



FOR LEASE
2,000 S.F.
\$581.5005



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

RETAIL SPACE | FOR LEASE

Space Along One of Slidell's Main Retail Corridors

137 Northshore Boulevard
SLIDELL, LA 70460

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EXCELLENT SPACE ADJACENT TO ALDI GROCERY STORE

137 Northshore Boulevard, Slidell, LA 70460

DESCRIPTION

This excellent retail space adjacent to the newly opened ALDI grocery store is available for lease. Located next to the Village at North Shore Shopping Center, less than half a mile from I-12 (67,632 vpd), this one of the major retail corridors for Slidell. Northshore Blvd sees 18,289 vpd. Surrounding retailers include Walmart Supercenter, Sam's Club, Home

Depot, Dillard's, Boot Barn, JoAnn, Ollie's Bargain Outlet, Conn's, and At Home.

The retail space is approximately 7,600 sf and measures 38'x200'. It is highly visible and has opportunity for signage. Zoned commercial, it is ideal for a variety of uses.

OVERVIEW

SIZE	7,600 sf
LEASE RATE	\$14.00/sf, gross (except for real estate tax pass through of \$2.05/sf)
PARKING	Plentiful surface parking shared with ALDI



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137 NORTSHORE BLVD



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137 NORTHSHORE BLVD

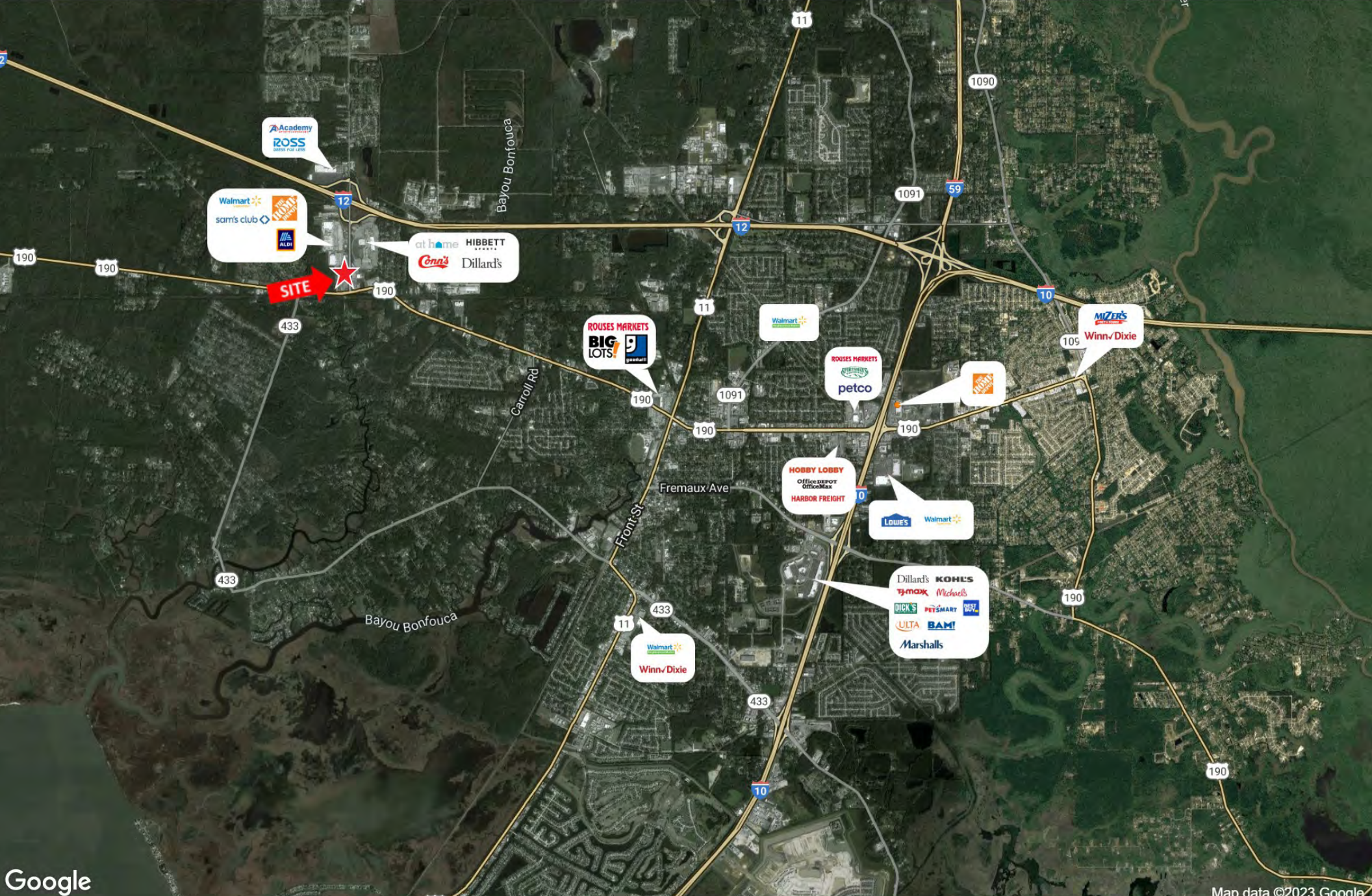


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137 NORTHSHORE BLVD



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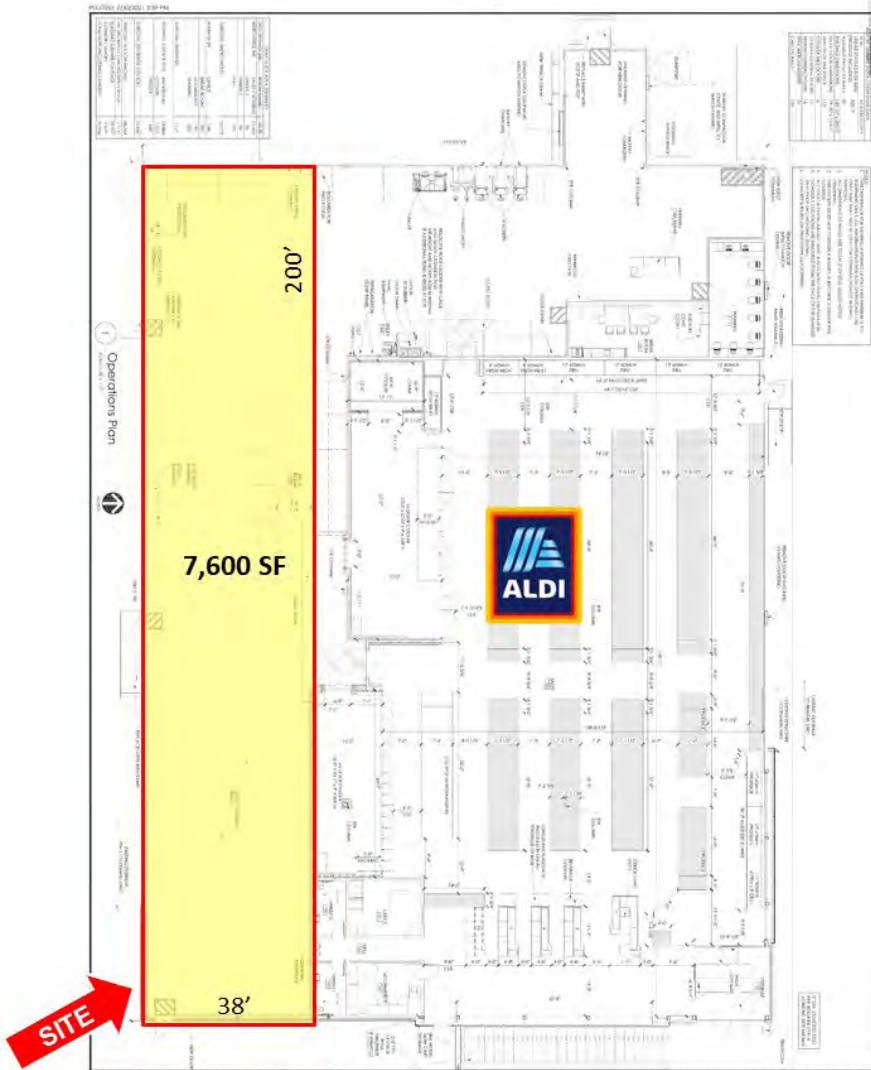
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ADDITIONAL INFORMATION



DEMOGRAPHICS (EST. 2023)

radius	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>	<u>7 mile</u>
Population:	1,849	21,731	57,859	100,462
Median HH Income:	\$63,843	\$57,381	\$61,609	\$68,515
Daytime Population:	1,931	4,339	21,921	33,297

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