

SUMMARY

RETAIL
AERIAL

OVERALL
SITE PLAN

BUILDING A
FLOOR PLAN

SUITE 1
PHOTOS

PROPERTY
PHOTOS

DEMOS

FOR LEASE

AVAILABLE

- Suite 1 - 3,561 SF
Former Martin Wine Cellar

APPROXIMATE GLA

- 50,000 SF

DESCRIPTION

Conveniently located on Highway 190 in Mandeville, blocks from the Premier Centre, lies The Village Shopping Center. The cottage-style shopping center is family friendly and positioned in a high-traffic, high-visibility area. It features 16 retail spaces that include national and local boutiques, doctor's offices, and a full-service restaurant. The center also contains executive office suites on the second floor, above the former Martin Wine Cellar space. The property shares cross-access with Hotworx, Jos. A. Bank, Lilly Pulitzer, and Ochsner Urgent Care to the southeast and Pelican Athletic Club to the east.

The Mandeville community is the metro leader with an average household income over \$144,000. This strong retail corridor coupled with strong growth and high income levels translates into an excellent retail location.

TENANTS

- Pelican Athletic Club
- Newk's Eatery
- Talbots
- Milan Laser
- Chico's
- Evolve Coffee + Matcha
- Fluerty Girl
- Bēon
- Stella Dallas
- Sunglass Hut & more!

TRAFFIC COUNT (ADT 2024)

- On Highway 190: 24,165

NEARBY RETAILERS

- Hotworx, Jos. A. Bank, Lilly Pulitzer, and Ochsner Urgent Care
- Walgreens and CVS Pharmacy
- Premier Centre includes Target, Whole Foods Market, T.J.Maxx, HomeGoods, Barnes & Noble, Old Navy, Gap, LOFT, Banana Republic, Bath & Body Works, Buckle, and many more!
- Trader Joe's *Opening Soon*, Chick-fil-A, and Starbucks



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Northlake Shopping Center

- THE FRESH MARKET
- Total Wine & MORE
- ROSS DRESS FOR LESS
- Office DEPOT
- PETSMART
- REGINELLI'S PIZZERIA
- FIVE BEL'W
- MERLE NORMAN
- POKE LOA
- Cafe De Mowde

MEDVET GREIGE
 Leading Specialty Healthcare for Pets

EUROPEAN WAX CENTER

STELLA GRACE

THE JOINT

SLAB

HEMLINE

CLUB CHAMPION

ST. TAMMANY PARISH LIBRARY

OrangeTheory FITNESS

rani

TRADER JOE'S

Opening Soon

Main Entrance to Meadowbrook Subdivision

±450 Homes

\$245,000 Avg. HH Income

Premier Centre

- target
- WHOLE FOODS MARKET
- TJ-maxx
- BARNES & NOBLE
- HomeGoods
- OLD NAVY
- BANANA REPUBLIC
- TRAK
- LOVESAC
- GAP
- Buckle
- Bath & Body Works
- J.Jill
- J-CREW FACTORY
- restore
- Jose T Balli
- EARTH SAVERS
- LOFT

The Village Shopping Center

- E.VOLVE COFFEE + MATCHA
- FLEURY GIRL
- Newk's BAKERY
- STELLA Dallas
- TALBOTS
- MILAN (soon to be removed)
- ResCare HomeCare
- chico's
- LEGIT nutrition
- sunglass hut

Walmart

Neighborhood Market

(1 mile south of Site)

HOTWORX

Lily Pulitzer

Ochsner URGENT CARE

J'S A BANK

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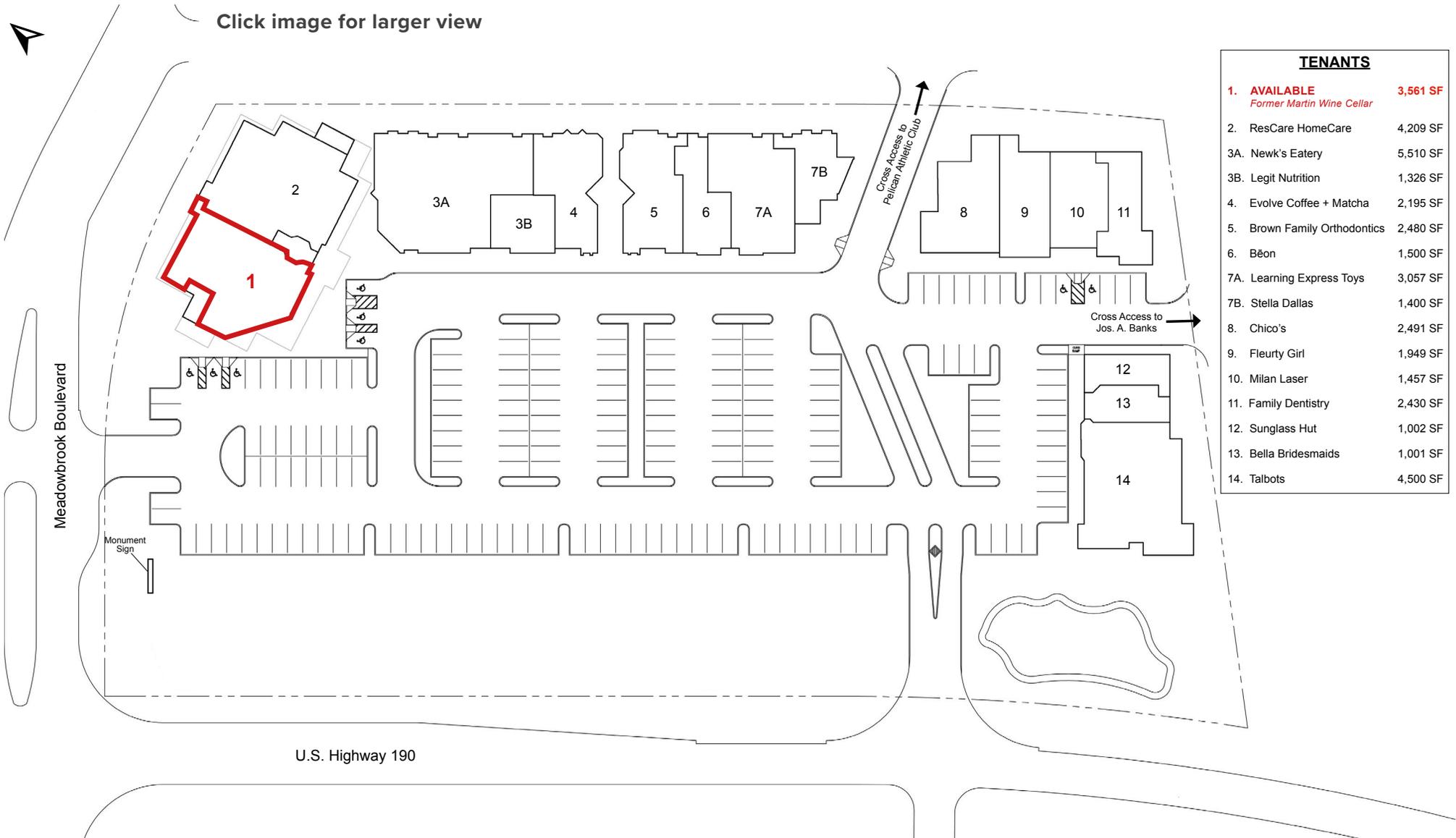
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TENANTS

1. AVAILABLE <i>Former Martin Wine Cellar</i>	3,561 SF
2. ResCare HomeCare	4,209 SF
3A. Newk's Eatery	5,510 SF
3B. Legit Nutrition	1,326 SF
4. Evolve Coffee + Matcha	2,195 SF
5. Brown Family Orthodontics	2,480 SF
6. Bēon	1,500 SF
7A. Learning Express Toys	3,057 SF
7B. Stella Dallas	1,400 SF
8. Chico's	2,491 SF
9. Fleurty Girl	1,949 SF
10. Milan Laser	1,457 SF
11. Family Dentistry	2,430 SF
12. Sunglass Hut	1,002 SF
13. Bella Bridesmaids	1,001 SF
14. Talbots	4,500 SF

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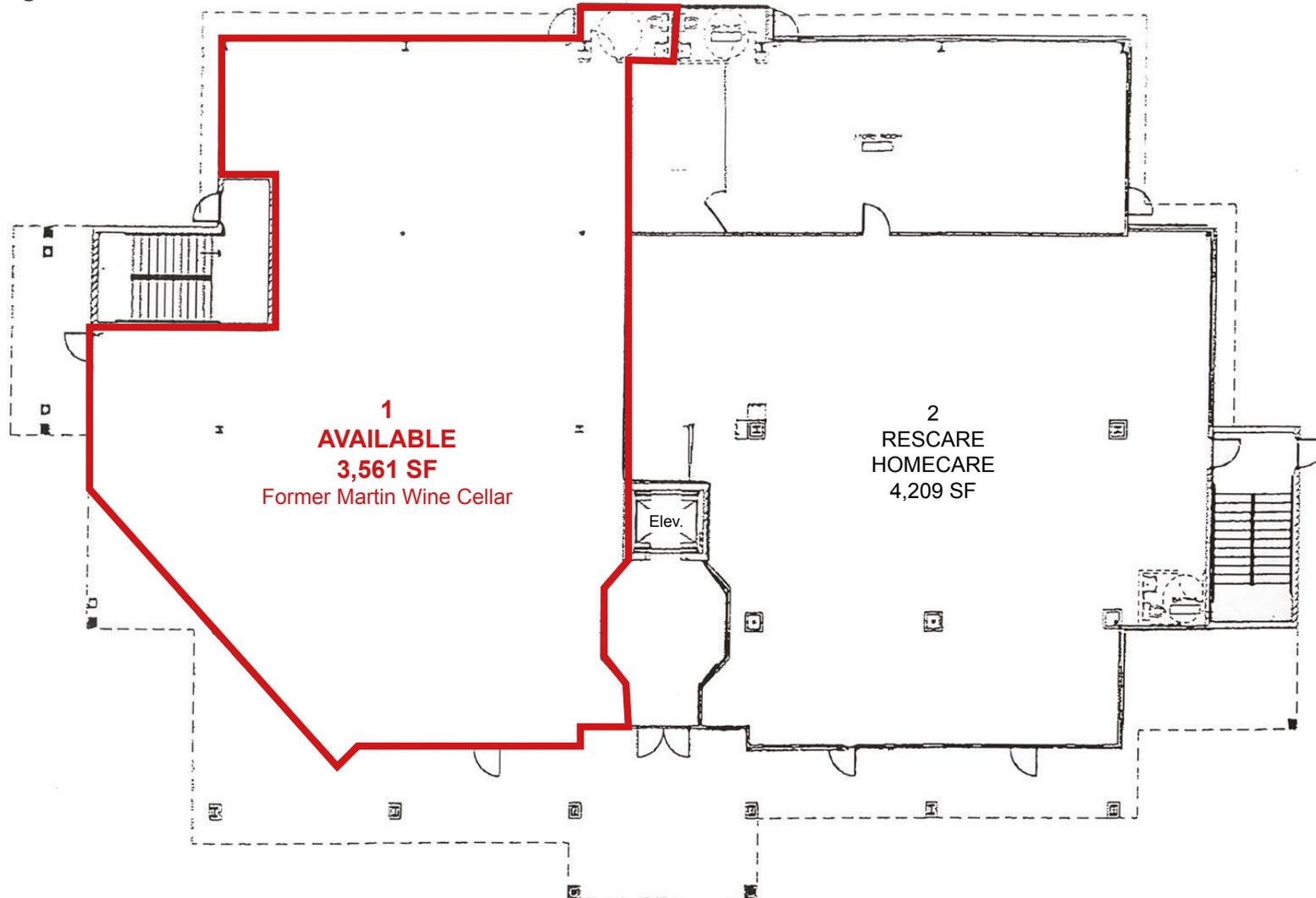
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INTERIOR PHOTOS OF SUITE 1 - 3,561 SF

Former Martin Wine Cellar - Shelving to be removed



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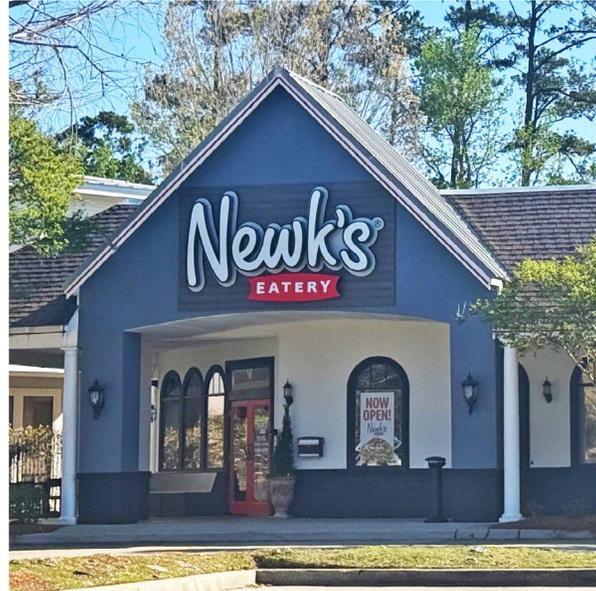
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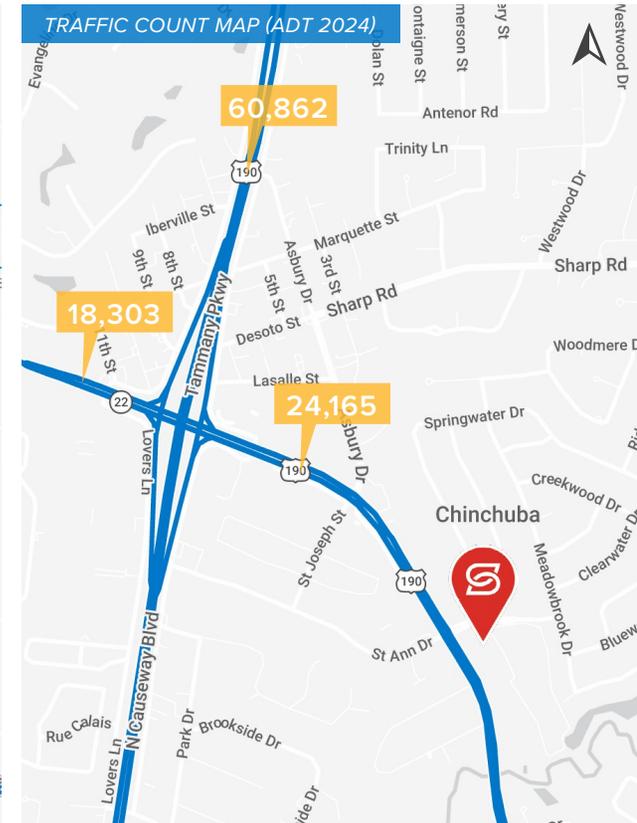
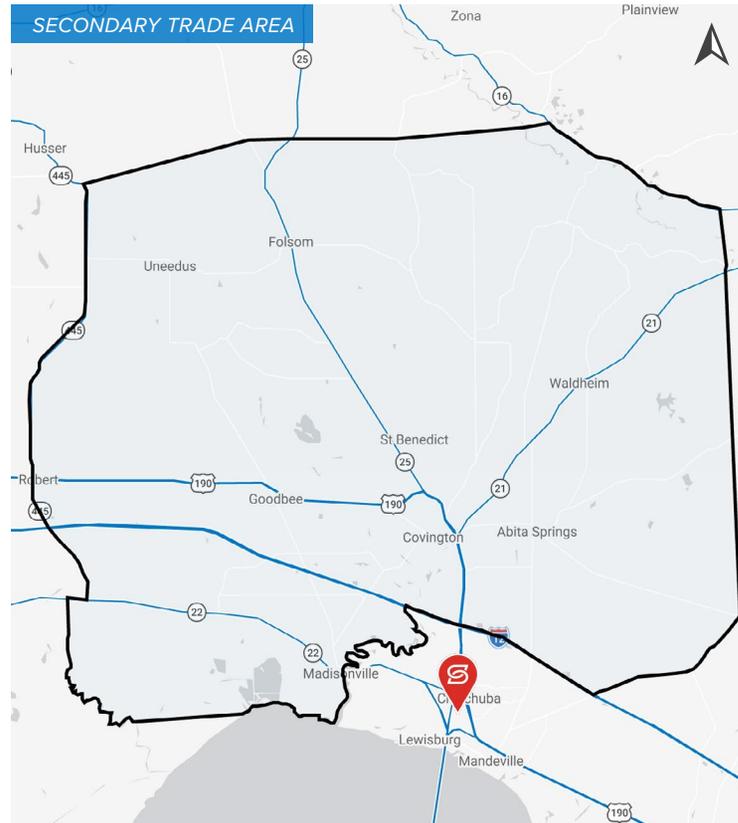
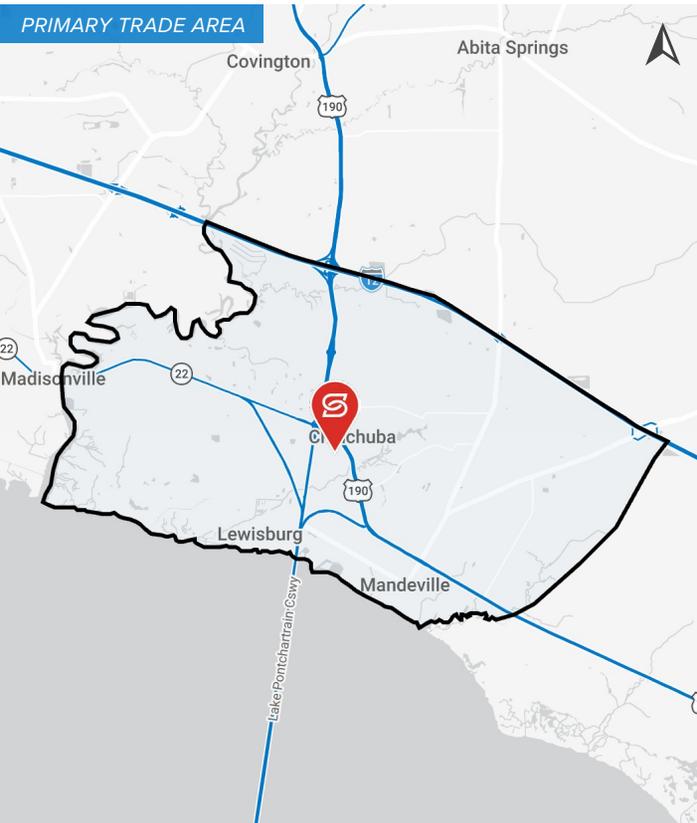
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2025 DEMOGRAPHICS

POPULATION

PRIMARY TRADE AREA	SECONDARY TRADE AREA
52,608	113,113

AVG. HH INCOME

PRIMARY TRADE AREA	SECONDARY TRADE AREA
\$144,957	\$114,282

HOUSEHOLDS

PRIMARY TRADE AREA	SECONDARY TRADE AREA
20,190	43,991