

RETAIL SPACES AVAILABLE IN NEW MEDICAL DEVELOPMENT



1806 Lindberg Drive
Slidell, Louisiana 70458

**IT'S TIME TO THINK ABOUT THE
FUTURE OF YOUR BUSINESS. TAKE
ADVANTAGE OF THE BEST SITES.**

- Build-to-Suit
- Multiple bays with drive-thru available on each end cap
- Visible from I-10 & directly across from Fremaux Town Center
- Next to Southern Surgical Hospital
- Adjacent to Class A Medical Office Building development (60,000 sq ft)

Main Office: 3500 N Causeway Blvd, Suite 600 | Metairie, Louisiana 70002 | 504.681.3400 | www.propertyone.com

FOR LEASE

Retail Spaces Available in New
Retail Development Adjacent to
New MOR



3500 N Causeway Blvd., Suite 600 • Metairie, LA 70002 • 504.681.3400
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Property One Inc. is licensed in LA, MS, TX and GA



PROPERTY ONE

RETAIL SPACES AVAILABLE IN NEW FUTURE DEVELOPMENT

Executive Summary



PROPERTY SUMMARY

Available SF:	Fully Leased
Lease Rate:	N/A
Lot Size:	2.252 Acres
Building Size:	15,672 SF
Year Built:	2020
Zoning:	C-4
Cross Streets:	Fremaux and Interstate 10

PROPERTY OVERVIEW

New Construction, NNN Lease, Multiple bays in this building with a drive thru available. \$28 per square foot end cap without drive thru, \$30 per square foot end cap with drive thru, with middle bays for \$26 per square foot all with annual increases (1.50%) percent. Spaces to be delivered as cold dark shell with \$25 per square foot Tenant Improvement allowance.

5 Year Initial Term with Additional 5 year Option

Current Tenants:

Jimmy Johns, Wingstop, Spectrum, Southern Urgent Care, Just 4 Him, PJ's Coffee, Dickey's Barbecue

Looking for complimentary tenants to a Medical Office development on interior such as quick service restaurants with drive through, other medical service providers, physical therapists, workout or cross-fit gyms or health conscience services.

Please see video link on website showing construction of Medical Office Building

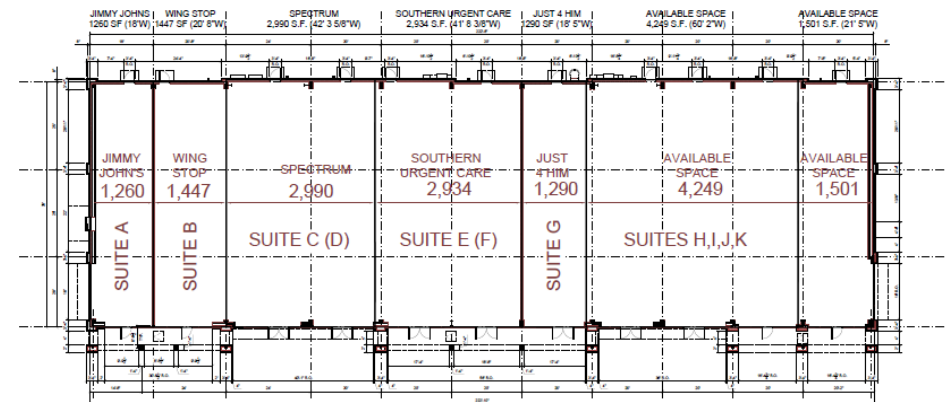
PROPERTY HIGHLIGHTS

- Directly across from Fremaux Town Center Slidell, Louisiana with visibility from Interstate 10 at Fremaux Town Center Exit
- Located next to a 12 year established Southern Surgical Hospital (60,000 SF Facility) with 100 plus practicing doctors with approximately 245 patients visiting a day
- Under construction is a new 60,000 SF Medical Office Building to house +/- 30 more doctors with approximately 210 additional patients per day
- Some Suites possibly available smaller than what is initially proposed
- 1 Drive Thru locations available
- Rental rates are contingent upon (1) term, (2) TI, (3) financial approval & (4) final ownership approval
- Will be delivered as "Cold Dark Shell"
- Parking Ratio 1 spot per 300 SF of retail space



RETAIL SPACES AVAILABLE IN NEW MEDICAL DEVELOPMENT

Additional Photos

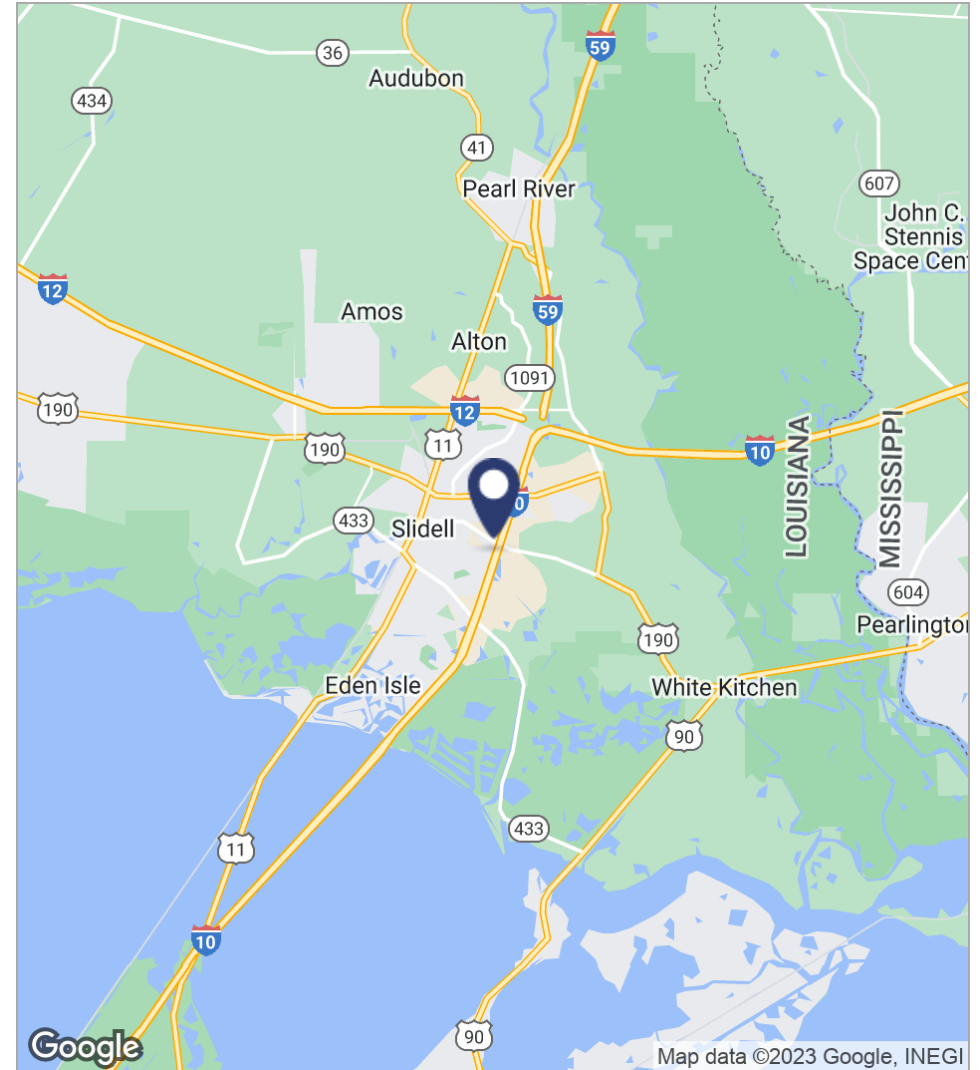
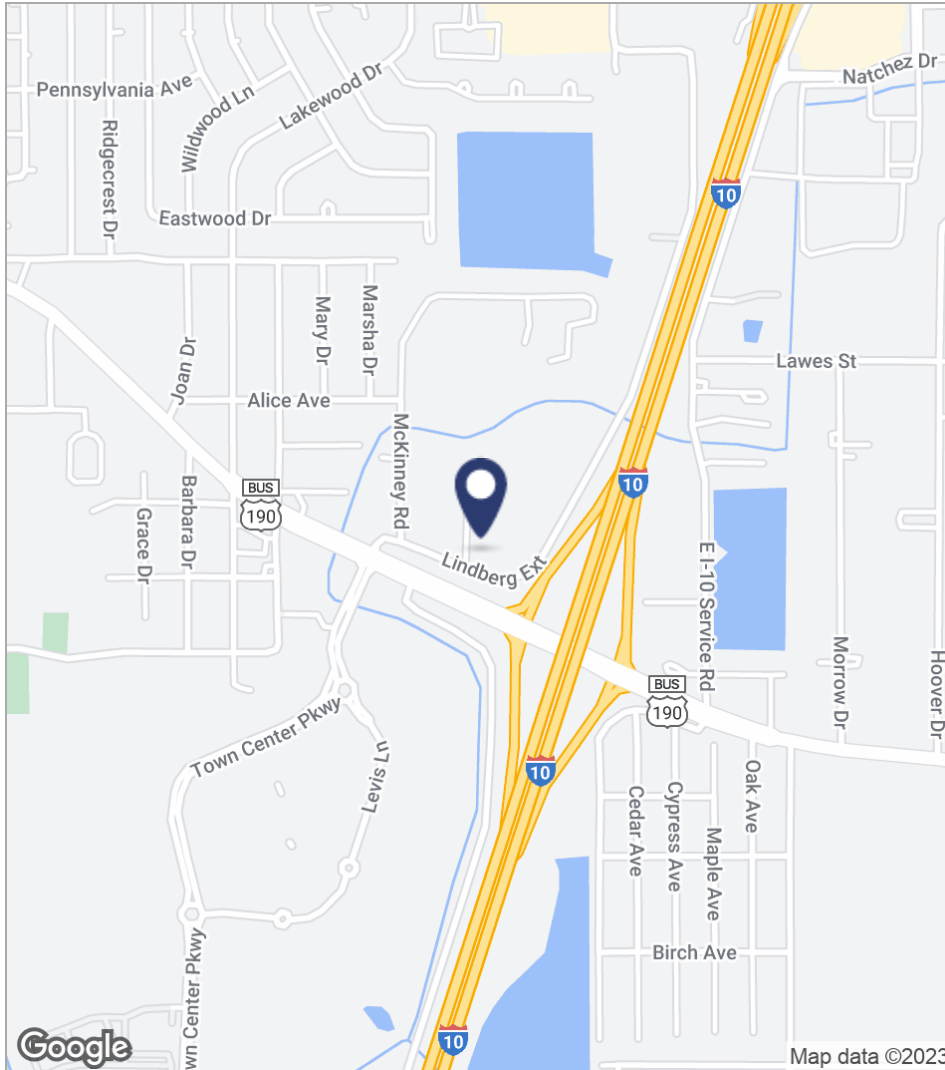




RETAIL SPACES AVAILABLE IN NEW MEDICAL DEVELOPMENT

Location Maps

PROPERTY ONE

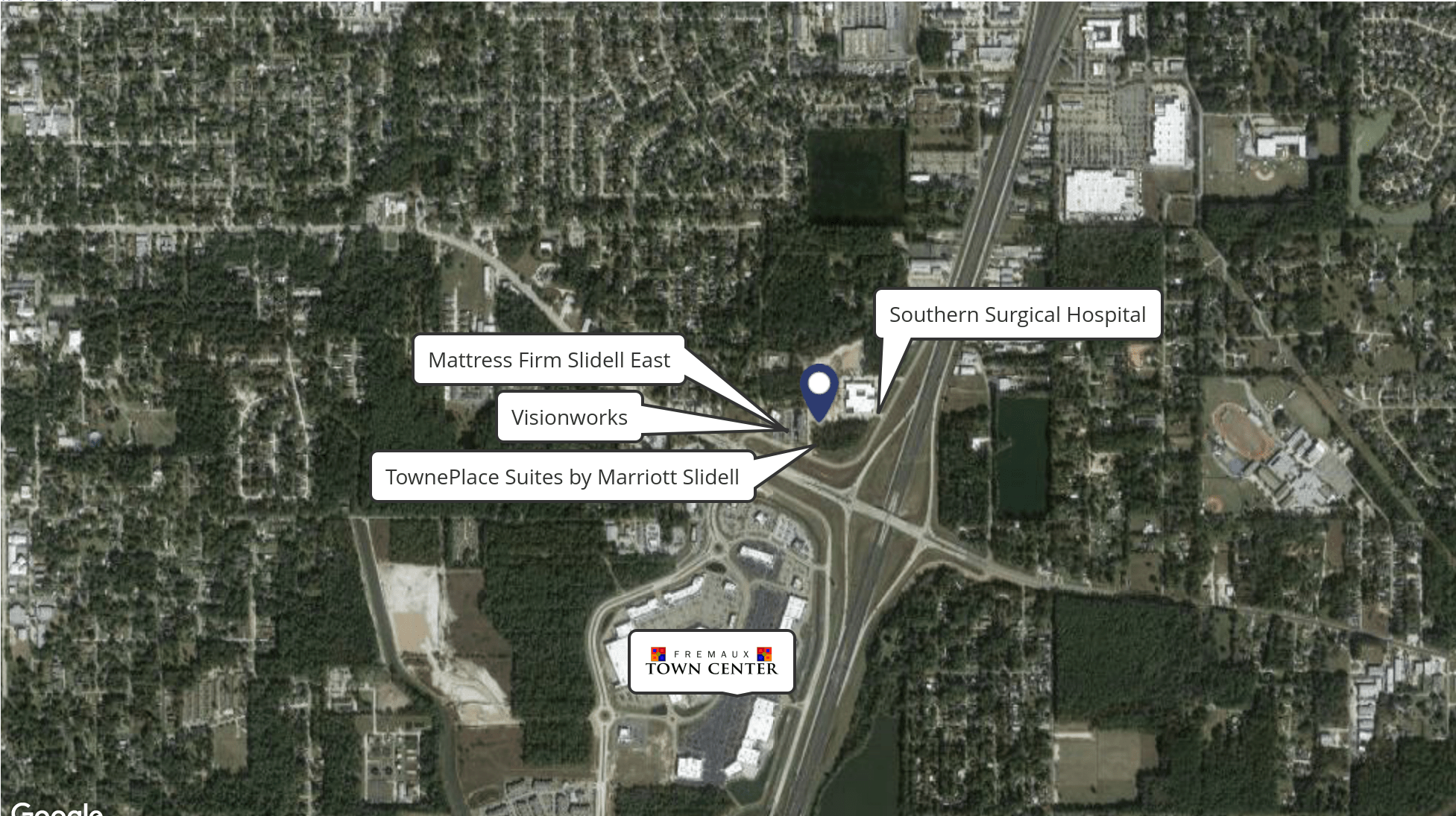




RETAIL SPACES AVAILABLE IN NEW MEDICAL DEVELOPMENT

Retailer Map

PROPERTY ONE



Google

Imagery ©2021 , Maxar Technologies, Mississippi GIS Coordinating Council, U.S. Geological Survey, USDA Farm Service Agency



PROPERTY ONE

RETAIL SPACES AVAILABLE IN NEW MEDICAL DEVELOPMENT

Nearby Restaurant Map

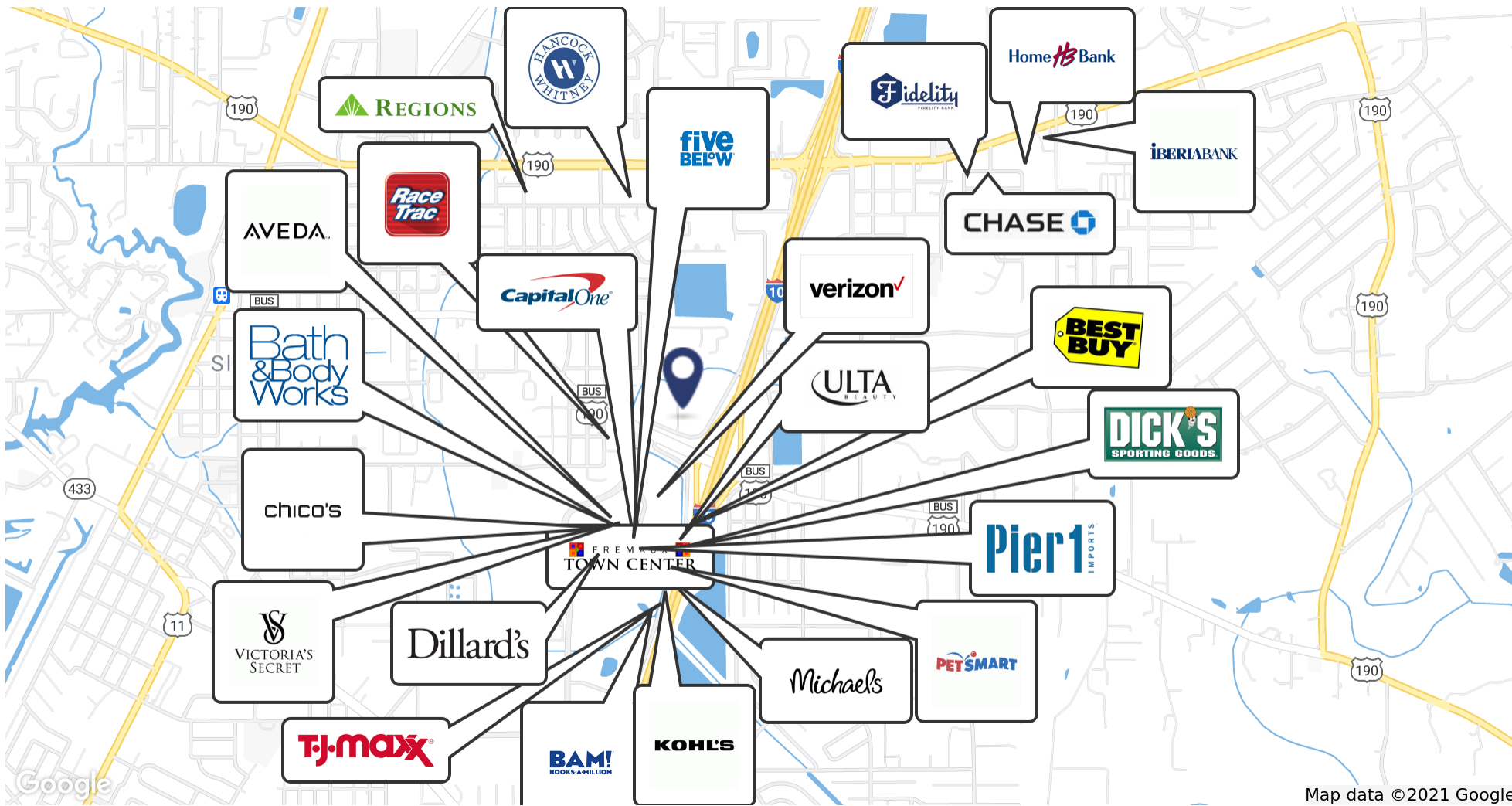




PROPERTY ONE

RETAIL SPACES AVAILABLE IN NEW MEDICAL DEVELOPMENT

Nearby Retailer Map



Map data ©2021 Google


Demographic Summary

1800 Lindberg Dr, Slidell, Louisiana, 70458 (Ring of 1 mile)
1800 Lindberg Dr, Slidell, Louisiana, 70458
Rings: 1 mile radii

Future Retail/MOB Development
Latitude: 30.27198
Longitude: -89.75576

DEMOGRAPHIC SUMMARY

1800 Lindberg Dr, Slidell, Louisiana, 70458 (Ring of 1 mile)



Rings: 1 mile radii

5,628

Population

40.3

Median Age

2,146

Households

\$45,689

Median Disposable Income

EDUCATION

16%

No High School Diploma

34%

High School Graduate


31%

Some College

19%


Bachelor's/Grad/Prof Degree

INCOME




\$55,211

Median Household Income



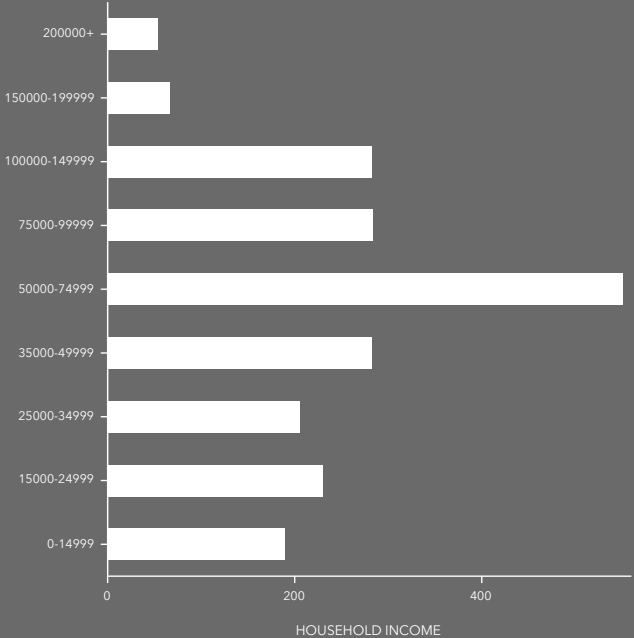
\$26,176

Per Capita Income

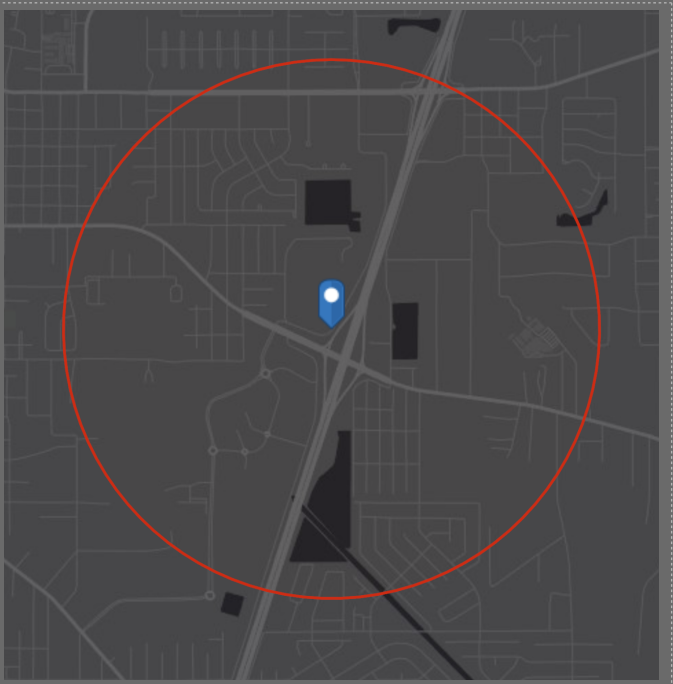


\$119,603









Median Net Worth



HOUSEHOLD INCOME	Count (approx)
200000+	100
150000-199999	100
100000-149999	250
75000-99999	250
50000-74999	450
35000-49999	250
25000-34999	200
15000-24999	220
0-14999	180






EMPLOYMENT




65%

White Collar



26%

Blue Collar



9%

Services

7.8%

Unemployment Rate

Source: This infographic contains data provided by Esri. The vintage of the data is 2018.

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Page 1 of 3

August 30, 2018


Demographic Summary

1800 Lindberg Dr, Slidell, Louisiana, 70458 (Ring of 3 miles)
1800 Lindberg Dr, Slidell, Louisiana, 70458
Rings: 3 mile radii

Future Retail/MOB Development
Latitude: 30.27198
Longitude: -89.75576

DEMOGRAPHIC SUMMARY

1800 Lindberg Dr, Slidell, Louisiana, 70458 (Ring of 3 miles)



Rings: 3 mile radii

KEY FACTS

54,500

Population

19,939

Households

38.6

Median Age

\$45,452

Median Disposable Income

EDUCATION

13%

No High School Diploma

29%

High School Graduate


34%

Some College

24%


Bachelor's/Grad/Prof Degree

INCOME




\$54,591

Median Household Income



\$26,698

Per Capita Income



\$111,341








Median Net Worth



HOUSEHOLD INCOME	Count (approx)
200000+	1,500
150000-199999	1,000
100000-149999	3,000
75000-99999	2,500
50000-74999	3,500
35000-49999	2,800
25000-34999	2,100
15000-24999	2,000
0-14999	2,100





EMPLOYMENT




66%

White Collar



19%

Blue Collar



15%

Services

5.4%

Unemployment Rate

Source: This infographic contains data provided by Esri. The vintage of the data is 2018.

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Page 2 of 3

August 30, 2018

Demographic Summary

1800 Lindberg Dr, Slidell, Louisiana, 70458 (Ring of 5 miles)
1800 Lindberg Dr, Slidell, Louisiana, 70458
Rings: 5 mile radii

Future Retail/MOB Development
Latitude: 30.27198
Longitude: -89.75576

