

# New Development

## Hwy 190 & Greenleaves Blvd. Mandeville, LA 70448

### PROPERTY SUMMARY



### Property Highlights

- New development located in the heart of Mandeville with some of the best demographics in the state
- Positioned at the entrance of Greenleaves Subdivision, home to more than 1,041 residences
- Suitable for office, medical, retail use (food & beverage excluded)

### Offering Summary

Lease Rate:	\$28.00 SF/yr (NNN)
Available SF:	1,200 - 7,400 SF
Lot Size:	1.32 Acres
Building Size:	7,500 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,169	13,029	22,566
Total Population	5,790	35,245	60,802
Average HH Income	\$107,855	\$101,314	\$95,520

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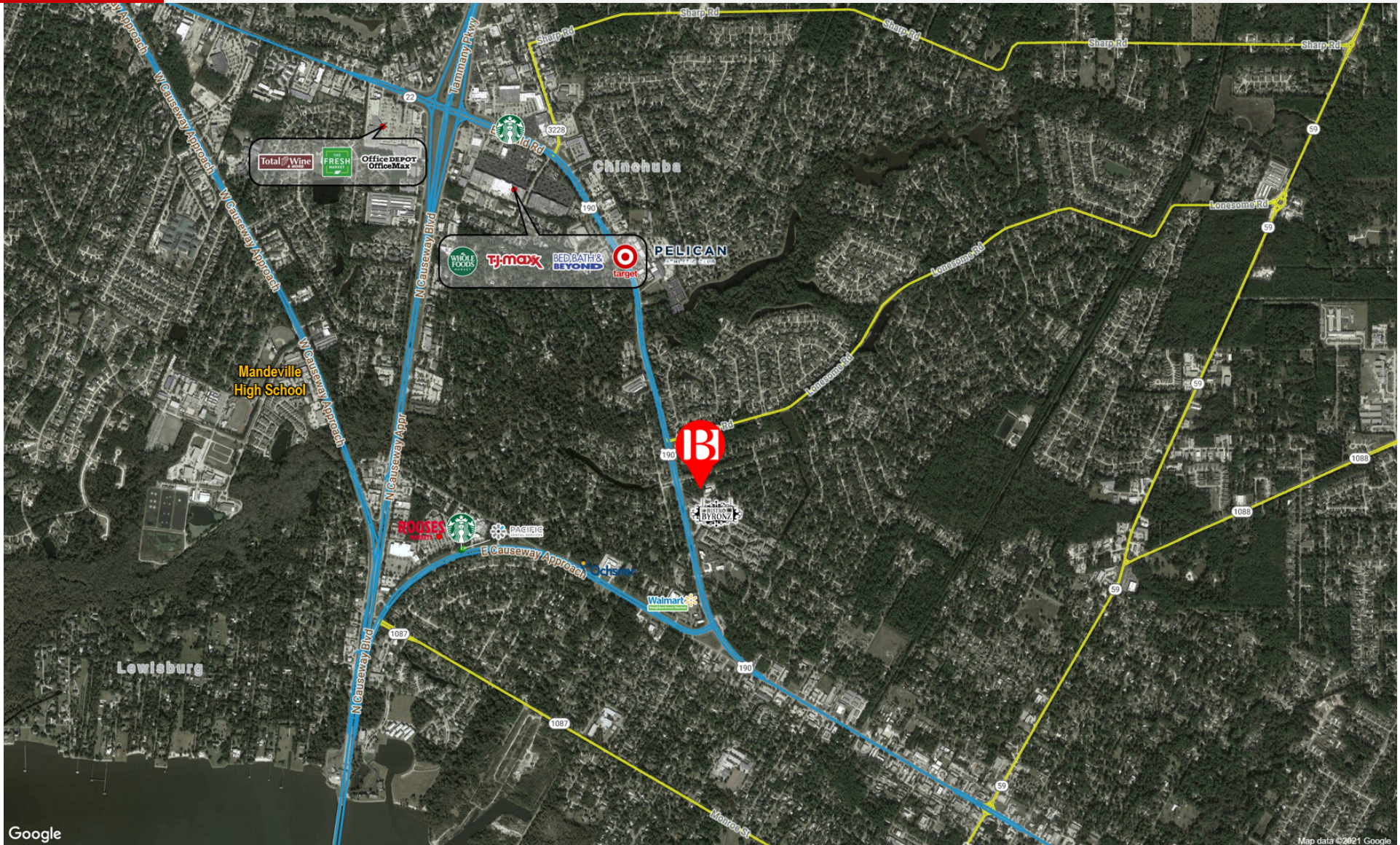
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### LOCATION MAP



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## SITE PLAN



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**ELEVATIONS**



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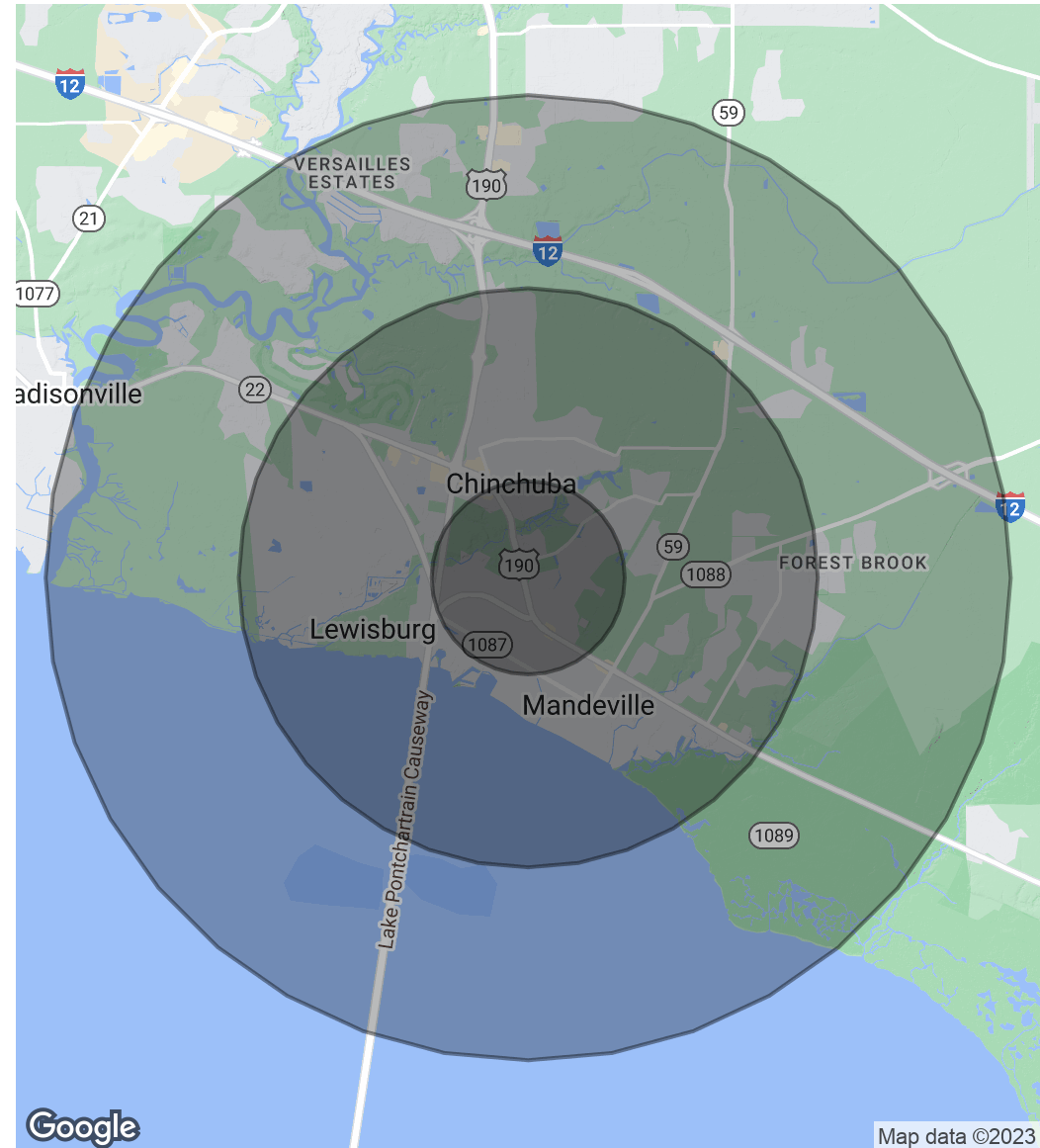


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Population	1 Mile	3 Miles	5 Miles
Total Population	5,790	35,245	60,802
Average Age	43.3	41.1	40.1
Average Age (Male)	42.5	39.3	38.2
Average Age (Female)	43.7	42.2	41.4
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,169	13,029	22,566
# Of Persons Per HH	2.7	2.7	2.7
Average HH Income	\$107,855	\$101,314	\$95,520
Average House Value	\$307,949	\$314,079	\$318,200

*\* Demographic data derived from 2020 ACS - US Census*



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