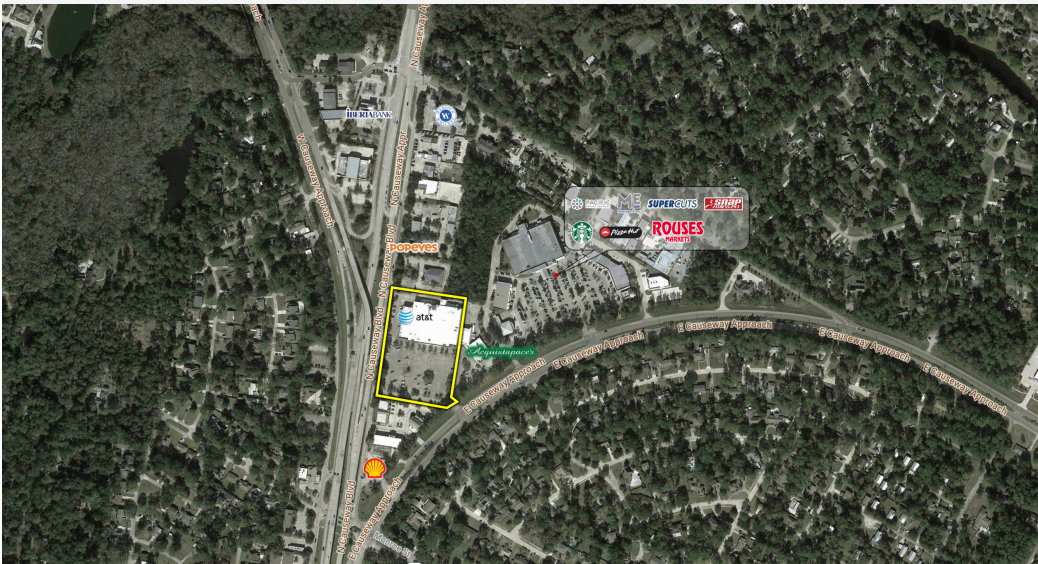


Mandeville Marketplace  
601 N Causeway Blvd. Mandeville, LA 70448

PROPERTY SUMMARY



Offering Summary

Lease Rate:	Negotiable
Available SF:	
Lot Size:	5.32 Acres
Building Size:	63,130 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,366	11,550	22,393
Total Population	3,276	30,313	59,982
Average HH Income	\$88,412	\$103,350	\$97,150

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ADDITIONAL PHOTOS



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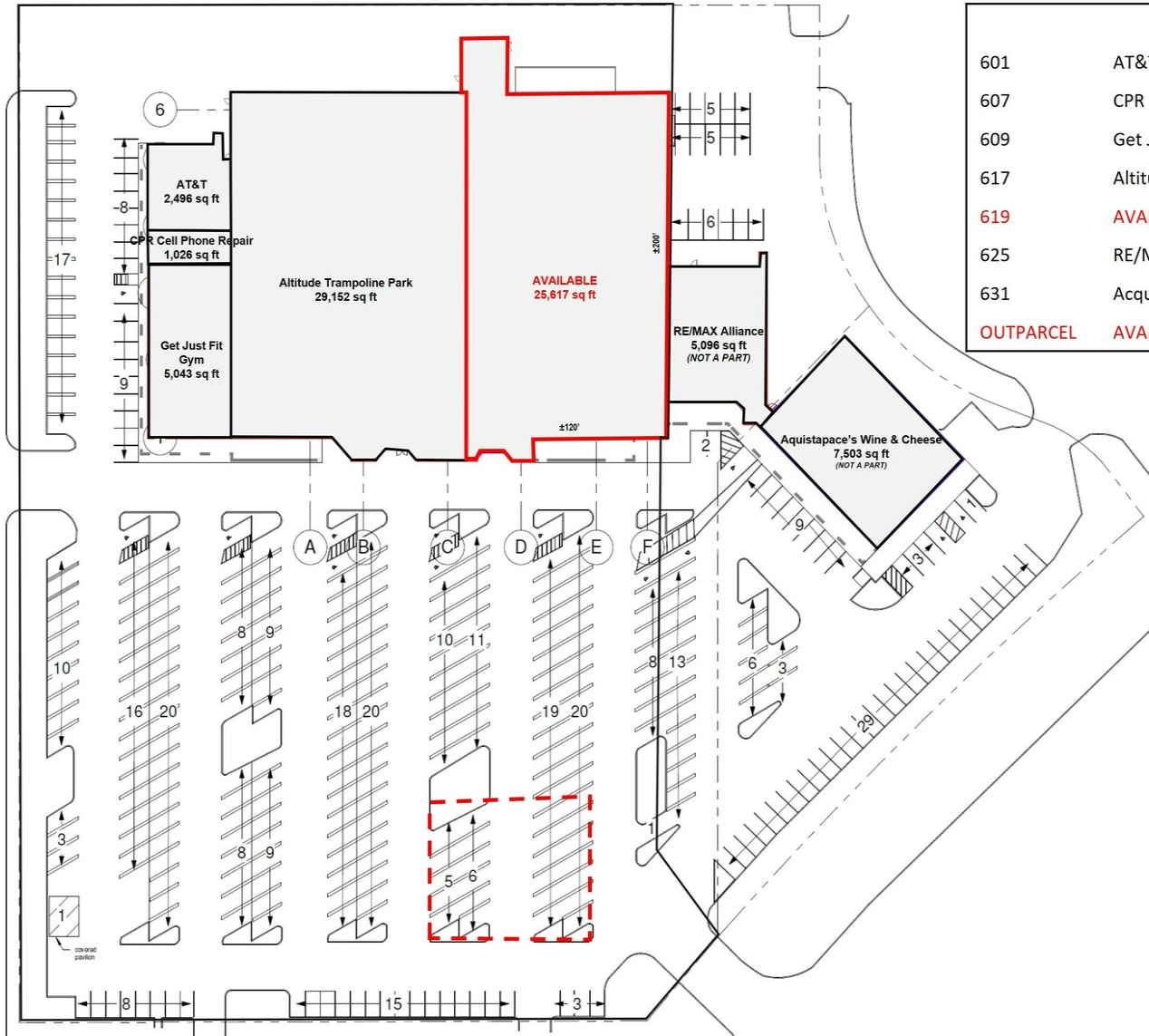




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## SITE PLAN



### TENANTS

601	AT&T	2,496 SF	
607	CPR Cell Phone Repair	1,026 SF	
609	Get Just Fit Gym	5,043 SF	
617	Altitude Trampoline Park	29,152 SF	
619	AVAILABLE	25,617 SF	\$9.00/sf NNN
625	RE/MAX Alliance (NOT A PART)	5,096 SF	
631	Acquistapace's (NOT A PART)	7,503 SF	
OUTPARCEL	AVAILABLE (DRIVE-THRU POTENTIAL)	+/- 1,800 SF	\$TBD

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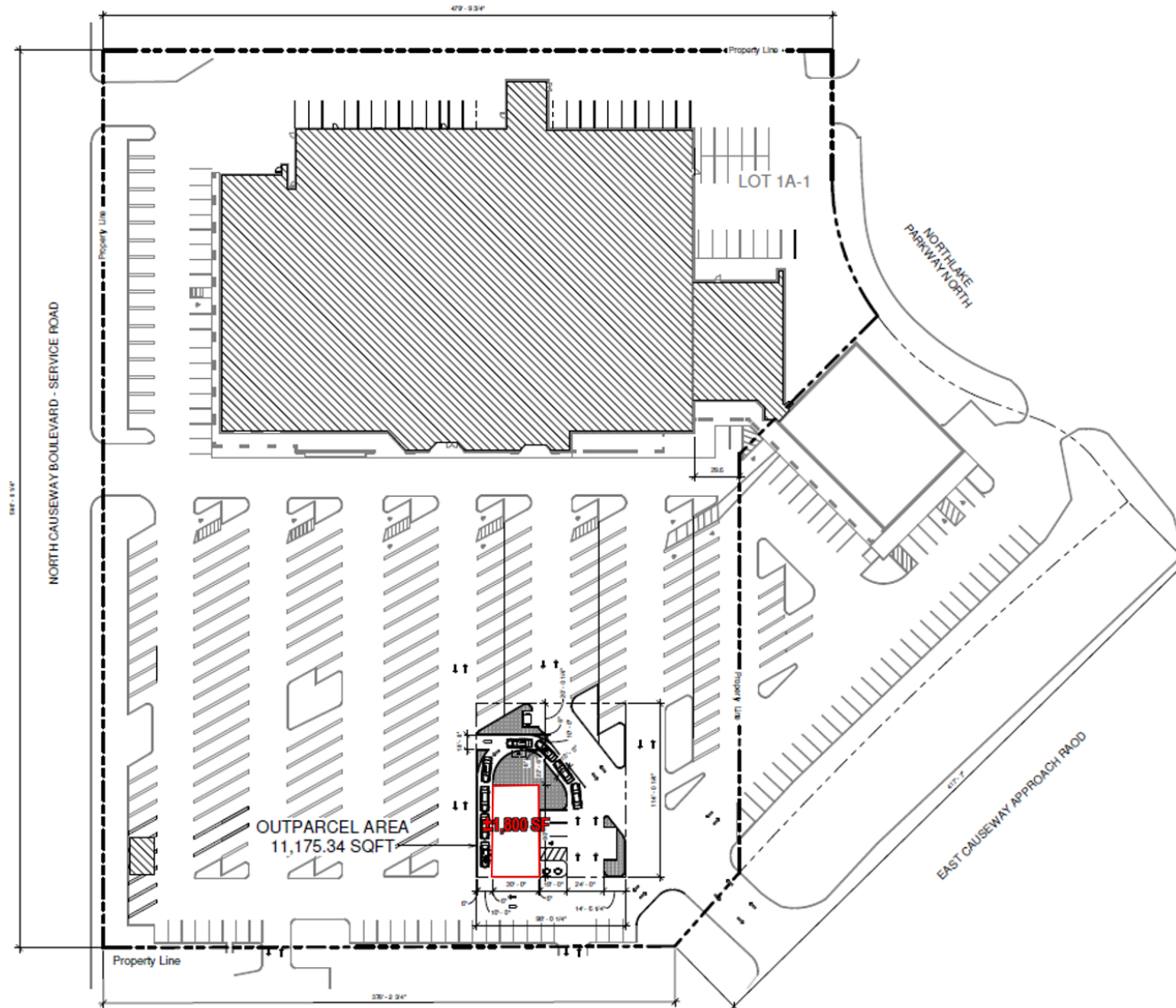




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## POTENTIAL OUTPARCEL



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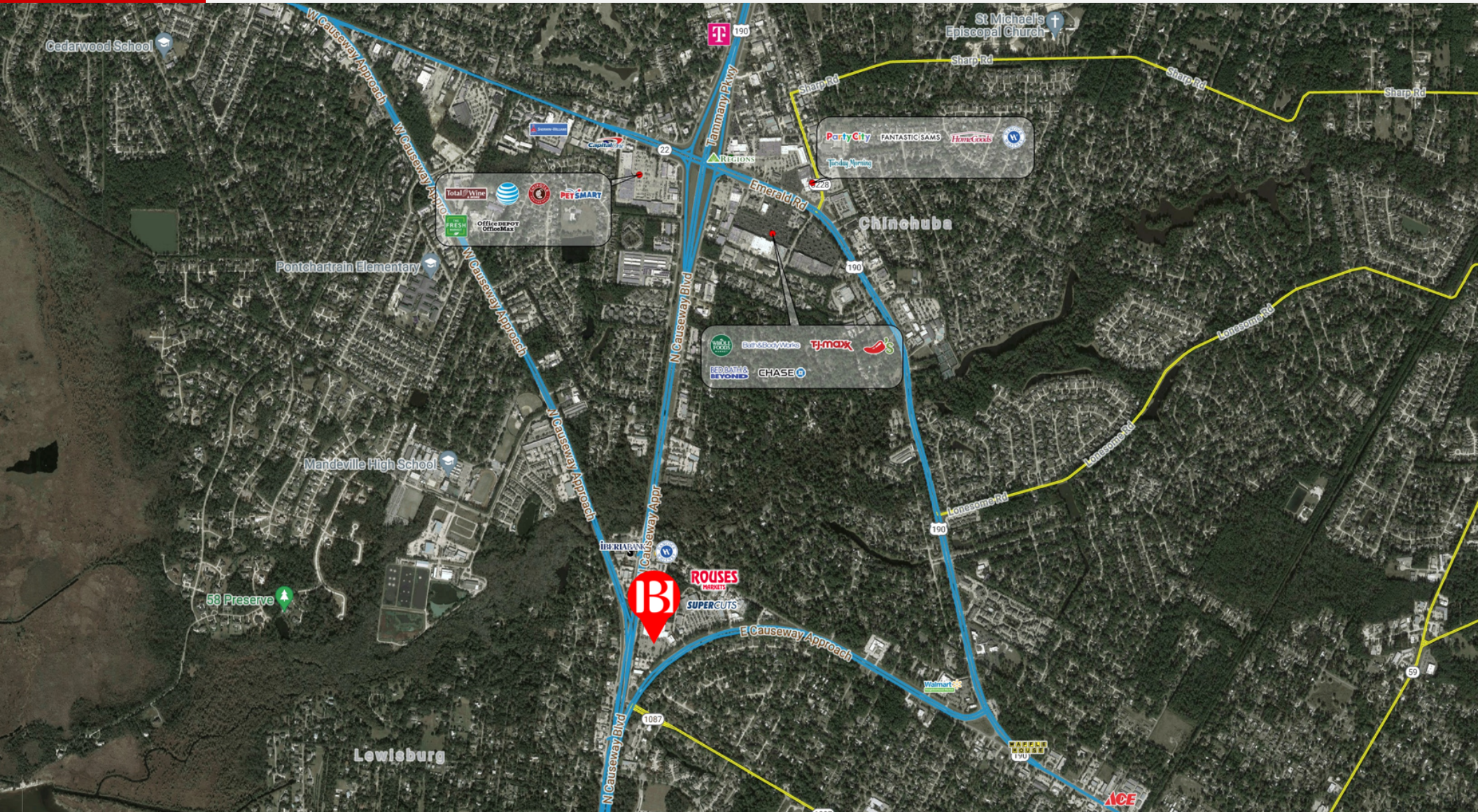




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## LOCATION MAP



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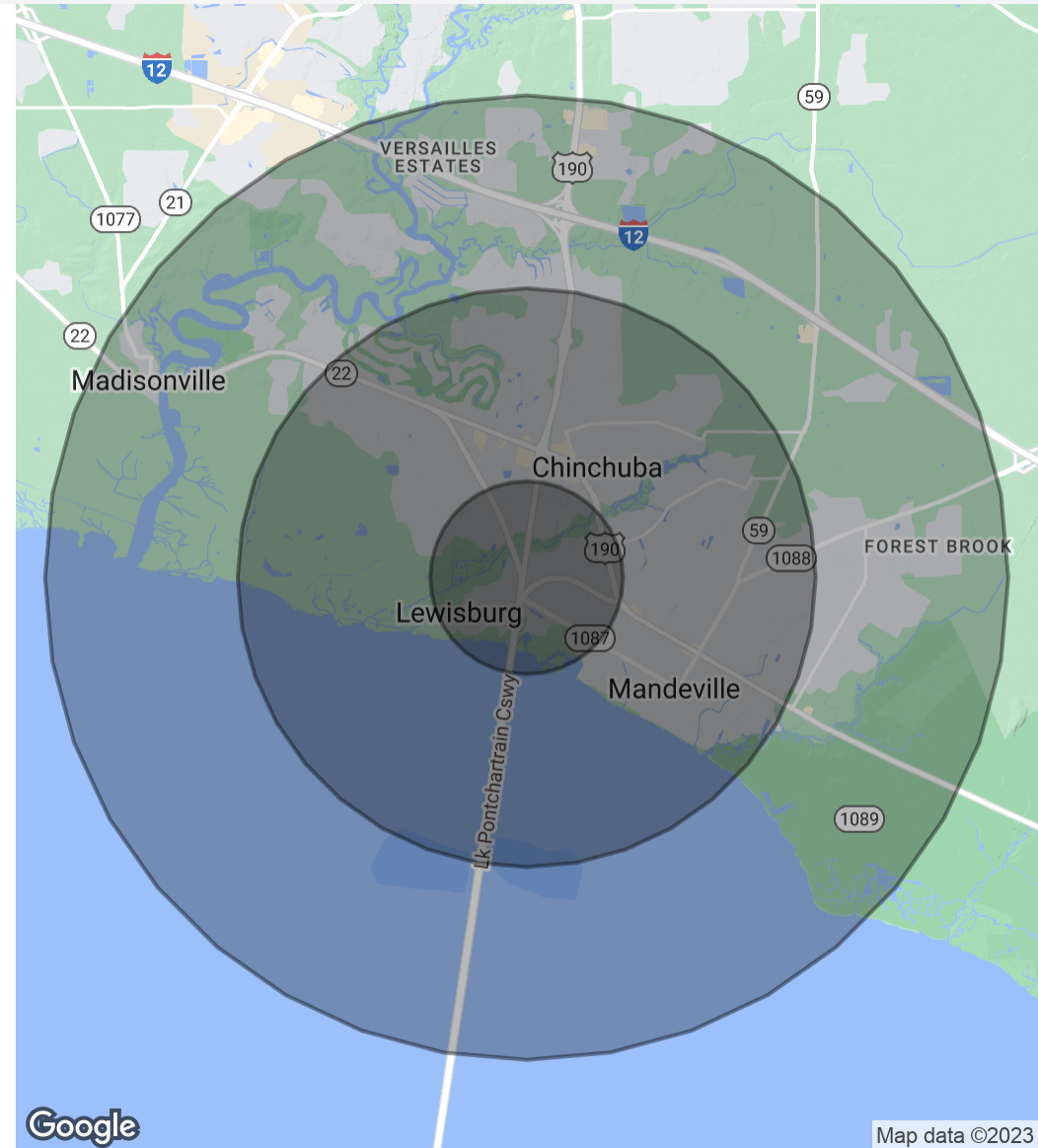
## DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	3,276	30,313	59,982
Average Age	43.9	42.6	40.7
Average Age (Male)	41.1	40.6	38.6
Average Age (Female)	44.9	43.4	42.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,366	11,550	22,393
# Of Persons Per HH	2.4	2.6	2.7
Average HH Income	\$88,412	\$103,350	\$97,150
Average House Value	\$295,948	\$316,493	\$319,057

\* Demographic data derived from 2020 ACS - US Census



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