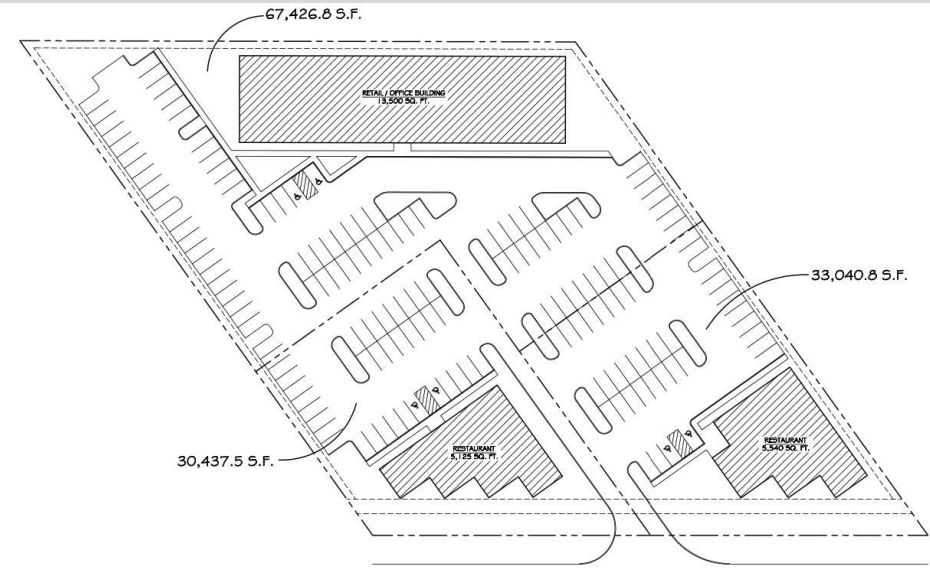




PROPERTY DESCRIPTION

A new mixed-use development on W. Causeway Approach in Mandeville, LA, offers up to 15,000 SF of office, medical and retail space. Located along a key professional corridor, this project provides businesses with a flexible range of layout options in an early leasing stage.

The area is home to many notable regional businesses across industries such as healthcare, engineering, wealth management, insurance, banking, and legal services, making it an ideal location for professional firms looking to establish a presence.

The development offers convenient access to the Causeway Bridge, facilitating quick commutes to Metairie and New Orleans. Backed by a seasoned developer with a history of successful projects across the Northshore, tenants can also take advantage of a competitive Tenant Improvement package to customize their spaces. This new project represents a significant opportunity for businesses seeking to position themselves in a thriving market.

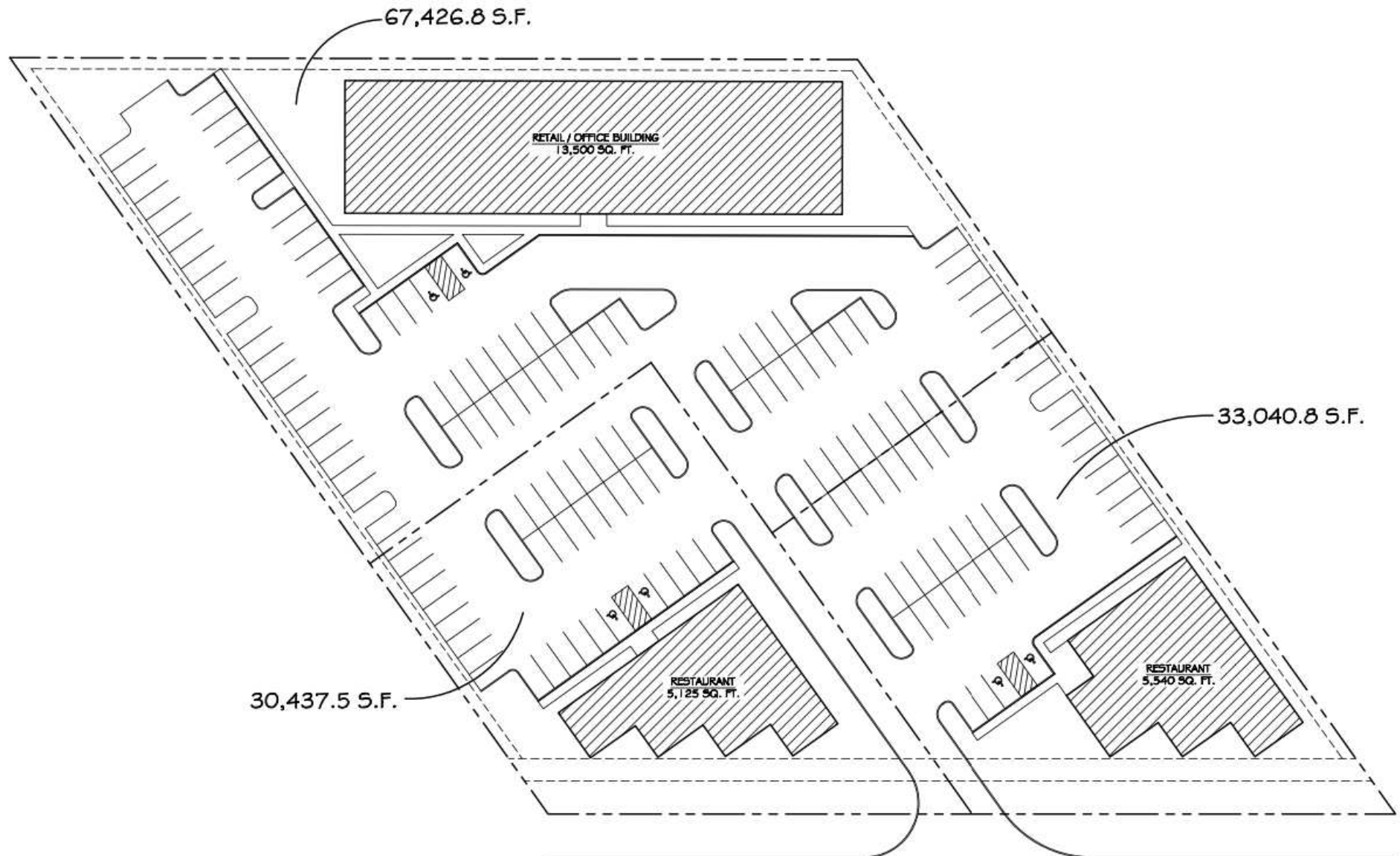
OFFERING SUMMARY

Lease Rate:	\$30.00 - 40.00 SF/yr (NNN)
Number of Units:	9
Available SF:	7,500 SF
Lot Size:	3.01 Acres
Building Size:	33,300 SF



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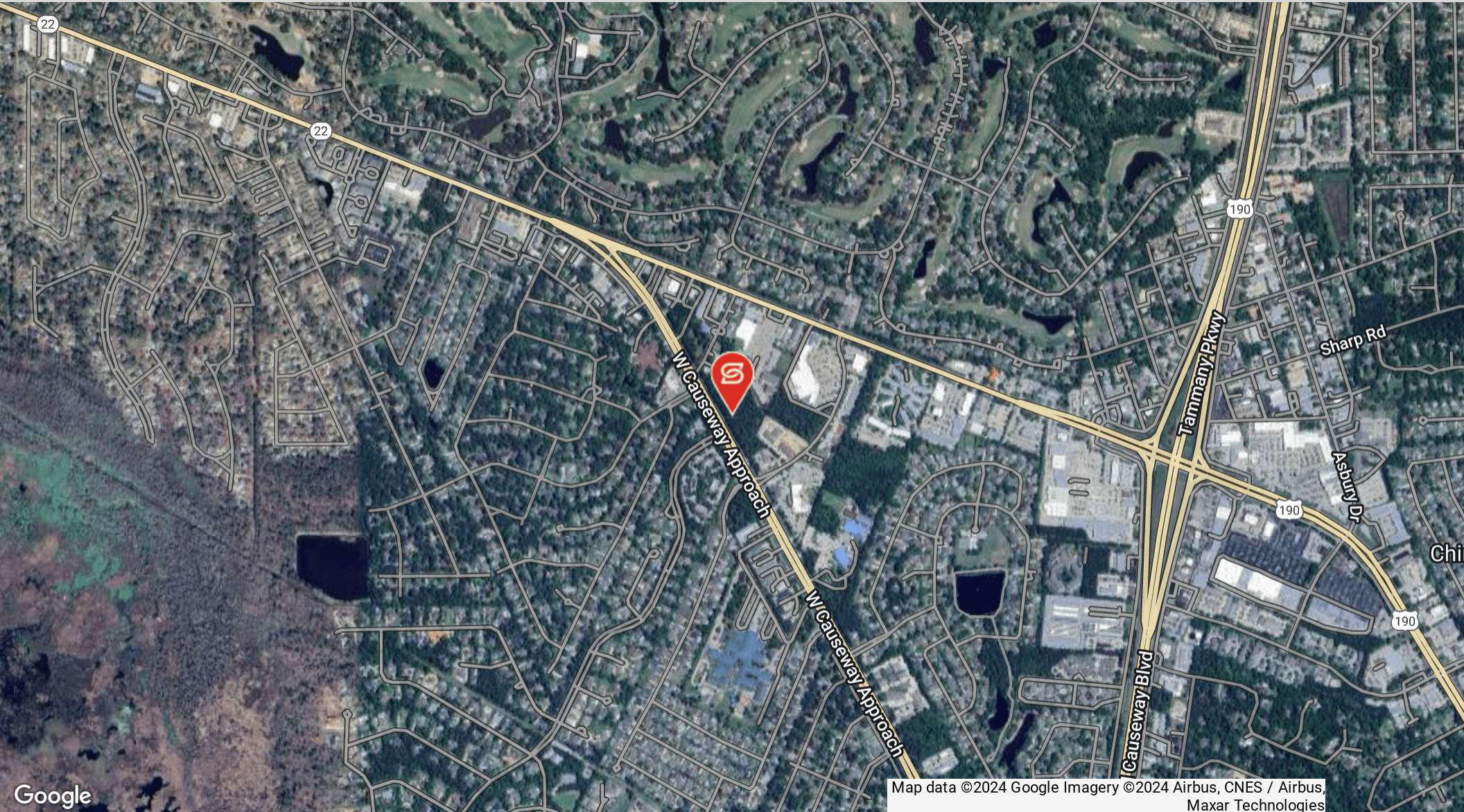




WEST APPROACH MIXED-USE DEVELOPMENT

WEST CAUSEWAY MANDEVILLE, LA 70471

Retail Property For Lease



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,552	38,145	80,663
Average Age	45	43	42
Average Age (Male)	42	41	41
Average Age (Female)	48	44	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,565	15,083	32,125
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$140,842	\$144,001	\$129,366
Average House Value	\$506,387	\$474,121	\$439,076

Demographics data derived from AlphaMap