

OFFICE FOR LEASE

MANDEVILLE OFFICE - READY FOR OCCUPANCY!

801 Asbury Drive, Mandeville, LA 70471



AVAILABLE SF:	750 SF
LEASE RATE:	\$850 Per Month
LEASE TYPE:	Modified Gross
LEASE TERM:	12-Month Minimum
ZONING:	HC-2
BROCHURE DATE:	12/4/19

PROPERTY OVERVIEW

Very nice office space in an excellent location in Mandeville! 801 Asbury Suite B has two offices (each 11x14), reception area (21x9), efficiency kitchen and closet area. Shared restroom in hallway. Space features higher ceilings and fresh paint. Ready for occupancy! 12-month minimum term. Modified Gross Lease. \$850/month. Tenant responsible for utilities, communications and interior janitorial.

PROPERTY FEATURES

- Convenient Office on Asbury Drive, between I-12 and Causeway
- In Area Dotted with Offices, Retail Establishments and Restaurants
- First Floor Space - 2 Offices, Reception, Kitchenette, Storage Closet
- Modified Gross Lease

KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

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RECEPTION AND ENTRY



ENTRY TO SUITE, STORAGE CLOSET ON LEFT



OFFICE 1



OFFICE 2



KITCHENETTE EFFICIENCY IN REAR OF SUITE



HALLWAY

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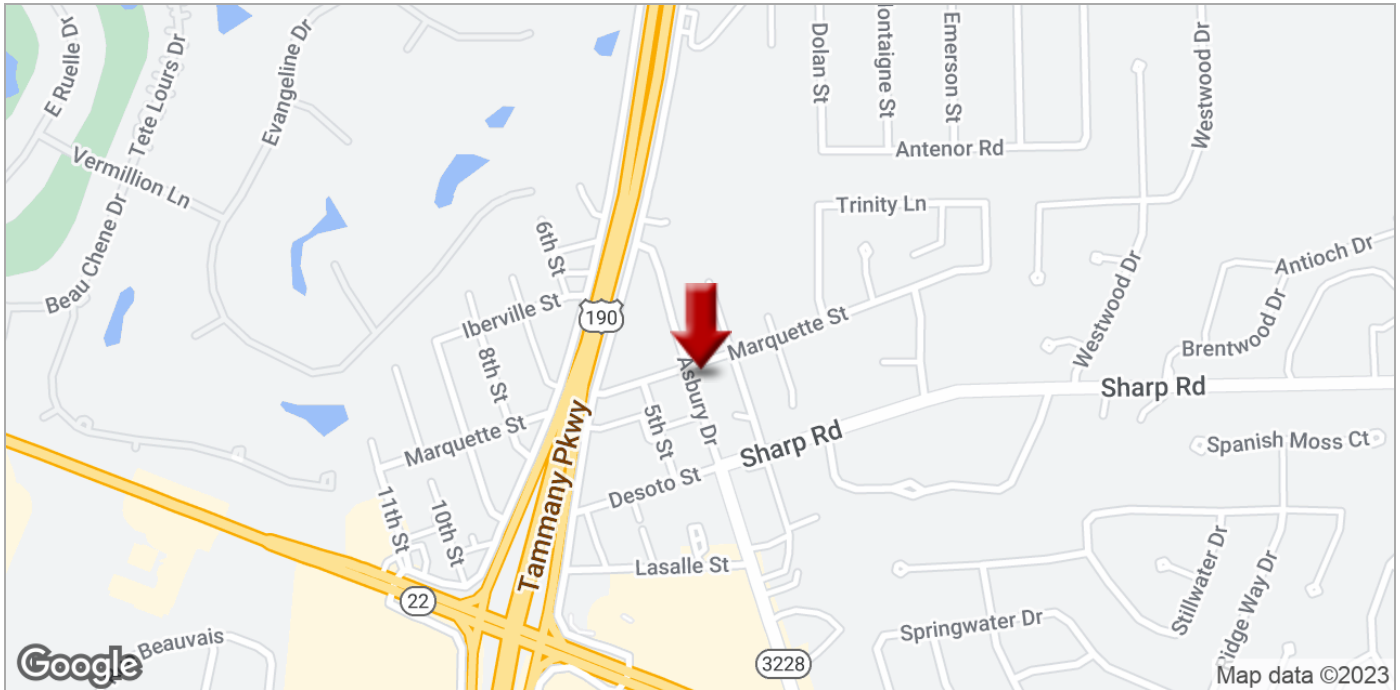
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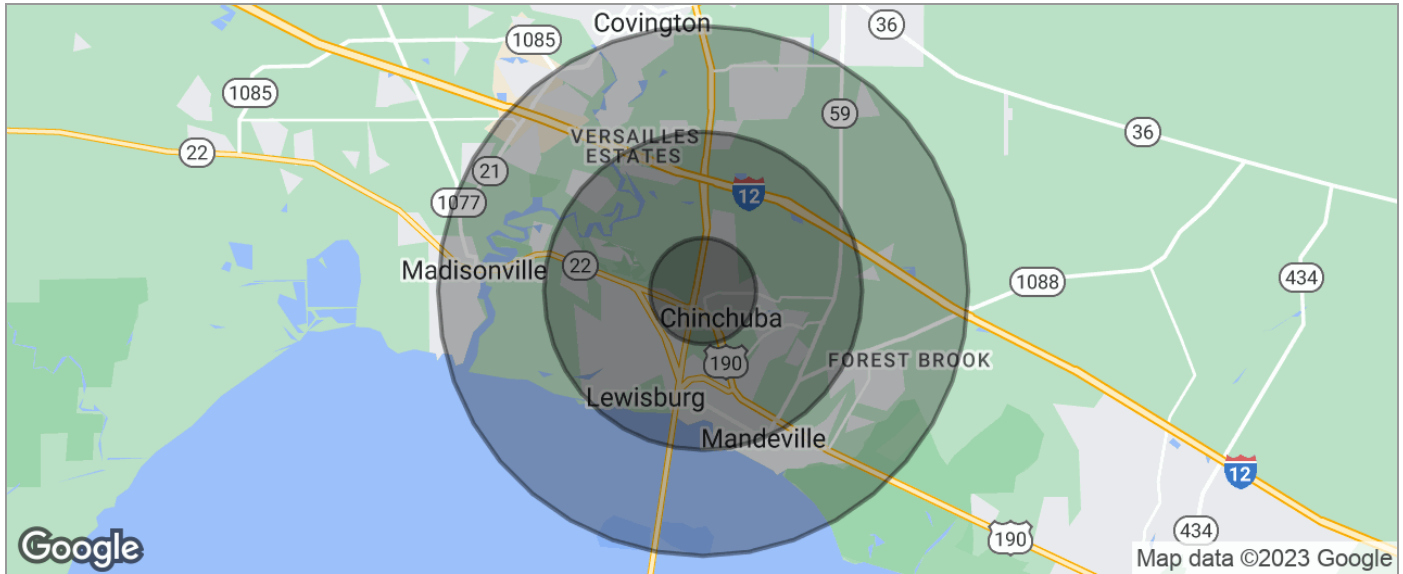
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,357	35,385	70,656
MEDIAN AGE	43.0	41.9	40.2
MEDIAN AGE (MALE)	41.4	40.4	38.0
MEDIAN AGE (FEMALE)	43.5	42.7	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,604	13,473	26,639
# OF PERSONS PER HH	2.7	2.6	2.7
AVERAGE HH INCOME	\$122,451	\$101,981	\$93,066
AVERAGE HOUSE VALUE	\$348,131	\$318,404	\$318,773
RACE	1 MILE	3 MILES	5 MILES
% WHITE	95.1%	92.2%	91.1%
% BLACK	1.0%	3.3%	4.1%
% ASIAN	2.8%	2.2%	1.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	0.1%	1.1%	1.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	3.2%	4.3%	4.9%

* Demographic data derived from 2020 ACS - US Census

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OFFICE FOR LEASE

SMALL OFFICE IN MANDEVILLE - READY FOR OCCUPANCY!

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
801 Asbury Drive - Suite B	Office Building	\$850 PER MONTH	Modified Gross	750 SF	Leased

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