



PROPERTY ONE

FOR LEASE

## TRAIL PLAZA

925 Girod Street, Mandeville, LA 70448



*Presented by:*

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OFFERING SUMMARY

Lease Rate:	\$27
Available SF:	1,750 - 4,500 SF
Year Built:	2018
Zoning:	HC-2
Market:	Mandeville
Submarket:	Old Mandeville

PROPERTY OVERVIEW

Trail Plaza is a recently built retail center located on Highway 59 in Mandeville. This site has great visibility and some of the best slow-speed traffic counts in the area. There is one remaining 4,500 SF (1,750 min. divisible) inline space available. Unit is currently in shell condition to be delivered as per negotiated terms. Co-Tenants include PJs Coffee and In and Out Urgent Care. Seeking retail, medical and health-related uses.

PROPERTY HIGHLIGHTS

- Central Mandeville location
- Convenient access to prime neighborhoods in the area
- Over 20,000 vehicles pass in front of this site everyday
- Average household income of \$82,936 within a 5 min. drive time
- HC-2 zoning which allows for a variety of uses

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01/27/2024

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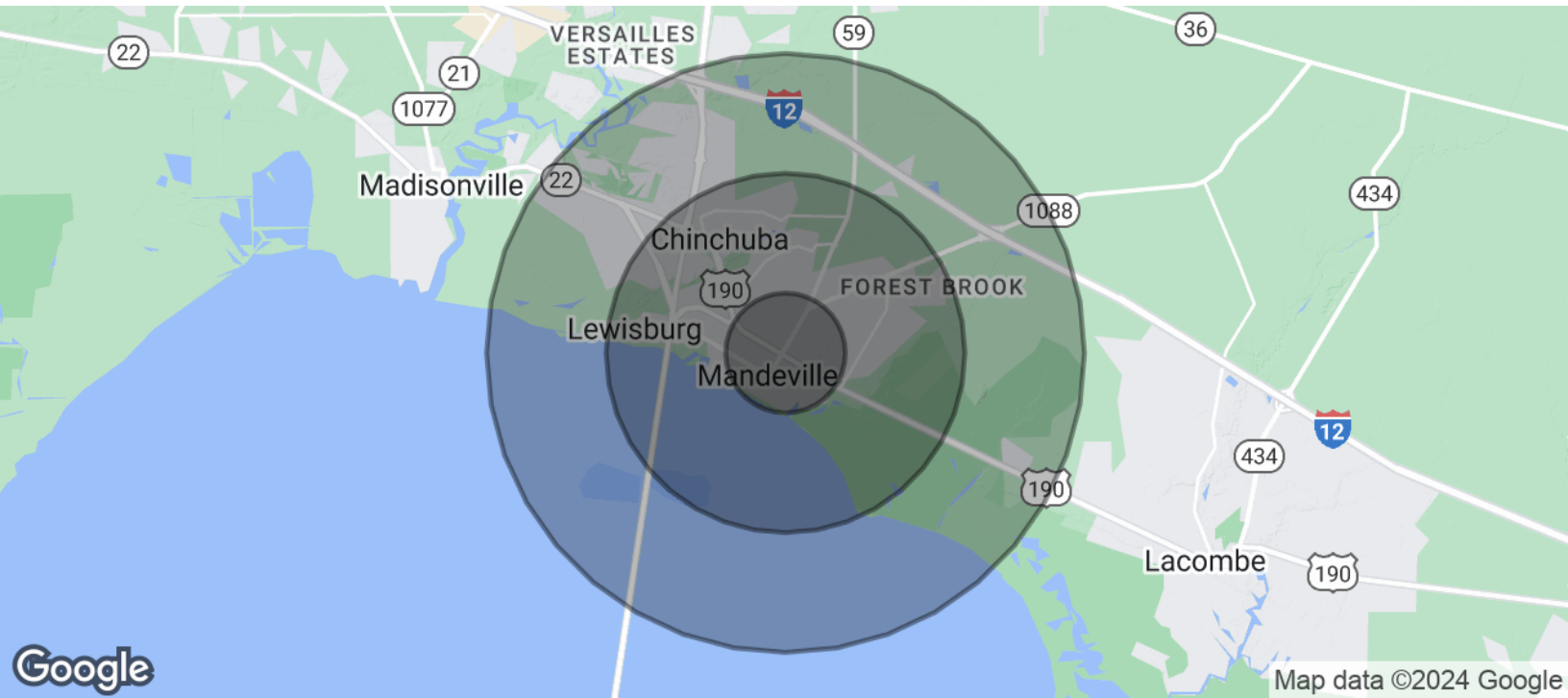


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,410	32,914	51,696
Average Age	44.0	41.2	41.4
Average Age (Male)	38.0	36.5	36.9
Average Age (Female)	46.1	42.3	42.8

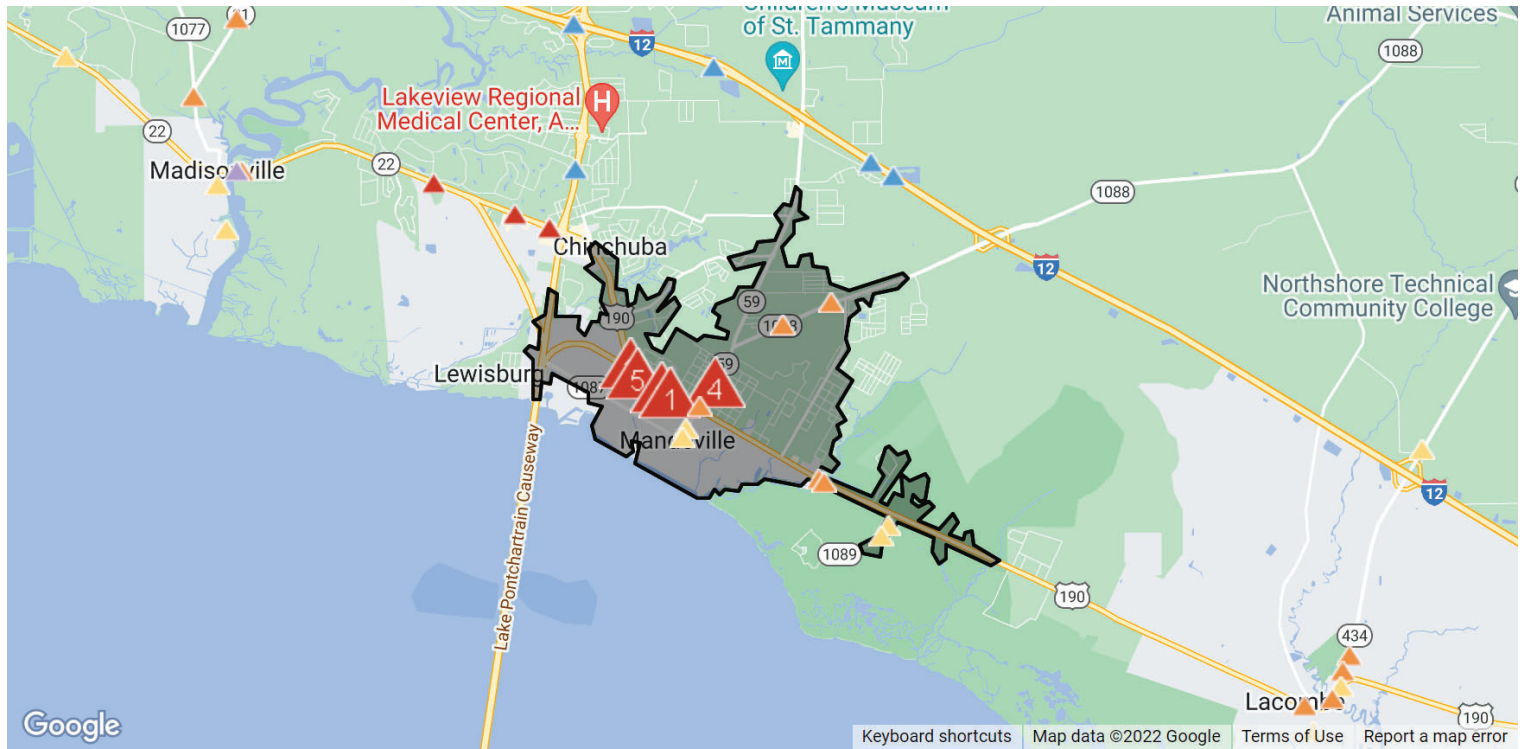
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,178	12,525	20,162
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$86,354	\$103,825	\$102,609
Average House Value	\$415,630	\$370,721	\$325,325

\* Demographic data derived from 2020 ACS - US Census



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# Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

24,936

2021 Est. daily traffic counts

Street: Florida St  
Cross: Adair St  
Cross Dir: NW  
Dist: 0.03 miles

Historical counts

Year		Count	Type
2012	▲	22,930	ADT
2009	▲	25,145	ADT
2006	▲	25,276	ADT
2003	▲	25,662	ADT
2000	▲	23,480	ADT

2

23,699

2021 Est. daily traffic counts

Street: Ronald Reagan Hwy  
Cross: E Causeway Approach  
Cross Dir: NW  
Dist: –

Historical counts

Year		Count	Type
2009	▲	19,897	ADT
2006	▲	25,276	ADT
2003	▲	25,662	ADT

3

22,853

2021 Est. daily traffic counts

Street: Florida Street  
Cross: Lafayette St  
Cross Dir: NW  
Dist: 0.04 miles

Historical counts

Year		Count	Type
2018	▲	28,786	ADT
2007	▲	168	ADT

4

16,198

2021 Est. daily traffic counts

Street: Girod St  
Cross: McNamara St  
Cross Dir: NE  
Dist: 0.05 miles

Historical counts

Year		Count	Type
2009	▲	16,073	ADT
2006	▲	14,925	ADT
2003	▲	16,796	ADT
2000	▲	12,169	ADT
1997	▲	11,060	AADT

5

15,080

2021 Est. daily traffic counts

Street: E Causeway Approach  
Cross: PkAve  
Cross Dir: NW  
Dist: 0.03 miles

Historical counts

Year		Count	Type
2003	▲	14,717	ADT
2000	▲	18,890	ADT
1995	▲	16,800	AADT
1994	▲	22,000	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

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Sec. 130-897. - Permitted uses.

- (a) Use by right subject to any minimum standards as listed in section 130-2213.
- (b) Any uses permitted in the NC districts and:
  - (1) Automotive parts stores.
  - (2) Business college or business schools operated as a business enterprise.
  - (3) Catering establishments.
  - (4) Department stores.
  - (5) Funeral homes and mausoleums.
  - (6) Instruction of fine arts.
  - (7) Physical culture and health establishments.
  - (8) Enclosed plumbing, electrical and home building supply showrooms and sales centers with associated assembly processes.
  - (9) Printing, lithography and publishing establishments.
  - (10) Wholesale merchandise broker/agent including associated offices and indoor storage facilities. Any warehousing uses provided shall not exceed 3,000 square feet. However, if more than one use occupies a building, the entire building shall not exceed 9,000 square feet gross floor area.
  - (11) Drug stores.
  - (12) Dry cleaning, laundries and self-service laundries.
  - (13) Food stores.
  - (14) Public parking lots and garages.
  - (15) Single-family dwelling units above the first floor in a building designed for business uses. Dwelling units shall not exceed one story in height.
  - (16) Veterinary clinics (no outdoor kennels).
  - (17) Public or private auditoriums.
  - (18) Restaurants and restaurants with lounges.



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Sec. 130-918. - Permitted uses.

- (a) Use by right subject to any minimum standards as listed in section 130-2213.
- (b) All uses permitted in the HC-1 district and:
  - (1) Banks and financial institutions (greater than 3,000 square feet).
  - (2) Convenience stores (with gas), when the criteria of section 130-2213(51)a are met.
  - (3) Drive-in restaurants.
  - (4) Liquor stores.
  - (5) Any private office use that is a permitted use in the NC district over 20,000 square feet.
  - (6) Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 square feet).
  - (7) Veterinary clinics (with outdoor kennels).
  - (8) Parcel post delivery stations.
  - (9) Mini-warehouses.
  - (10) Commercial kennels.
  - (11) Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini-warehouse, not to be located on the street side.
  - (12) Lodging, 100 rooms or less (including apartments, hotels, motels).
  - (13) Automotive repair and service facilities not to exceed 10,000 square feet.
  - (14) Automotive sales not to exceed two acres of display and storage.
  - (15) Outdoor retail sales and storage yards.
  - (16) Portable storage containers use for storage.
  - (17) Outdoor display area of pre-assembled building, pool and playground equipment.

(Code 1998, app. C, § 5.2102; Ord. No. 07-1548, § 5.2102, 5-3-2007; Ord. No. 09-2083, 7-2-2009; Ord. No. 10-2290, 7-1-2010; Ord. No. 10-2366, 11-4-2010; Ord. No. 11-2532, 6-2-2011)





## **Customer Information Form**

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### What Customers Need to Know When Working with Real Estate Brokers or Licensees

*This document describes the various types of agency relationships that can exist in real estate transactions.*

**AGENCY** means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

**DESIGNATED AGENCY** means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

**DUAL AGENCY** means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.

- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

**CONFIDENTIAL INFORMATION** means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

Seller/Lessor:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_



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FOR MORE INFORMATION, PLEASE CONTACT:



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