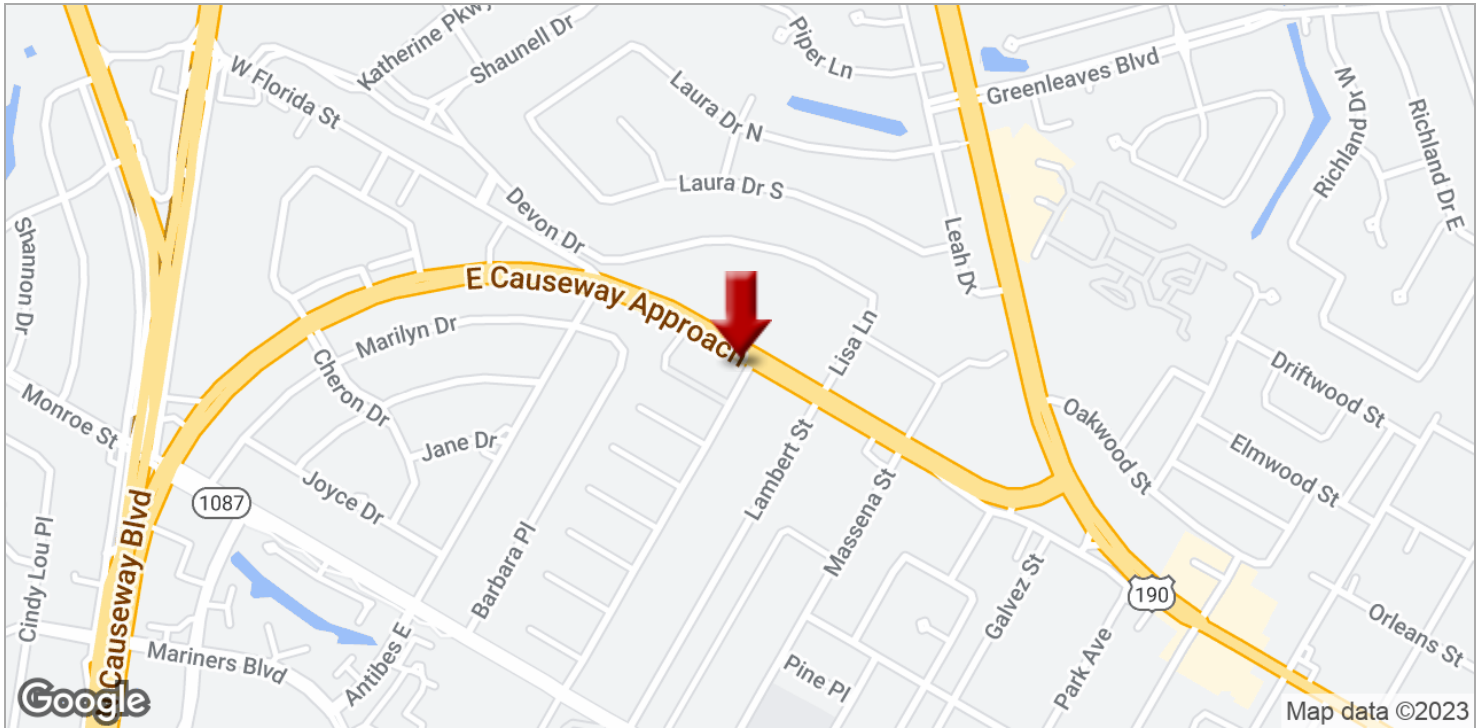
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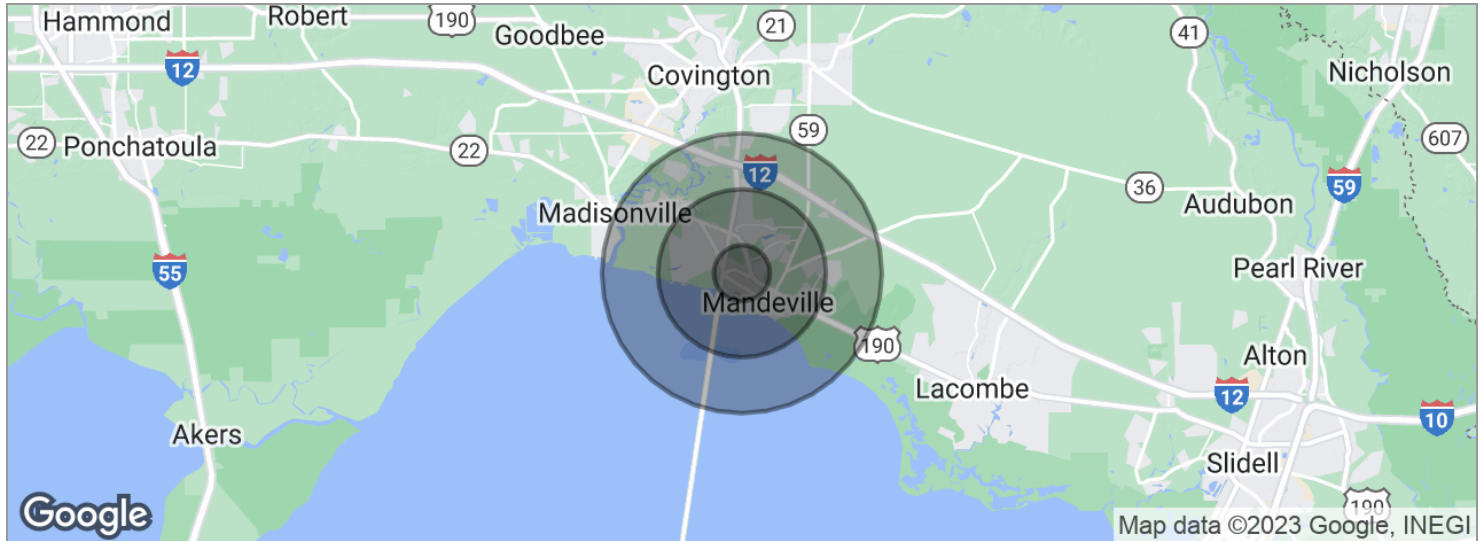
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East Causeway Approach, Mandeville, LA 70471



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,525	32,531	59,358
Median age	44.0	41.6	40.4
Median age (male)	42.9	39.7	38.3
Median age (Female)	44.6	42.6	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,788	12,127	22,025
# of persons per HH	2.5	2.7	2.7
Average HH income	\$96,637	\$102,214	\$96,870
Average house value	\$295,609	\$314,905	\$318,906

* Demographic data derived from 2020 ACS - US Census

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