

# Mandeville Marketplace

601 N Causeway Blvd. Mandeville, LA 70448

MANDEVILLE MARKETPLACE



**Matthew Pittman, CCIM**  
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**EXECUTIVE SUMMARY**



**Offering Summary**

Sale Price:	\$7,500,000
Building Size:	63,130 SF
Available SF:	
Lot Size:	5.32 Acres
Price / SF:	\$118.80
Zoning:	B-2 - Highway Business District



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RENT ROLL

Tenant Name	Unit Number	Unit Size (SF)	Lease Start	Lease End	Annual Rent	% Of GLA	Price Per SF/YR
AT&T	601	2,500	8/1/08	MTM	\$42,500	3.96	\$17.00
CPR Cell Phone Repair	607	1,026	11/30/15	11/30/2026	\$18,468	1.63	\$18.00
Get Just Fit Gym	605	5,043	2/1/2024	1/31/2029	\$60,516	7.99	\$12.00
Altitude Trampoline Park	617	28,944	3/15/22	3/31/32	\$303,912	45.85	\$10.50
Vacant	619	25,617			\$0	40.58	\$0.00
<b>Totals/Averages</b>		<b>63,130</b>			<b>\$425,396</b>		<b>\$6.74</b>

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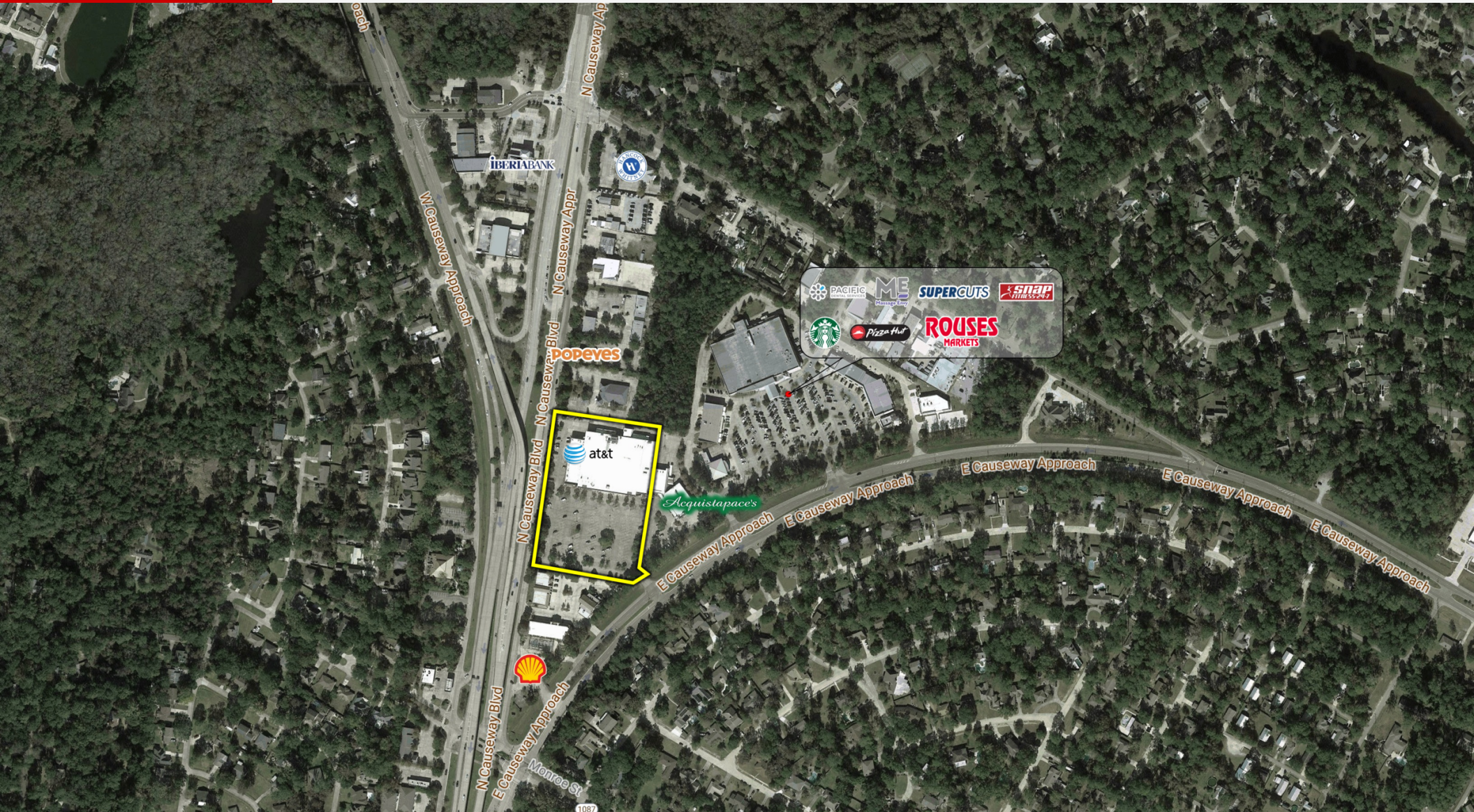




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## SURROUNDING RETAIL



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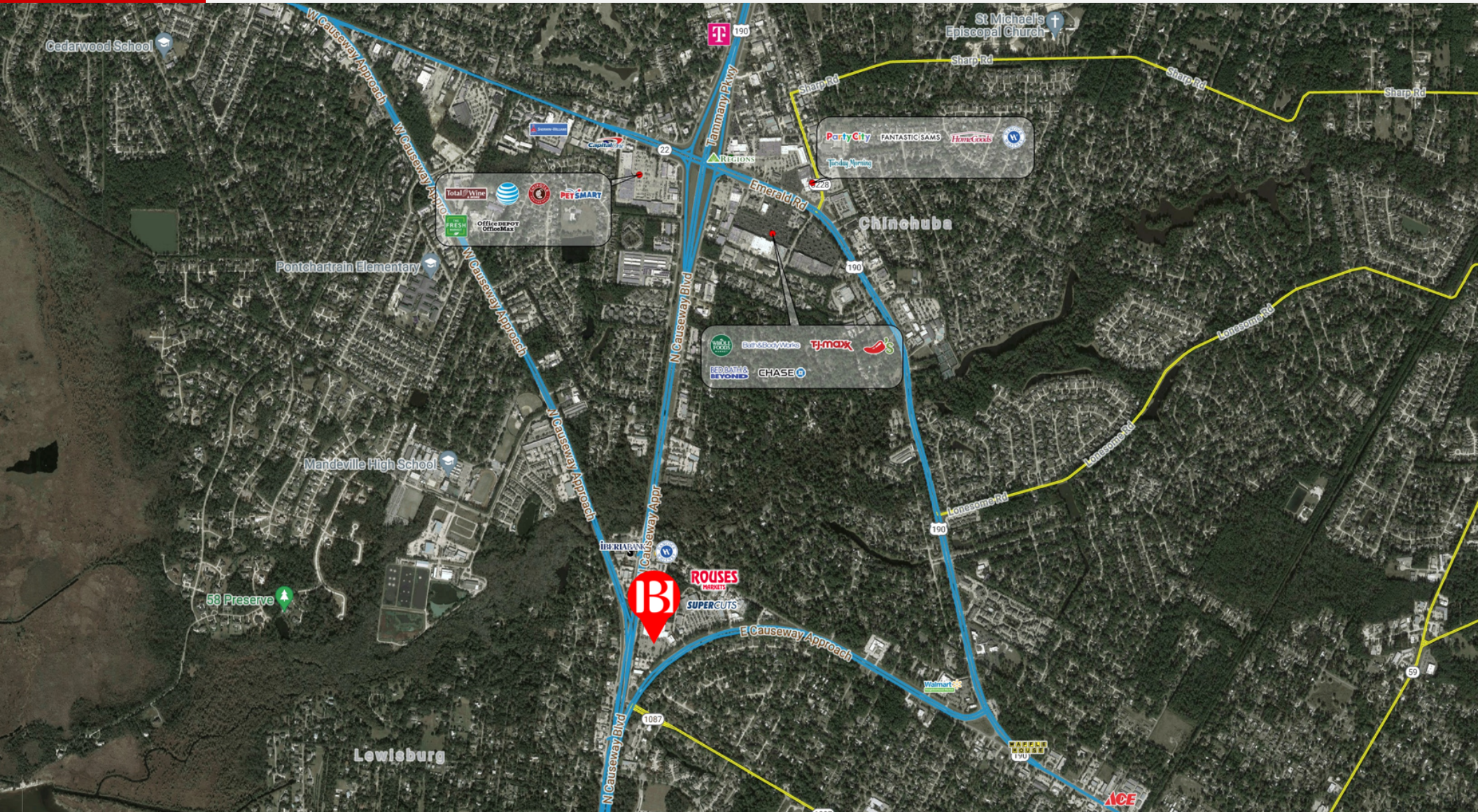




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## LOCATION MAP



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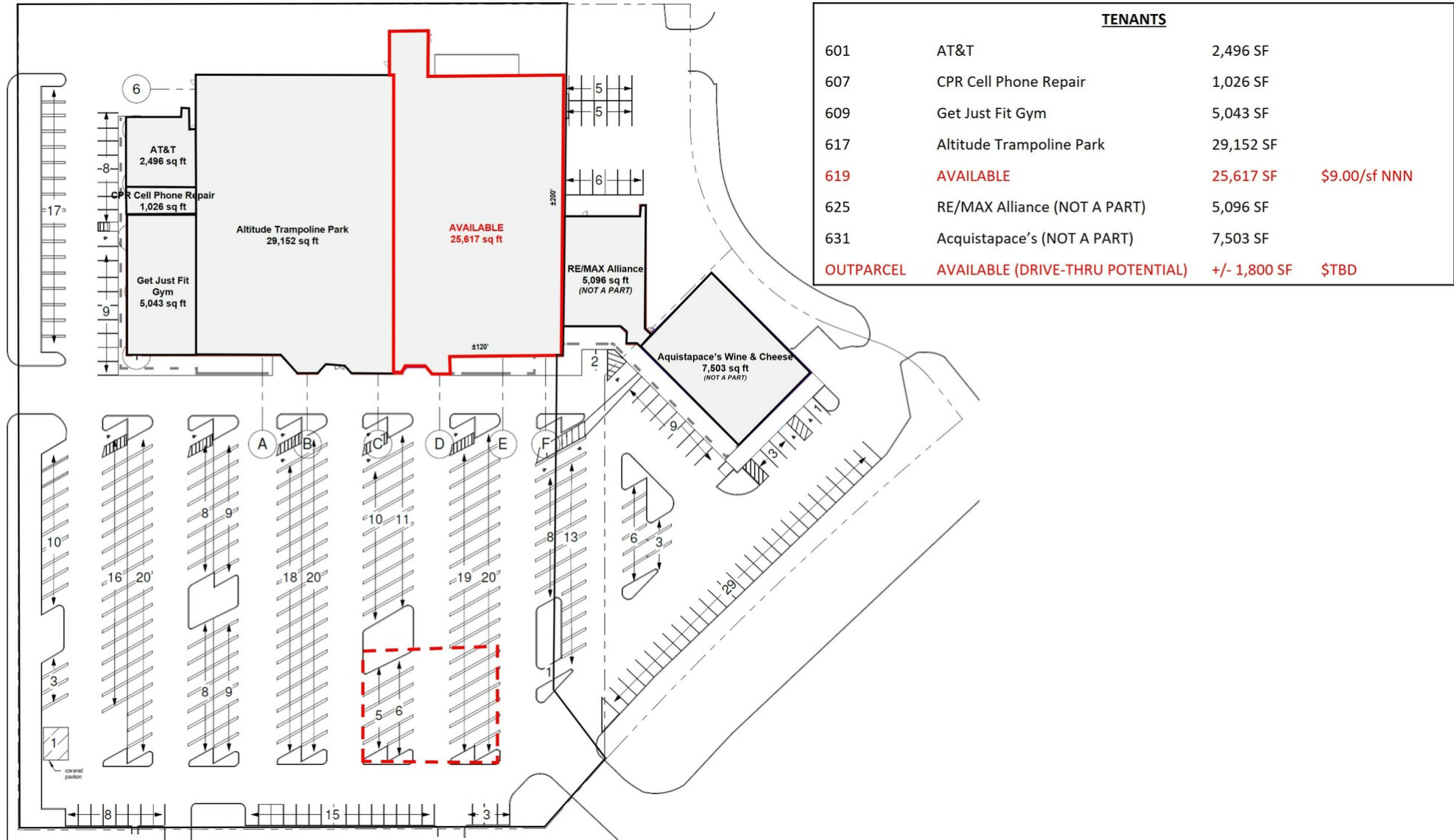




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## SITE PLAN



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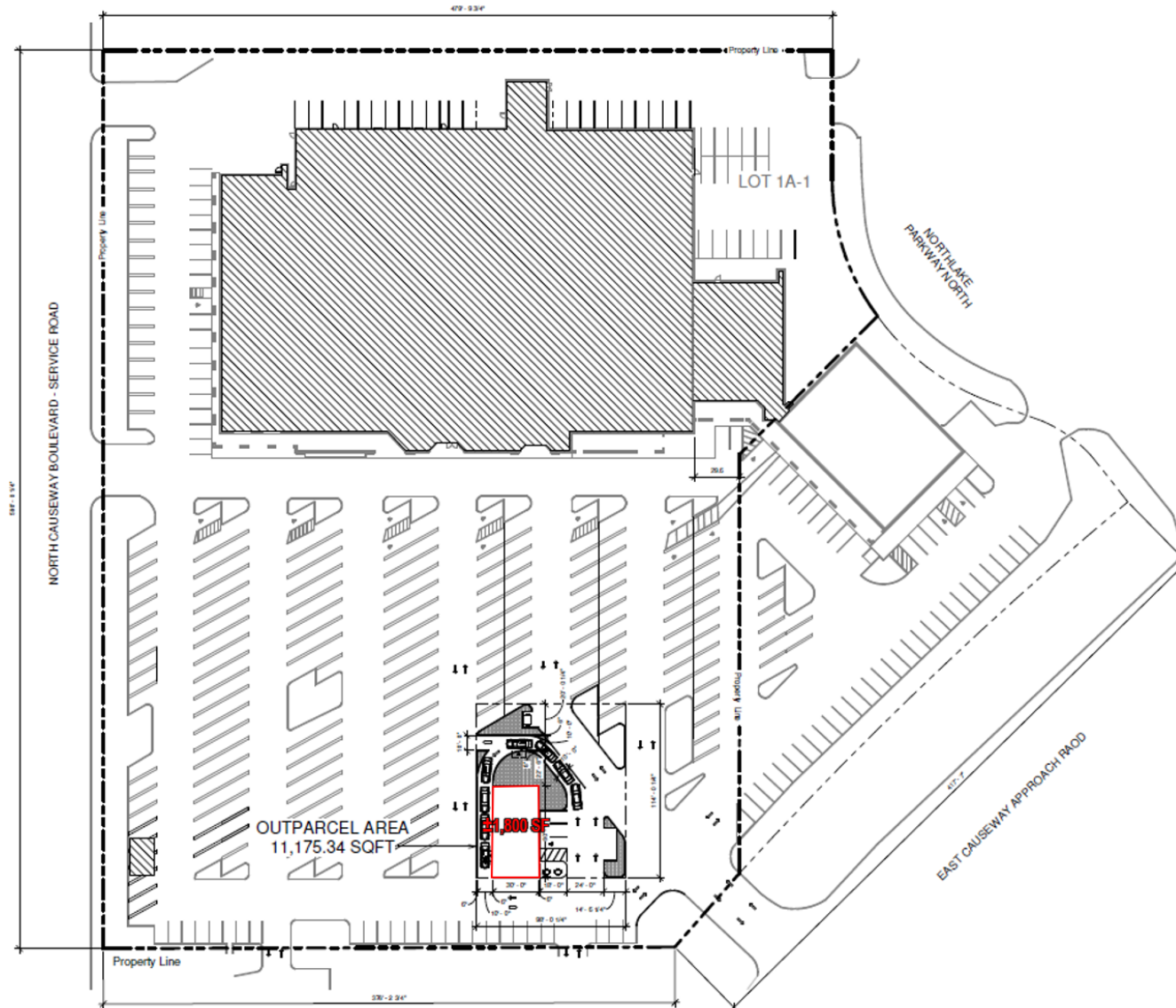




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## POTENTIAL OUTPARCEL



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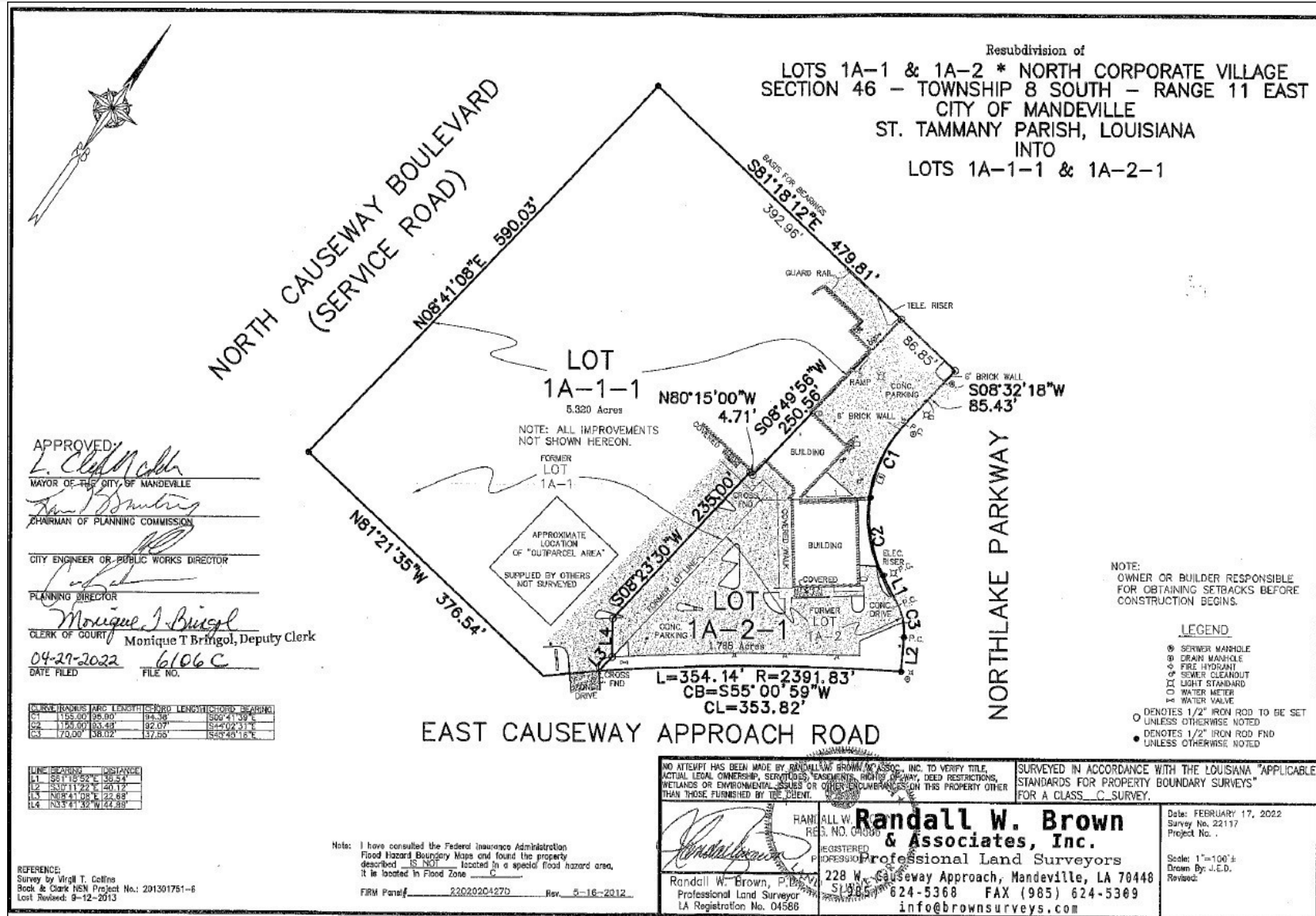




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SURVEY



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