

Backpacker Northshore Square

3900 Hwy 22 Mandeville, LA 70471

PROPERTY SUMMARY



Property Highlights

- Newly renovated shopping center anchored by The Backpacker as their 3rd location in Louisiana which opened March 2023.
- Improvements include updating the landscaping, front fascia and expanding the building footprint.
- Free-standing second-generation restaurant building
- Highly visible to Hwy 22 (Emerald Road)
- Covered area surrounding the building with additional potential patio expansion area

Matthew Pittman, CCIM

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Offering Summary

Lease Rate:	\$22.50 SF/yr (NNN)
NNN:	\$4.75 SF/yr
Available SF:	4,100 SF
Total Shopping Center Gross Leasable Area:	16,850 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,428	25,783	40,345
Total Population	3,716	68,195	109,082
Average HH Income	\$109,314	\$94,066	\$89,219



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SURROUNDING RETAIL



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ADDITIONAL PHOTOS



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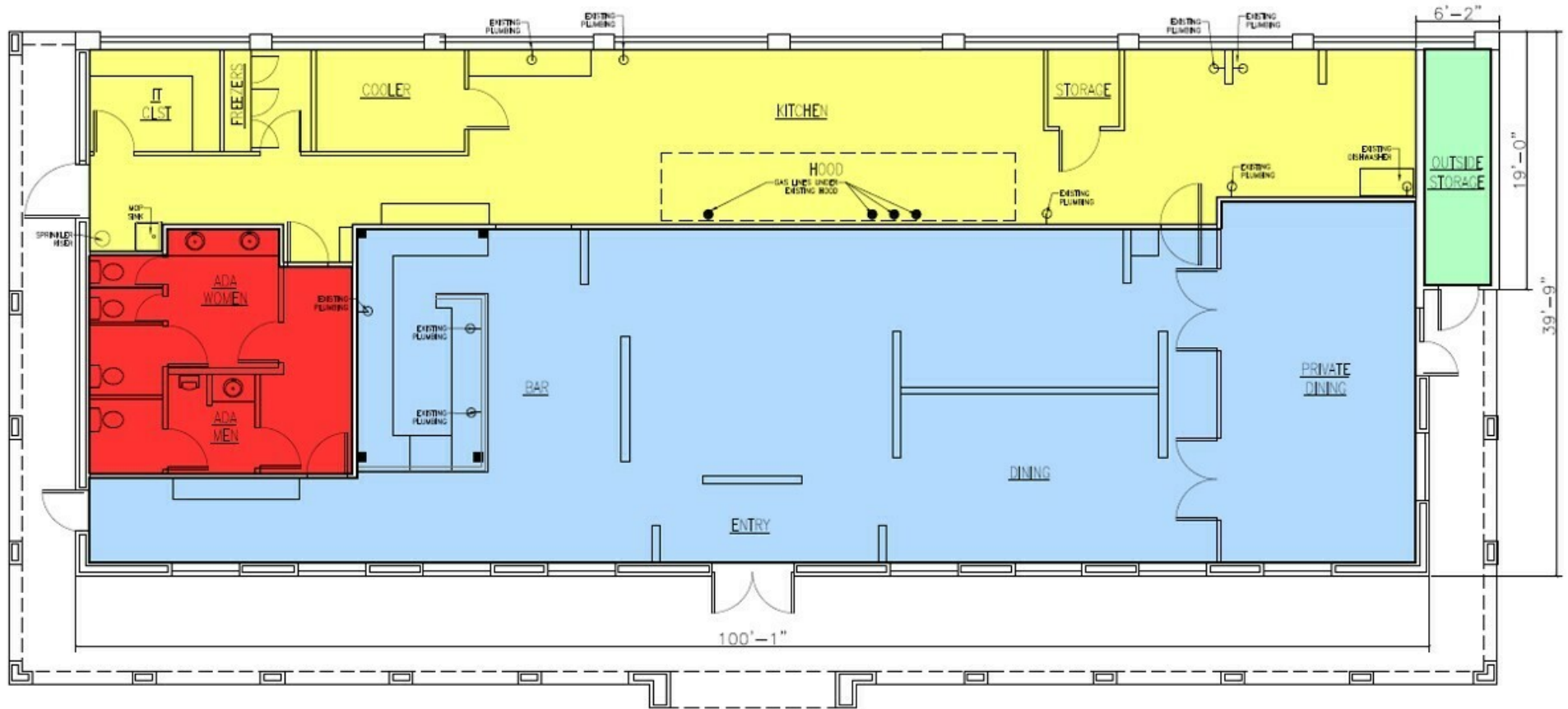
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FLOOR PLAN



SQFT LEGEND	
DINING	2086 SQFT
KITCHEN	1262 SQFT
RESTROOMS	325 SQFT
OUTSIDE STORAGE	87 SQFT



FLOOR PLAN

SCALE: 1/8" = 1'-0"

4,100 SQFT

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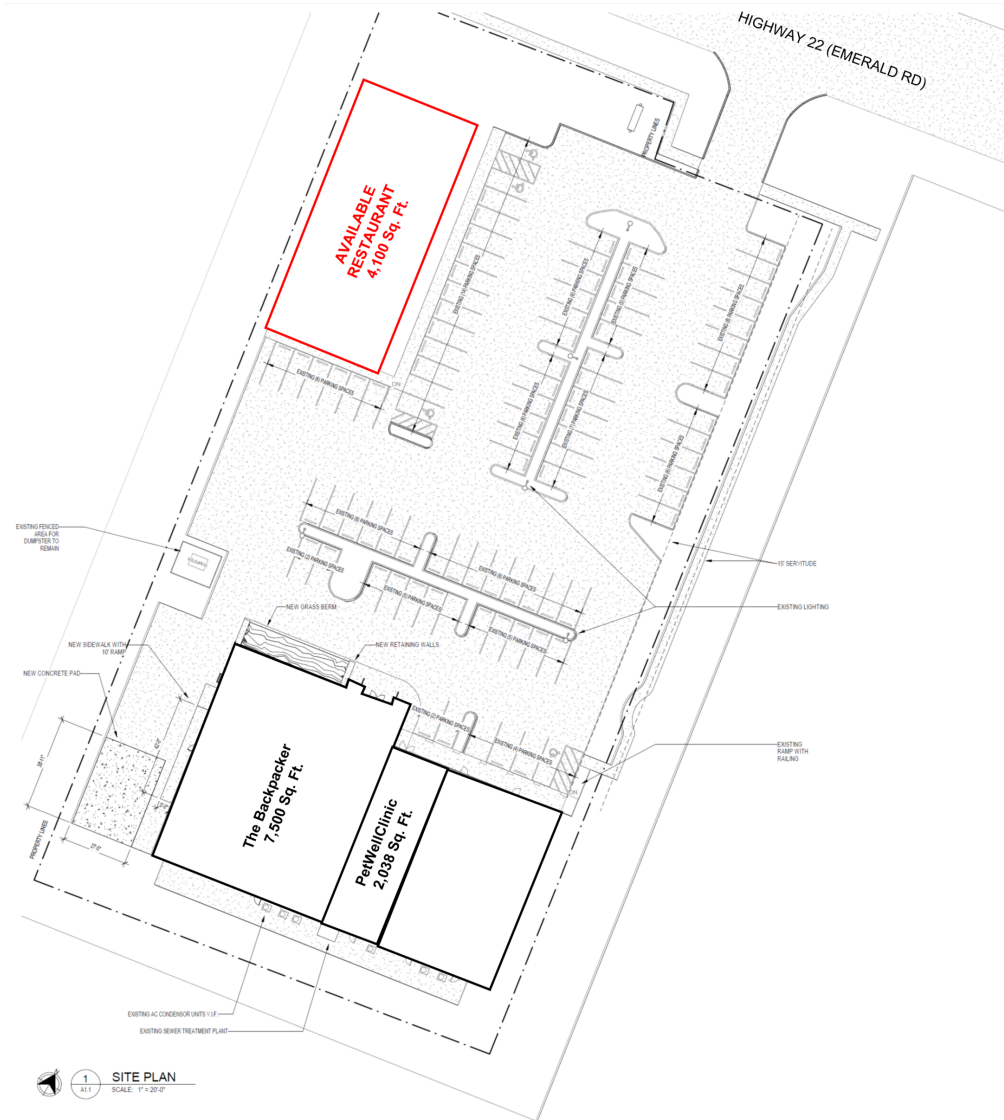
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SITE PLAN



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ADDITIONAL PHOTOS (INTERIOR)



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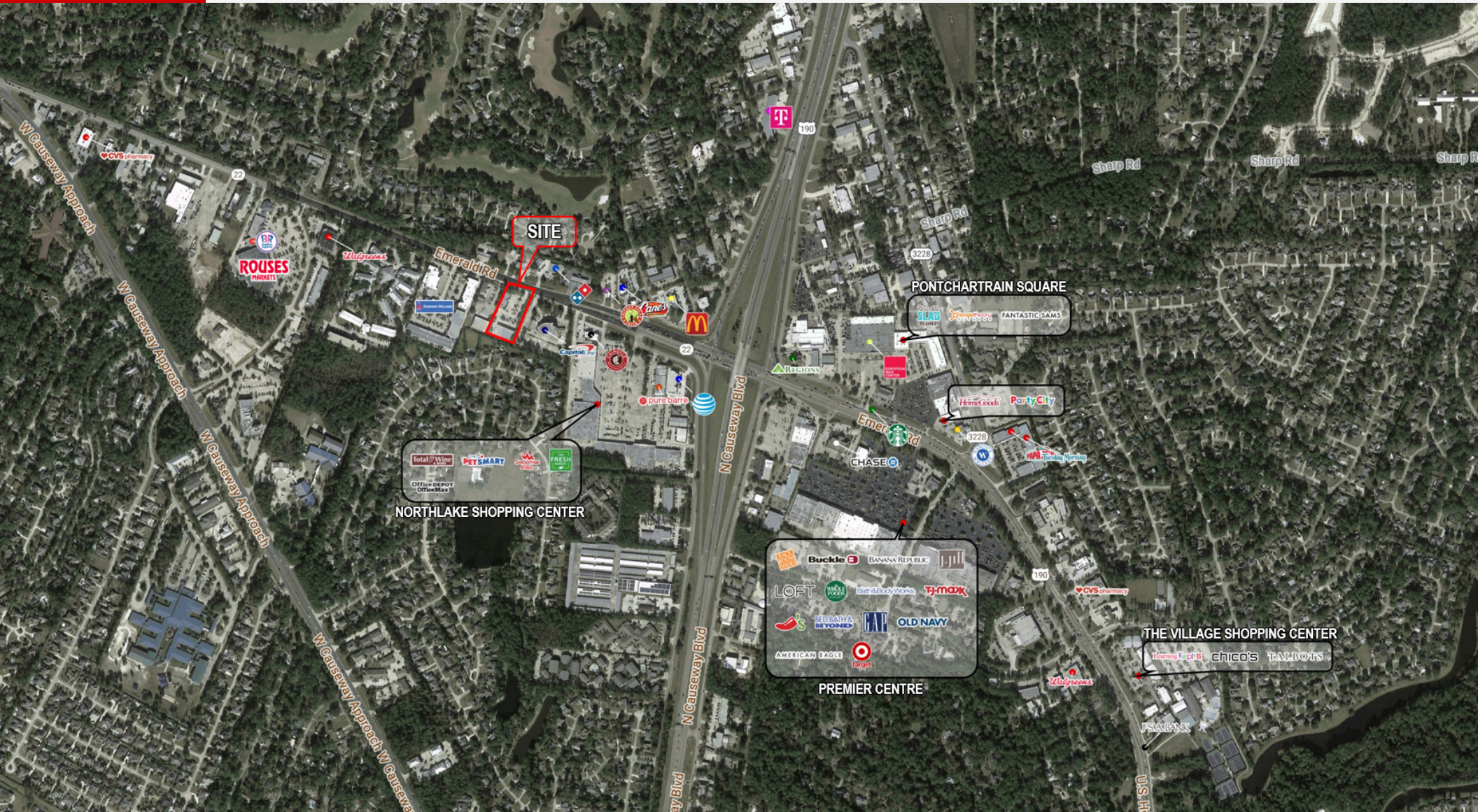
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LOCATION MAP



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