

OFFICE FOR LEASE

SMALL OFFICE/RETAIL ON FLORIDA STREET

2186 Florida St , Mandeville, LA 70448



PROPERTY OVERVIEW

1000 SF Old Mandeville office/retail location with excellent visibility and parking. Convenient to the Causeway, Highway 59, and I-12, perfect for small office, retail, or service business. Currently used as an Allstate Insurance office and includes a reception area, two offices, bathroom, and kitchen/breakroom area. 3-year minimum term at \$15/PSF base rent annual plus \$4/PSF NNN fees annual = \$1583/month total rent.

PROPERTY HIGHLIGHTS

- Excellent visibility and ample parking
- Reception area, 2 offices, bathroom and kitchen/break room
- Ideal for small office, retail or service business
- NNN lease, 3-year minimum term

AVAILABLE SF:

1,000 SF

LEASE RATE:

\$15.00 SF/yr (NNN)

ZONING:

HC-2 - Highway
Commercial

BROCHURE DATE:

3/12/2020

KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

CORDELL EUSTIS GROUP
Brent Cordell
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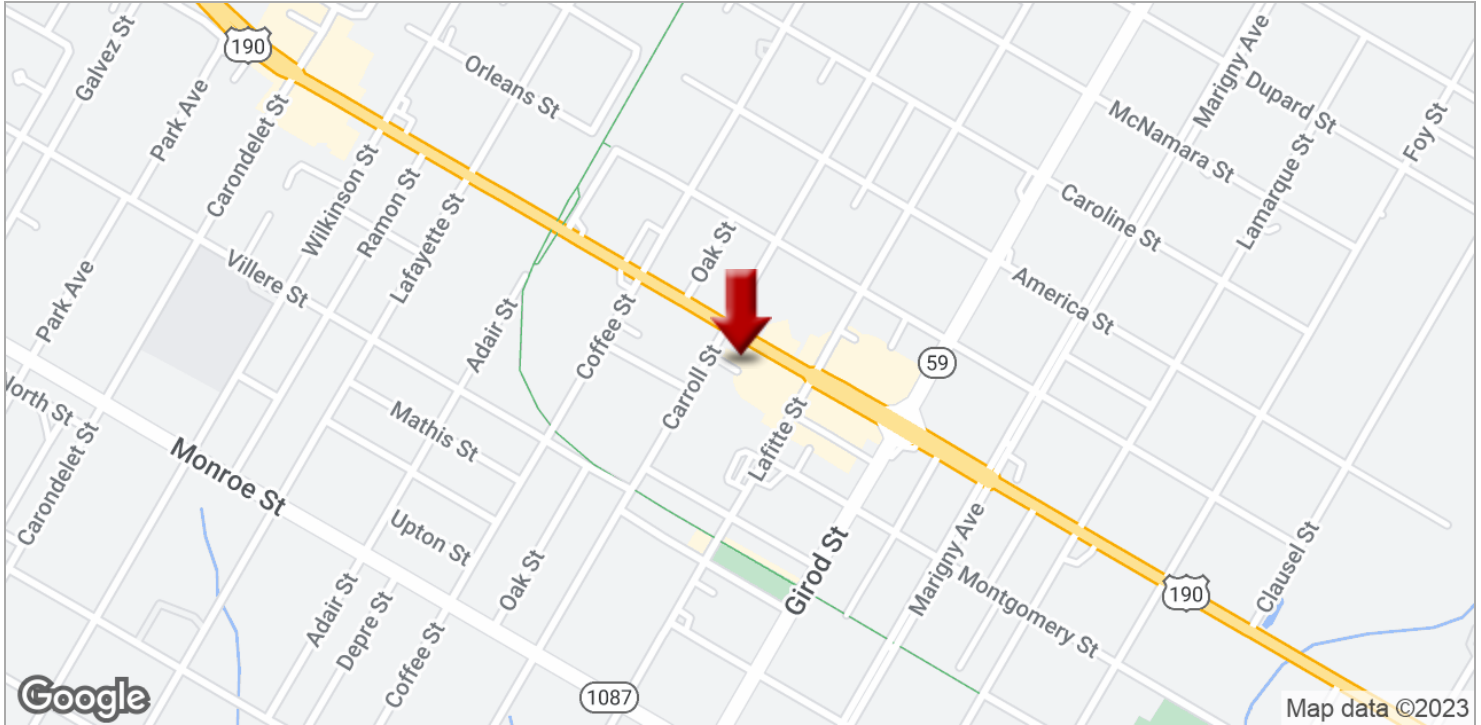
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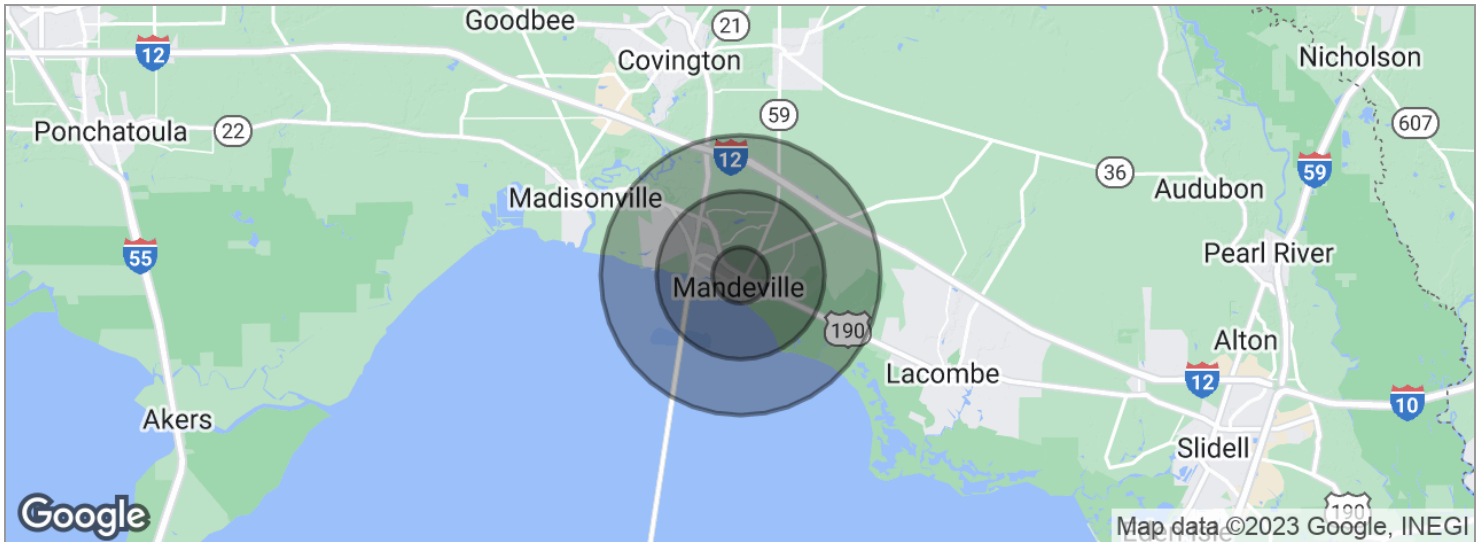
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,788	31,380	52,613
Median age	42.0	40.2	40.2
Median age (male)	41.1	38.5	38.4
Median age (Female)	43.1	41.6	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,186	11,283	19,242
# of persons per HH	2.6	2.8	2.7
Average HH income	\$87,985	\$100,301	\$97,970
Average house value	\$271,489	\$311,662	\$316,630

* Demographic data derived from 2020 ACS - US Census

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