

# Pine Tree Plaza

4250 Hwy 22 Mandeville, LA 70471

## PROPERTY SUMMARY



## Property Highlights

- Co-tenants include Sherwin Williams, Keesler Federal Credit Union, US Coast Guard, Thomas Franks Jewelers, Sawasdee Thai Restaurant
- Suitable for retail or office
- Ample parking

## Offering Summary

Lease Rate:	\$11.50 SF/yr (NNN)
CAM:	\$3.25 SF/yr
Available SF:	1,261 SF
Building Size:	35,000 SF



## Matthew Pittman, CCIM

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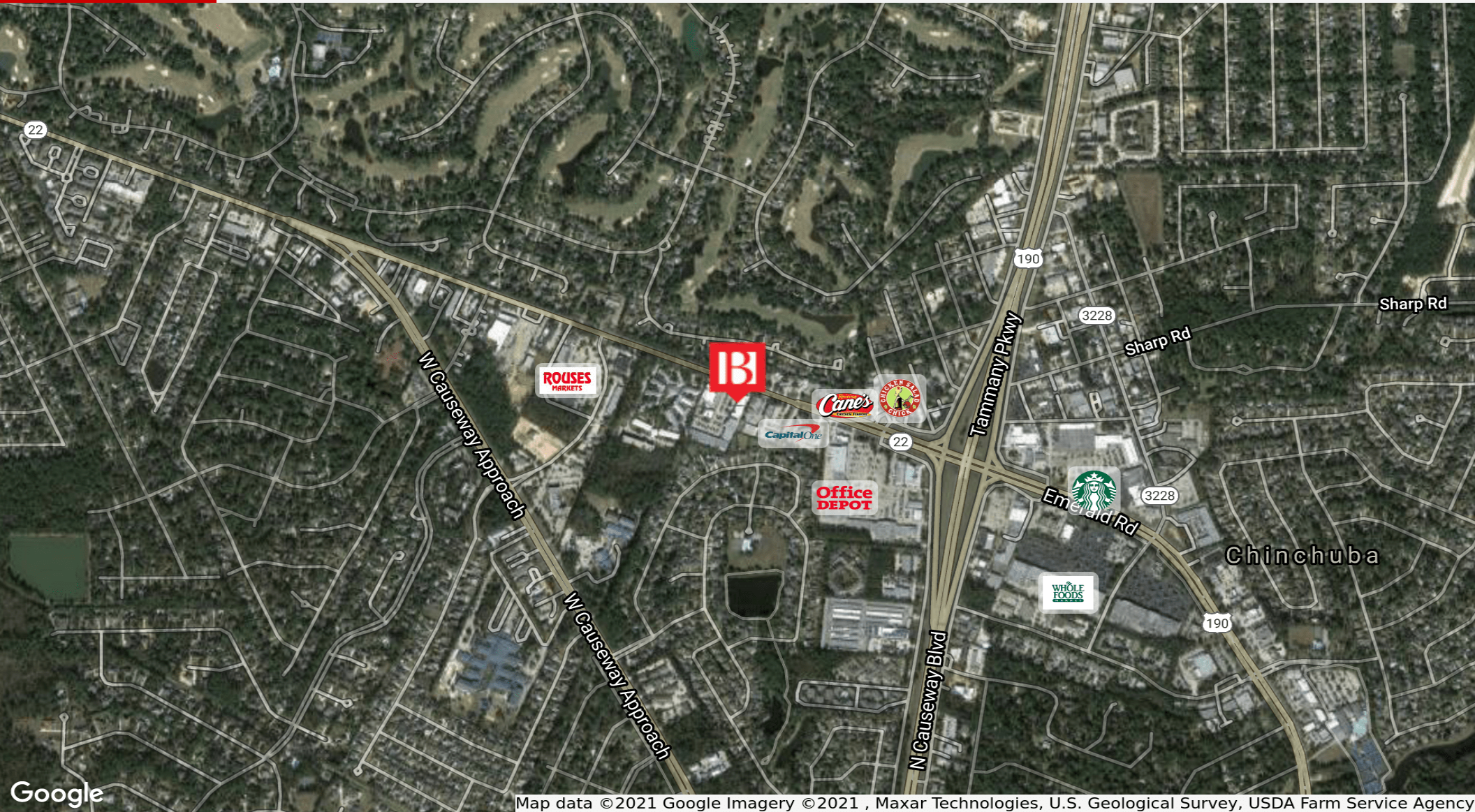




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## LOCATION MAPS



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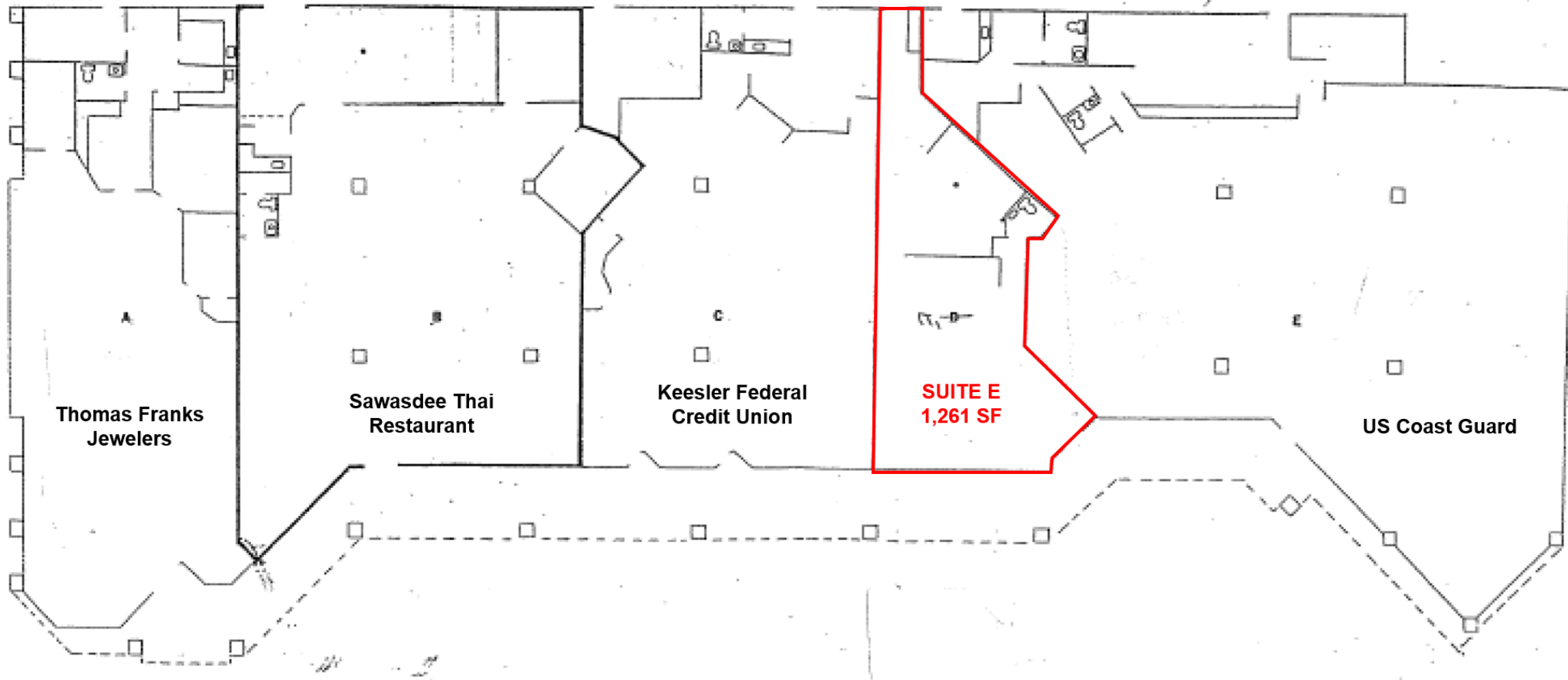
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**FLOOR PLANS**



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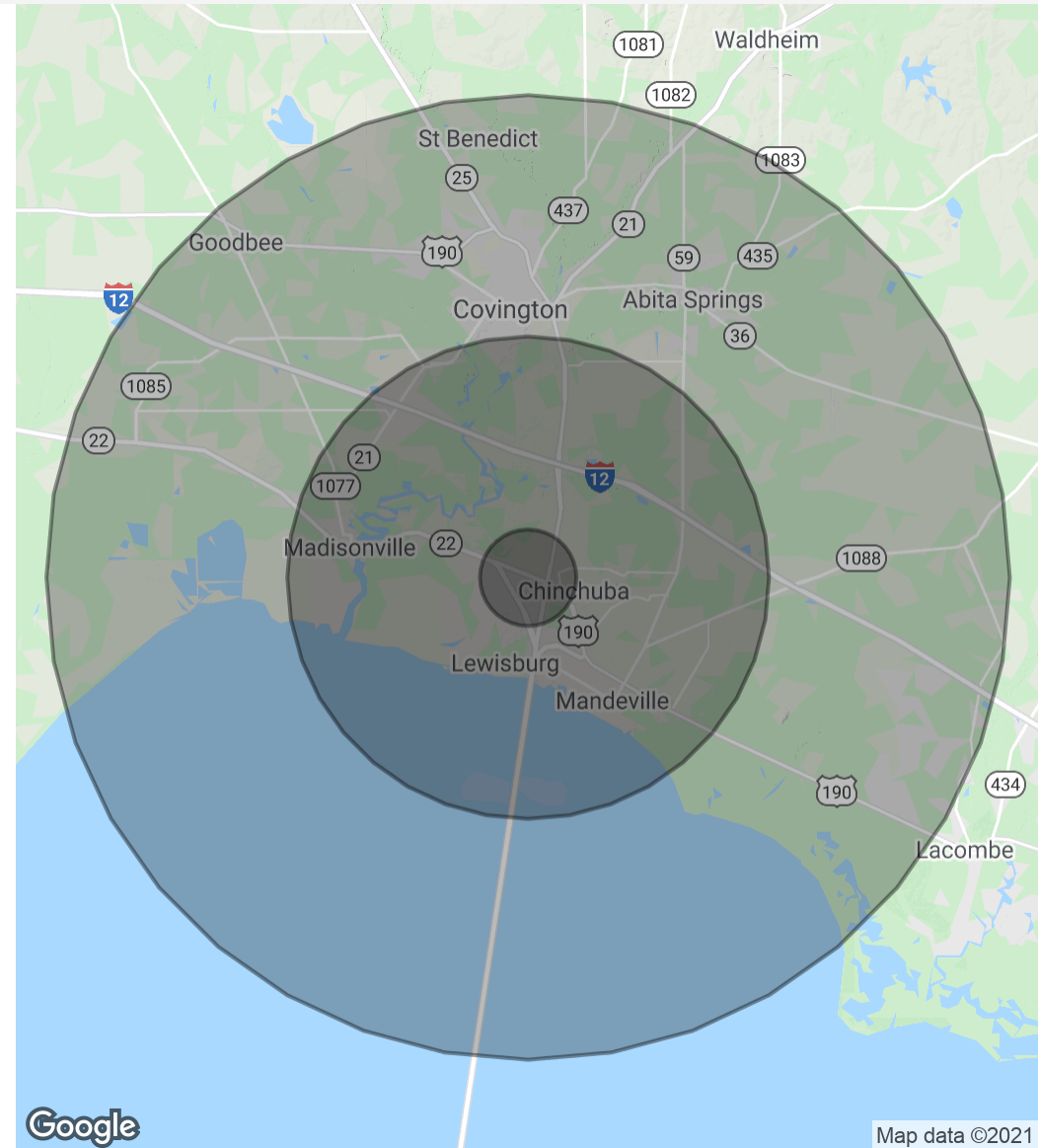
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	3,675	67,921	109,442
Average Age	44.4	40.4	39.3
Average Age (Male)	41.4	38.3	37.7
Average Age (Female)	45.1	42.0	40.9

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,417	25,711	40,479
# Of Persons Per HH	2.6	2.6	2.7
Average HH Income	\$108,220	\$93,814	\$89,046
Average House Value	\$338,534	\$318,427	\$316,412

*\* Demographic data derived from 2010 US Census*



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