



BRADLEY COOK, MS, CCIM **DANIEL COOK**

Office: 985-898-2022

Direct: 985-246-3720

bcook@stirlingprop.com

Office: 985-898-2022

Direct: 985-246-3795

dcook@stirlingprop.com

W. FOSTER MURPHY **1675 & 1705 HWY 190**

Office: 985-898-2022

Direct: 225-439-0223

fmurphy@stirlingprop.com

E CAUSEWAY APPROACH

MANDEVILLE, LA 70448

SUMMARY

SUITE 1695

1695 PHOTOS

SUITE 1745B

SITE PLAN

AERIALS

DEMOS

RETAIL MAP

FOR LEASE

PROPERTY OVERVIEW

Now available for lease are two versatile commercial suites located at the high-traffic intersection of East Causeway Approach and Highway 190 in Mandeville, LA. Situated in one of Mandeville's most established and thriving commercial corridors, the property benefits from a signalized intersection directly in front of the center, offering excellent

Both spaces offer prominent façade signage opportunities and benefit from a strong mix of neighboring tenants in a well-maintained multi-tenant center. Located just minutes from the lakefront and nestled within one of Mandeville's most affluent and active submarkets, these suites offer a rare opportunity to establish a presence in a prime Northshore location.

PROPERTY HIGHLIGHTS

- Located at a signalized intersection on Hwy 190 & E. Causeway Approach
- Prime, high-traffic Mandeville corridor
- Strong daily traffic counts and visibility
- Affluent area with average HH income over \$140,000 (2-mile radius)
- Minutes from the Mandeville lakefront
- Surrounded by established retail and service tenants
- 56 shared surface parking spaces
- Close to Mandeville City Hall, police, schools, and churches
- Easy access to I-12 and the Causeway Bridge

AVAILABLE SUITES

- 1675 Hwy 190 - Suite 1695/ 2,300 rsf
- 1705 Hwy 190 - Suite 1745B/ 1,237 rsf

LEASE DETAILS

- \$18.50/ SF
- NNN



SUITE 1695

OVERVIEW

Suite 1695 is a versatile, ground-level commercial space offering approximately 2,300 rentable square feet in a well-maintained, multi-tenant center at the corner of Hwy 190 and East Causeway Approach. This high-exposure location sits directly at a signalized intersection, ensuring strong daily traffic counts and optimal visibility for any business.

The suite features a small, welcoming lobby, a large, open main room that can be tailored to a variety of layouts or programming, and two private restrooms. The open floor plan provides flexibility for retail, wellness, or office users and can easily accommodate tenant-specific build-outs. Whether you're a fitness or wellness brand, physical therapist, boutique retailer, or professional service firm, this space can be adapted to suit your operational needs.

HIGHLIGHTS

- 56 shared surface parking spaces
- Prominent façade signage
- Adjacent to a strong mix of tenants, including dining, health & beauty, and professional services
- Minutes from Mandeville lakefront, major schools, and residential neighborhoods
- Average household income in 2-mile radius exceeds \$140,000





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SUITE 1745B

OVERVIEW

Suite 1745B offers approximately 1,237 rentable square feet of well-positioned retail or office space in a bustling multi-tenant center along Highway 190 at East Causeway Approach — one of Mandeville's most prominent commercial corridors. Located at a signalized intersection, the property provides maximum exposure to daily drive-by traffic, easy ingress and egress, and strong visibility from both directions.

This efficient suite is ideal for boutique retailers, medical or professional service providers, wellness operators, or any tenant seeking a clean, functional layout in a high-demand location. Its size offers the perfect balance for businesses that want to establish a strong presence without excessive overhead.

Nestled in a thriving, affluent part of Mandeville, Suite 1745B benefits from strong neighborhood demographics, with average household incomes exceeding \$140,000 in a 2-mile radius. The area is surrounded by dense residential development and sits just minutes from the lakefront, Mandeville City Hall, schools, and other community hubs.

Whether you're launching a new concept or expanding your Northshore footprint, Suite 1745B delivers high traffic, strong co-tenancy, and high visible, move-in-ready opportunity.

HIGHLIGHTS

- ± 1,237 RSF of functional space
- Shared access to 56 surface parking spaces
- Prominent storefront with signage opportunities
- Located within a vibrant center featuring established tenants like salons, dining, retail, and service businesses





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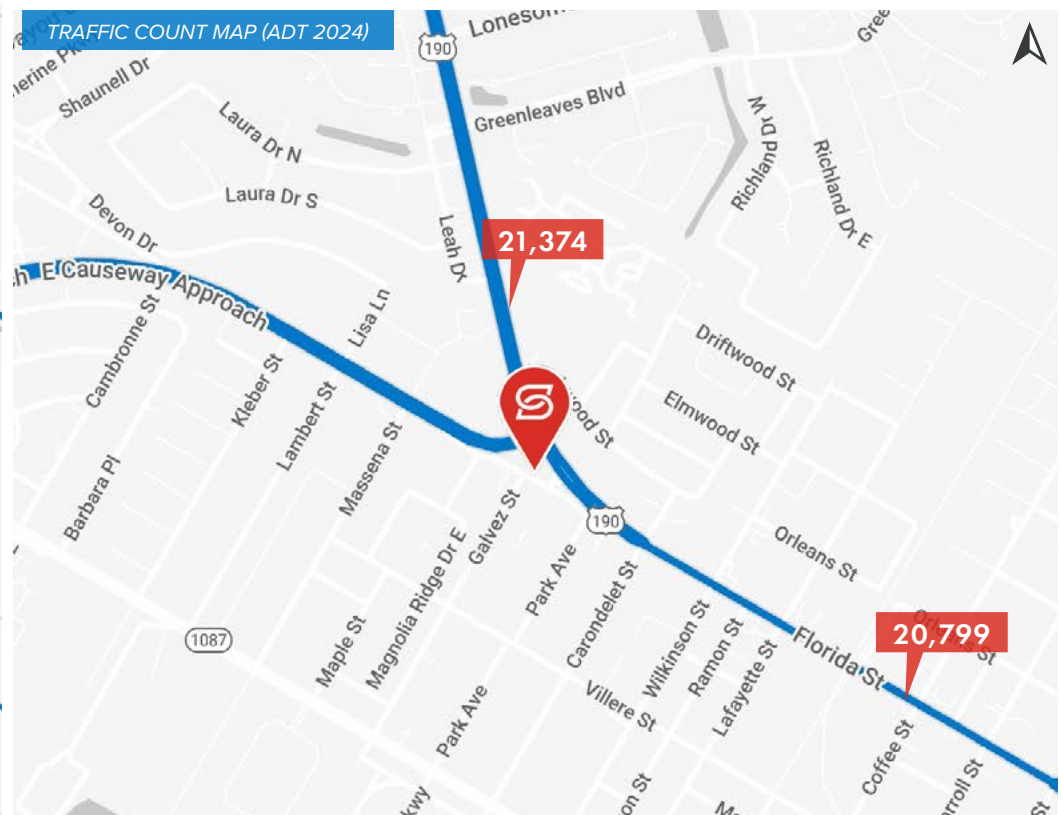
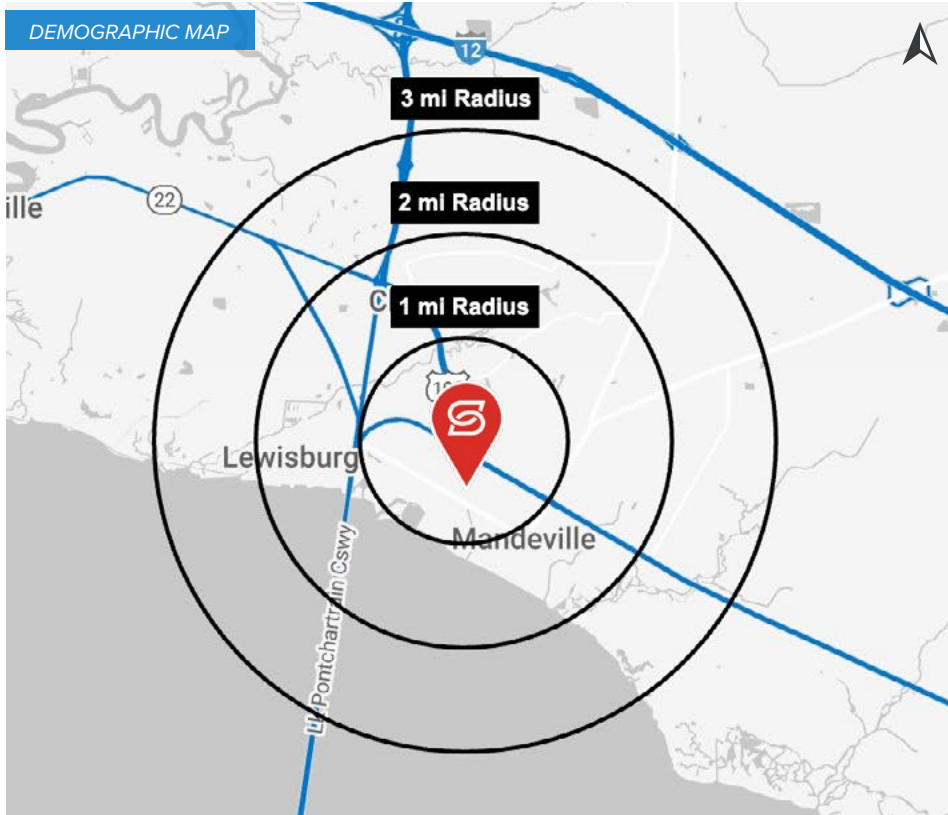
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2024 DEMOGRAPHICS

1 MILE

2 MILE

3 MILE



POPULATION

7,787

21,840

39,048

1 MILE

2 MILE

3 MILE



AVG. HH INCOME

\$126,053

\$141,151

\$138,565

1 MILE

2 MILE

3 MILE



HOUSEHOLDS

3,210

8,667

15,320

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