



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

RETAIL SPACE | FOR LEASE

Northlake Shopping Center

SWQ Hwy 190 and Hwy 22

MANDEVILLE, LA 70471

Jonathan Fawer
jfawer@corp-realty.com
504.581.5005

Austin Lavin CCIM
alavin@corp-realty.com
504.581.5005



NORTHLAKE SHOPPING CENTER

SWQ Hwy 190 and Hwy 22, Mandeville, LA 70471

DEVELOPMENT DESCRIPTION

Opportunities available in regional grocery-anchored shopping center in one of the most affluent areas in the New Orleans MSA, with an average HHI of \$101,300 and a residential density of 41,700 people within 3 miles.

Mandeville is a part of the Northshore trade area which includes Covington, Madisonville and Abita Springs. Combined, the area has a total population of 194,401 with an average HHI of \$84,214.

Ulta recently signed a lease and will open by the end of 2025. It will join Fresh Market, Total Wine, Office Depot, Ross Dress for Less, PetSmart, and

Five Below as anchor tenants in this center at this prominent intersection. Recent outparcel developments have brought Chipotle, Poke Loa, Reginelli's and others to this corner.

The intersection of LA 22 and Highway 190 bordering the project was recently enhanced to support the increased traffic in the area.



CORPORATE REALTY

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Jonathan Fawer
jfawer@corp-realty.com
504.581.5005

Austin Lavin CCIM
alavin@corp-realty.com
504.581.5005

SWQ HWY 190 AND HWY 22

OVERVIEW & DEMOGRAPHICS

SIZE OF CENTER:	166,371 sf
AVAILABLE SPACE:	Up to 5,500 sf (see site plan)
RENTAL RATE:	\$24.00/sf - \$28.00/sf (see page 6)
NET CHARGES:	\$4.98/sf
PARKING:	751 spaces
TRAFFIC COUNTS:	Hwy 22 - 18,303 CPD N Causeway Blvd - 60,862 CPD
ANCHOR TENANTS INCLUDE:	Total Wine, Fresh Market, Office Depot, PetSmart, Five Below, Ross Dress for Less, and Ulta
RETAILERS IN THE IMMEDIATE AREA:	Whole Foods, Rouses, TJ Maxx, Target, HomeGoods, Barnes & Noble, and Old Navy

DEMOGRAPHICS (EST. 2024)

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>	<u>Trade Area</u>
POPULATION:	8,312	41,475	76,629	195,763
MEDIAN HH INCOME:	\$78,677	\$96,095	\$94,127	\$81,450
DAYTIME POPULATION:	10,626	25,293	42,997	77,868



CORPORATE REALTY

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Jonathan Fawer
jfawer@corp-realty.com
504.581.5005

Austin Lavin CCIM
alavin@corp-realty.com
504.581.5005

AERIAL: CITYWIDE VIEW

To: Baton Rouge



Map data ©2025 Google

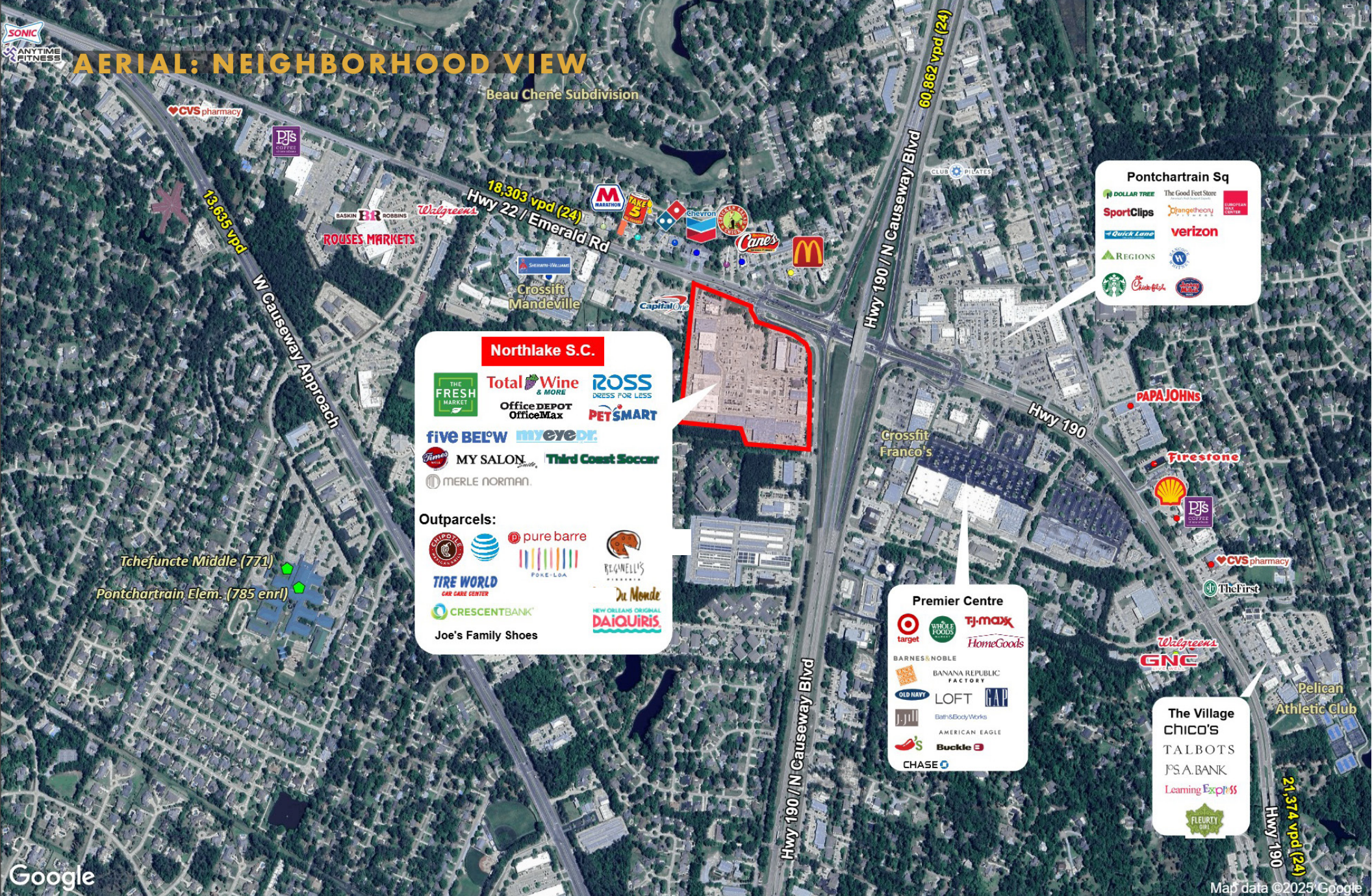


CORPORATE REALTY

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Jonathan Fawer
jfawer@corp-realty.com
504.581.5005

Austin Lavin CCIM
alavin@corp-realty.com
504.581.5005



CORPORATE REALTY

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Jonathan Fawer
jfawer@corp-realty.com
504.581.5005

Austin Lavin CCIM
alavin@corp-realty.com
504.581.5005

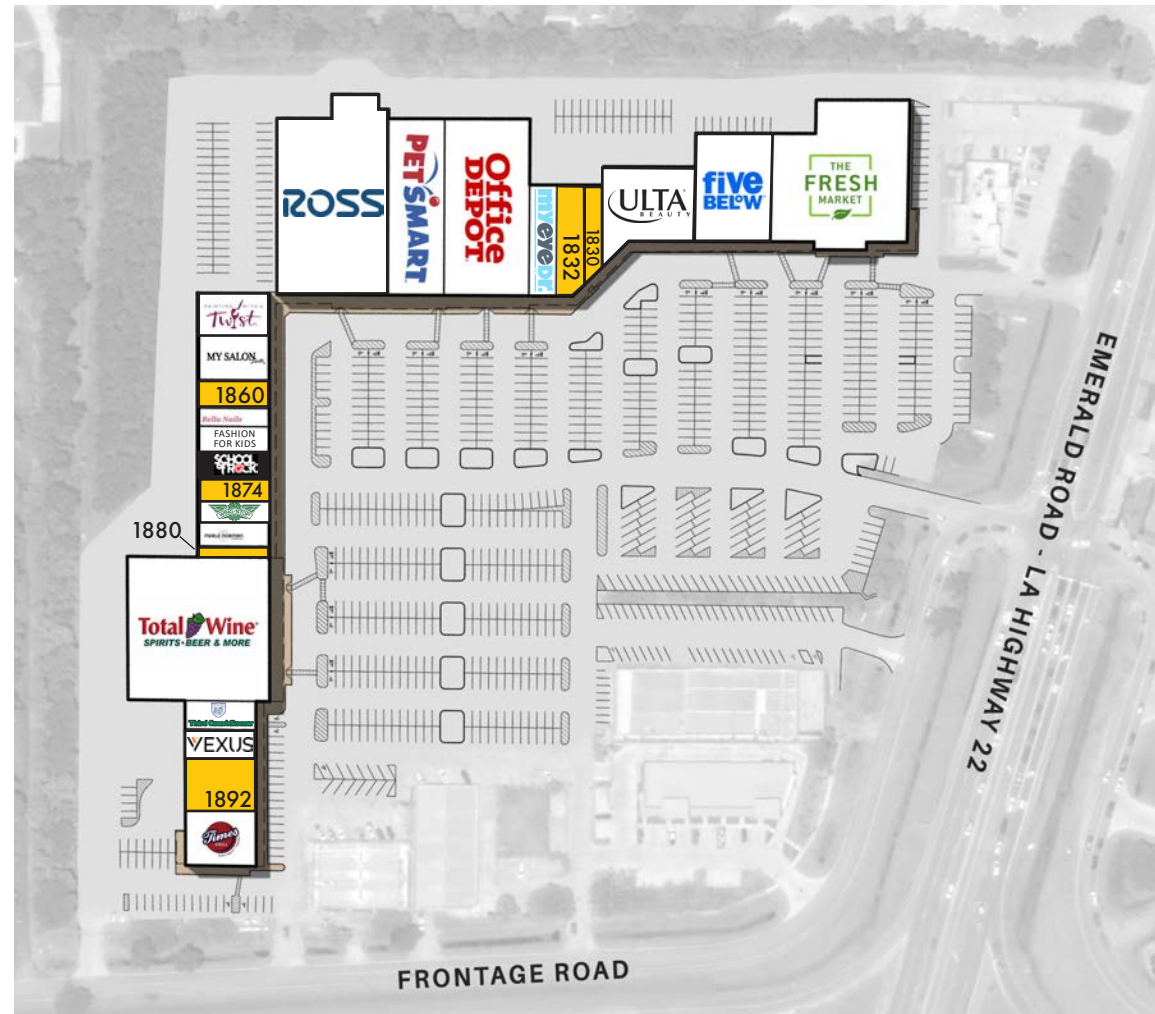
SWQ HWY 190 AND HWY 22

AVAILABLE SPACE & SITE PLAN

Available Space

Suite	Size	Rate
1830	1,811 sf	\$27/sf
1832	3,706 sf	\$27/sf
1860	2,467 sf	\$26/sf
1874	1,179 sf	\$26/sf
1880	1,006 sf	\$26/sf
1892	3,700 sf	\$28/sf

- » Suites 1830 and 1832 can be combined to create an approximately **5,500 sf** space.
- » Suite 1892 can be divided into Suite 1892A (2,000 sf) and Suite 1892B (1,700 sf).



CORPORATE REALTY

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Jonathan Fawer
jfawer@corp-realty.com
504.581.5005

Austin Lavin CCIM
alavin@corp-realty.com
504.581.5005

RETAIL SPACE | FOR LEASE

Northlake Shopping Center

SWQ Hwy 190 and Hwy 22, Mandeville, LA 70471



Jonathan Fawer
jfawer@corp-realty.com
504.581.5005



Austin Lavin CCIM
alavin@corp-realty.com
504.581.5005



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana, 11/2025