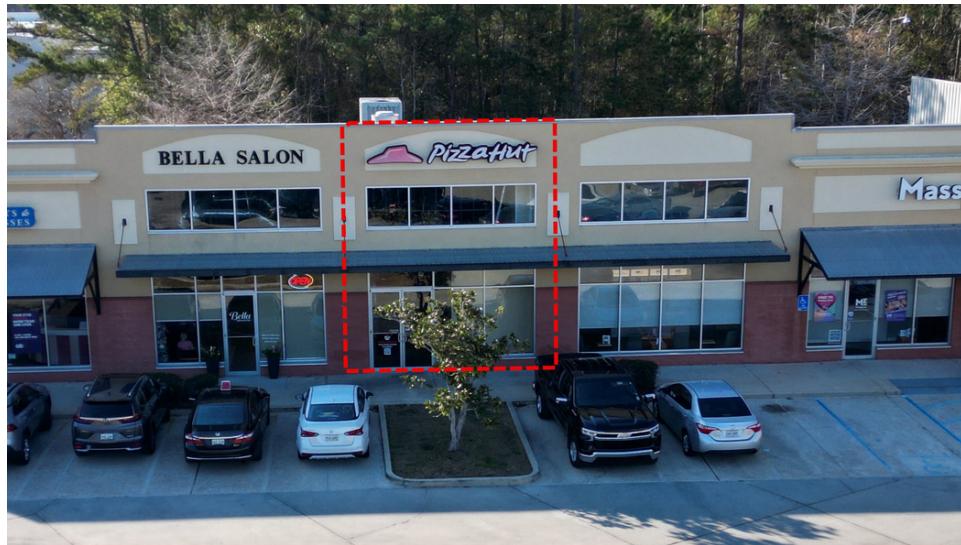




# RESTAURANT SPACE FOR LEASE

3471 E Causeway Approach Suite 3, Mandeville, LA 70448



## PROPERTY DESCRIPTION

Available July 1st! Highly visible retail space currently occupied by Pizza Hut, located along one of the Northshore's strongest retail corridors. The property benefits from excellent traffic counts, strong daytime population, and immediate access to Causeway Blvd.

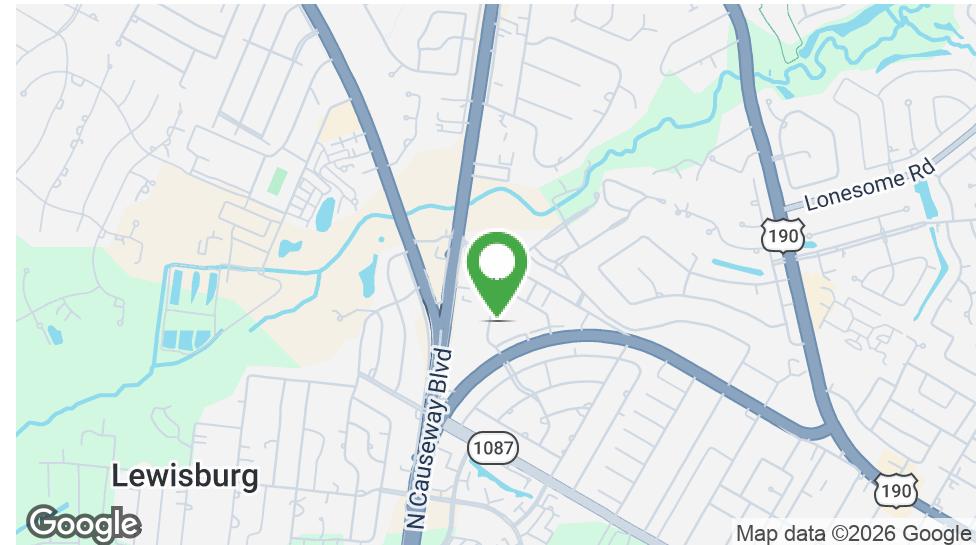
The suite is restaurant-ready, featuring an existing grease trap and hood system, making it ideal for a quick-service or fast-casual concept with minimal conversion costs.

Adjacent tenants include America's Best Eyewear and Massage Envy, providing consistent daily foot traffic and strong co-tenancy. The surrounding trade area is anchored by Rouses Supermarket, Bonvenu Bank, and Starbucks, further reinforcing the site's retail strength and visibility.

This location is well suited for restaurant, food service, or high-traffic retail users seeking a proven Northshore location with established consumer draw.

**MATT EATON, CCIM • PARTNER**  
OFFICE: 504.414.0703  
MOBILE: 504.339.2136  
matt@matteatonccim.com

**MARTIN O. MILLER III, CCIM, SIOR • PARTNER**  
OFFICE: 504.414.0703  
MOBILE: 504.616.5700  
momiller@ccim.net



Map data ©2026 Google

## OFFERING SUMMARY

Lease Rate: \$24.00 SF/yr (NNN)

Available SF: 1,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,725	14,749	25,123
Total Population	6,588	37,268	63,881
Average HH Income	\$134,937	\$135,467	\$133,644

## RETAIL PROPERTY FOR LEASE

### PROPERTY SUMMARY



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## RETAIL PROPERTY FOR LEASE

### EXTERIOR PHOTOS



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## RETAIL PROPERTY FOR LEASE

### INTERIOR PHOTOS



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RETAIL PROPERTY FOR LEASE

AERIAL



# RESTAURANT SPACE FOR LEASE

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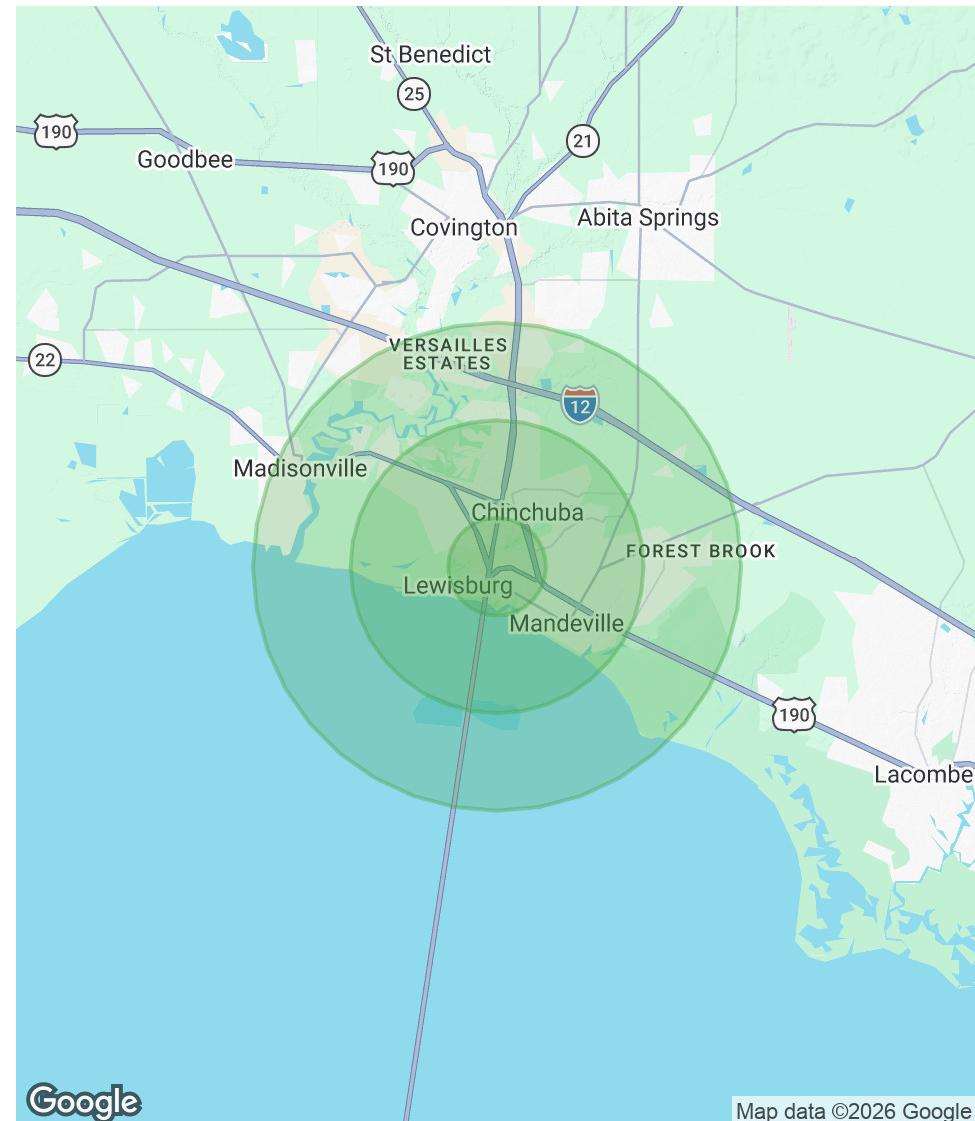
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,588	37,268	63,881
Average Age	43	43	42
Average Age (Male)	41	41	40
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,725	14,749	25,123
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$134,937	\$135,467	\$133,644
Average House Value	\$452,317	\$443,389	\$448,409

Demographics data derived from AlphaMap



## RETAIL PROPERTY FOR LEASE

### DEMOGRAPHICS MAP & REPORT