

## RETAIL FOR LEASE

# SMALL RETAIL IN HEART OF MANDEVILLE!

2201 11th St #2, Mandeville, LA 70471



### PROPERTY OVERVIEW

1000 SF Small Retail For Lease at the intersection of Highway 22 and N. Causeway Blvd. Perfect Mandeville location! Near Cane's, McDonald's, Just Chillin', Fresh Market and Chipotle Grill. Ample parking available. \$1100 per month. Modified Gross Lease. Tenant pays utilities, communications and water.

### PROPERTY HIGHLIGHTS

- Convenient location in the center of Mandeville
- Ample Parking
- Affordable Modified Gross Lease
- 2-year minimum term

#### AVAILABLE SF:

**LEASE RATE:** \$13.20 SF/YR (MG)

**MONTHLY RATE:** \$1100 per month

**ZONING:** B-2 Highway Business District

**BROCHURE DATE** 6/27/19

**KW COMMERCIAL**  
1522 W. Causeway Approach  
Mandeville, LA 70471

**CORDELL EUSTIS GROUP**  
Brent Cordell  
O: 985.727.7000  
C: 985.373.6417  
bcordell@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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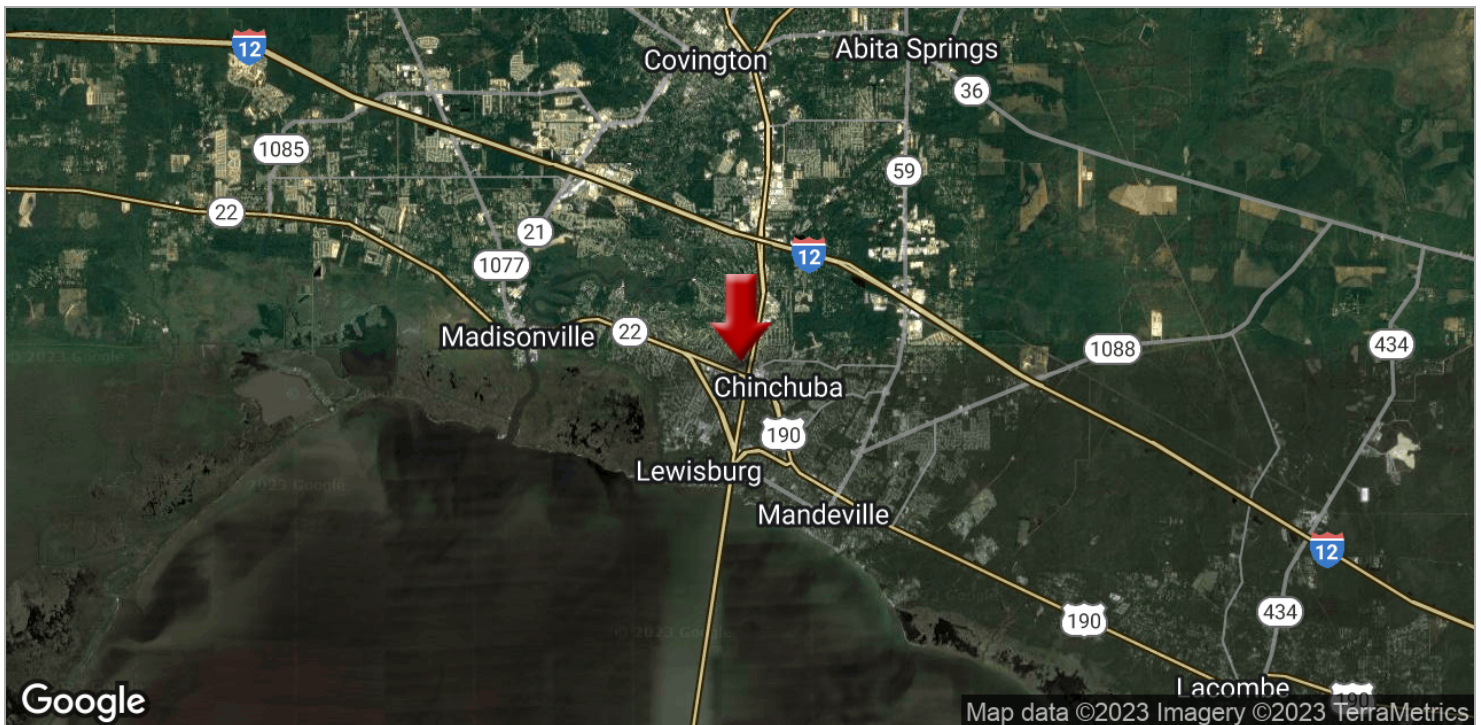
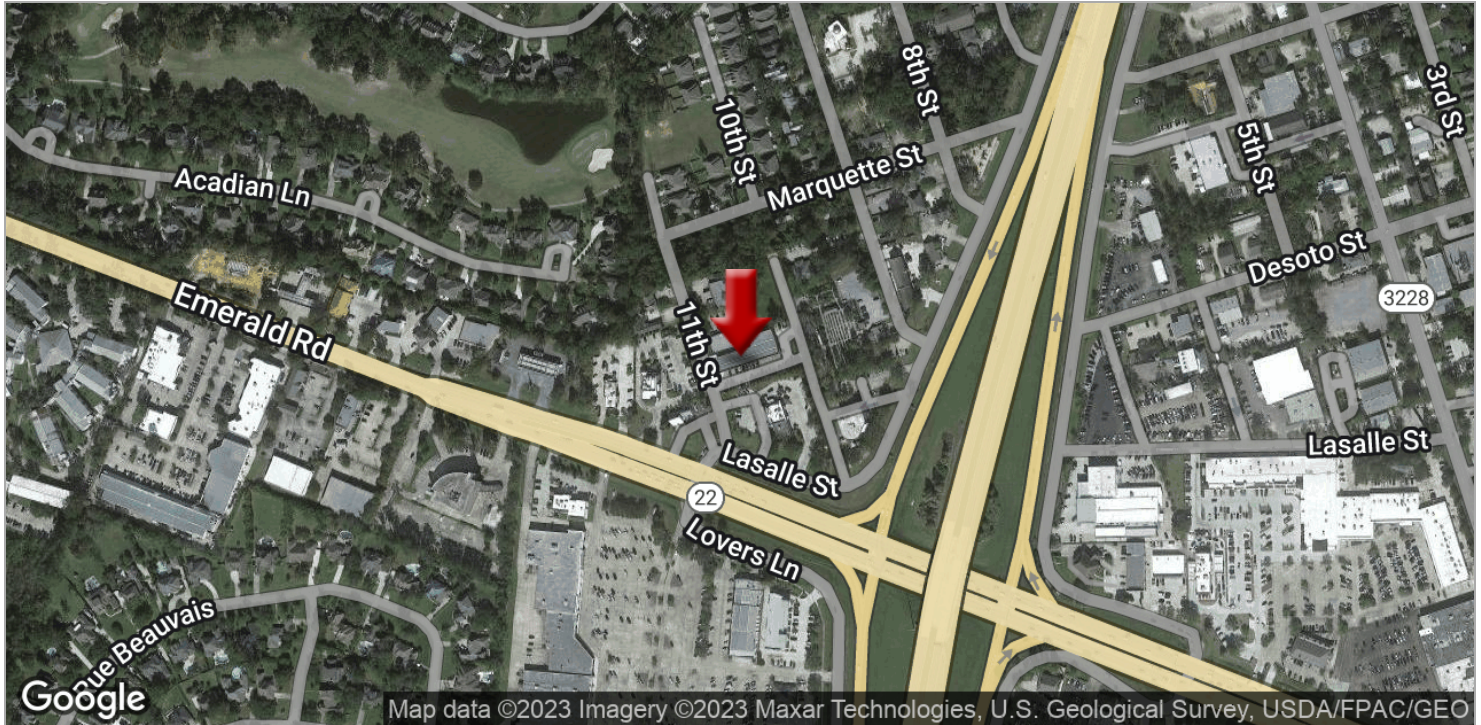
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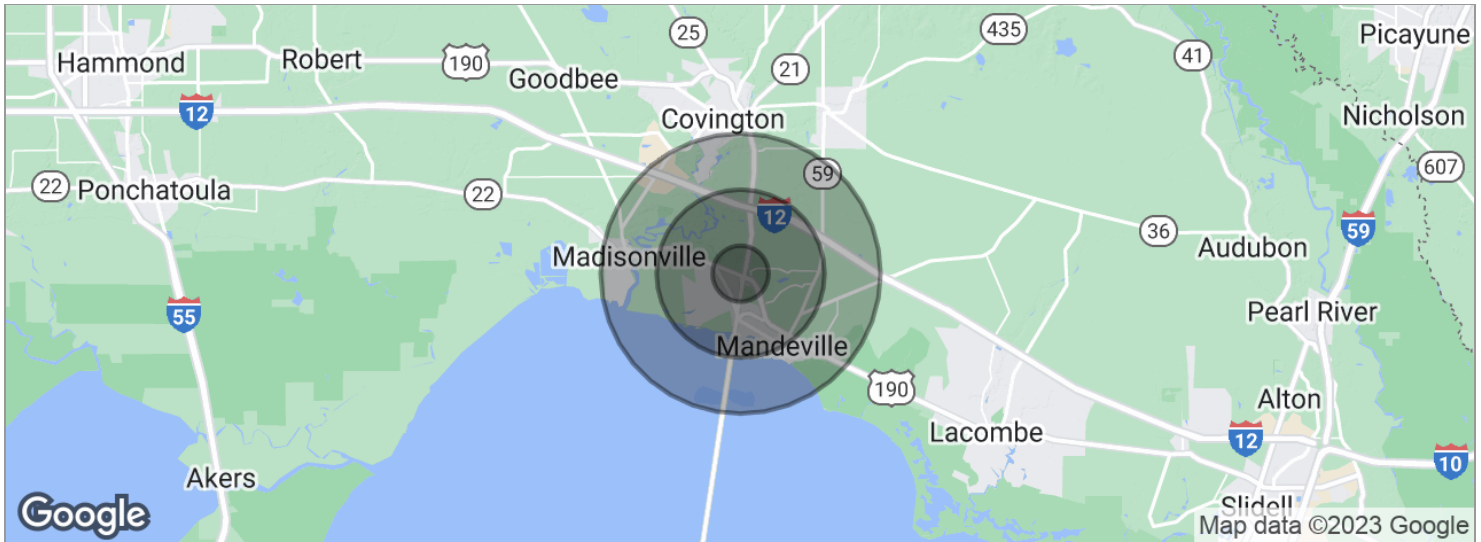
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,970	34,587	69,222
Median age	43.7	42.5	40.3
Median age (male)	41.2	40.9	38.1
Median age (Female)	44.4	43.2	41.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,498	13,246	26,145
# of persons per HH	2.7	2.6	2.6
Average HH income	\$115,022	\$103,241	\$93,455
Average house value	\$344,419	\$318,608	\$318,888

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

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