



RESTAURANT SPACE FOR LEASE

3471 E Causeway Approach Suite 3, Mandeville, LA 70448

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

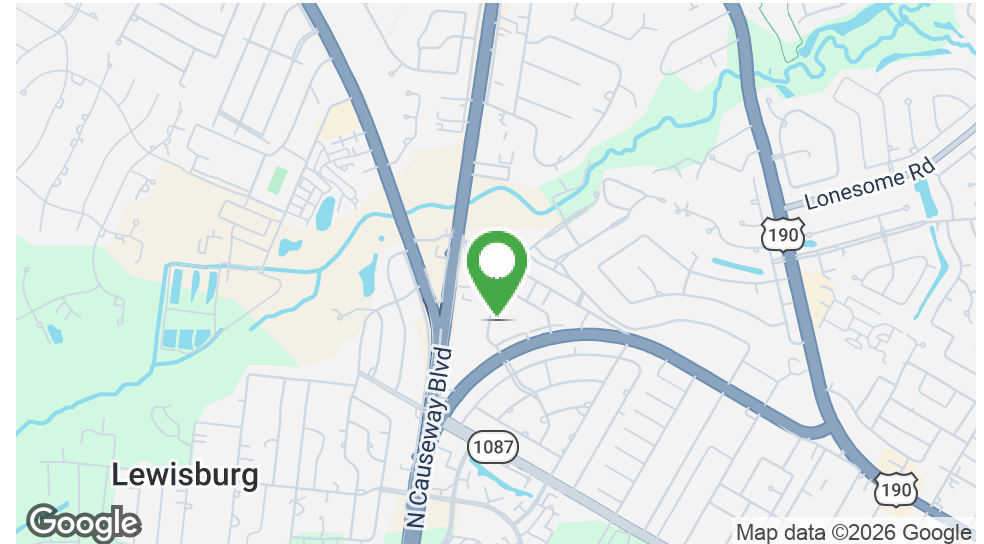
matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.616.5700

momiller@ccim.net



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.

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

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com



**SOUTHEAST
COMMERCIAL**
REAL ESTATE





RESTAURANT SPACE FOR LEASE

3471 E Causeway Approach Suite 3, Mandeville, LA 70448

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



RETAIL PROPERTY FOR LEASE

EXTERIOR PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com



**SOUTHEAST
COMMERCIAL**
REAL ESTATE





RESTAURANT SPACE FOR LEASE

3471 E Causeway Approach Suite 3, Mandeville, LA 70448

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

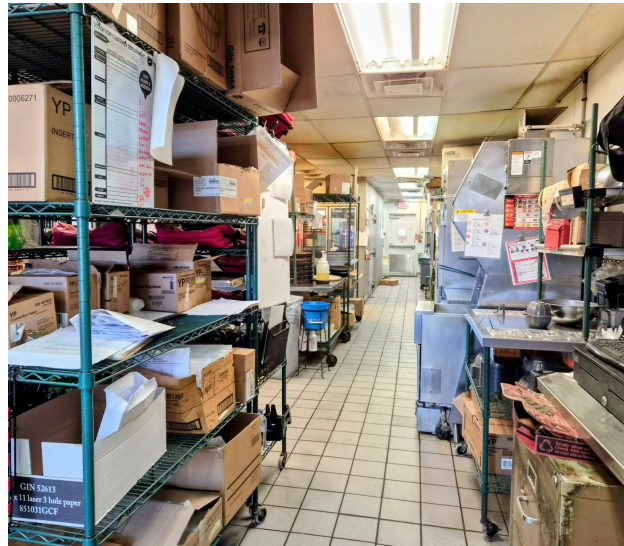
matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.616.5700

momiller@ccim.net



RETAIL PROPERTY FOR LEASE

INTERIOR PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com



**SOUTHEAST
COMMERCIAL**
REAL ESTATE





RESTAURANT SPACE FOR LEASE

3471 E Causeway Approach Suite 3, Mandeville, LA 70448

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



RETAIL PROPERTY FOR LEASE

AERIAL



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com





RESTAURANT SPACE FOR LEASE

3471 E Causeway Approach Suite 3, Mandeville, LA 70448

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

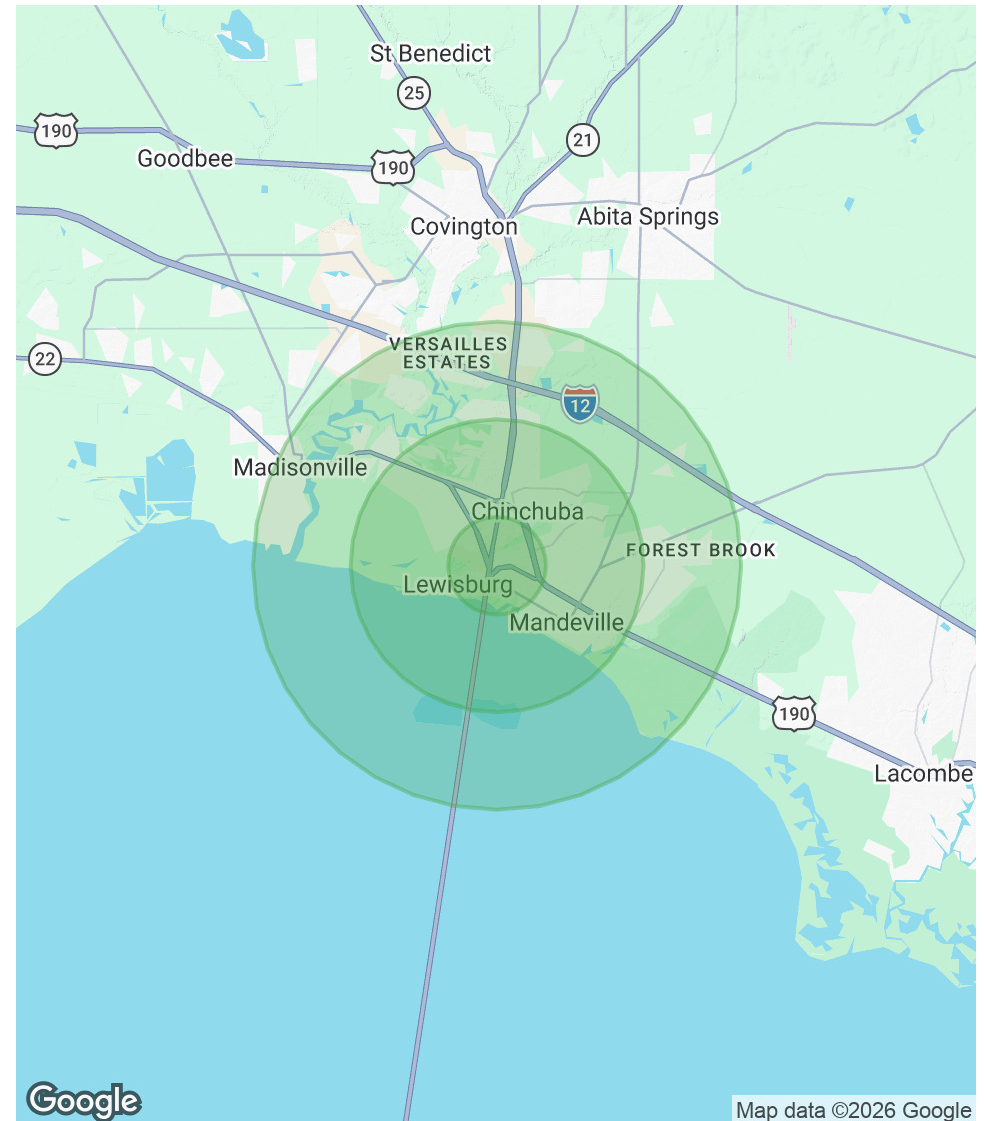
POPULATION

| | 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

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

