

EXECUTIVE SUMMARY



RETAIL PROPERTY FOR LEASE // NORTH SHORE PLAZA SHOPPING CENTER // 4000 – 4042 PONTCHARTRAIN DRIVE // SLIDELL, LA 70458



OFFERING SUMMARY

Available SF: ±4,300 – 10,500 SF

Base Lease Rate: \$10.00 - \$14.00 SF/yr.

Lot Size: ±10.16 Acres

Building Size: ±118,446 Square Feet

PROPERTY OVERVIEW

Seconds away from Eden Isle and Oak Harbor, Louisiana's premier waterfront communities.

North Shore is anchored by Dollar Tree and Cross Gates Athletics.

The property also has two additional pad sites, for future development.



RUBIN KREMLING, CPM, CCIM
713.805.8030
rkremling@tcprealty.com

AVAILABLE SPACES



RETAIL PROPERTY FOR LEASE // NORTH SHORE PLAZA SHOPPING CENTER // 4000 – 4042 PONTCHARTRAIN DRIVE // SLIDELL, LA 70458

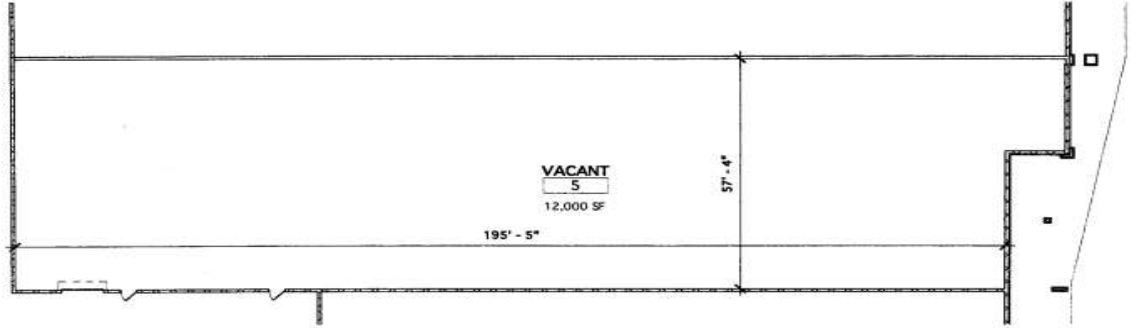
LEASE TYPE | NNN TOTAL SPACE | 4,300 – 10,500 SF LEASE TERM | Negotiable LEASE RATE | \$10.00 - \$14.00 SF/yr.



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
4015A	Available	6,000 SF	NNN	\$14.00
4025	Available	10,500 SF	NNN	\$10.00
4037	Available	4,300 SF	NNN	\$14.00

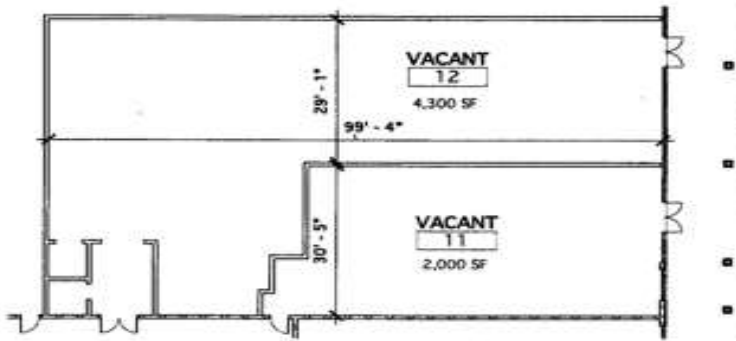


RUBIN KREMLING, CPM, CCIM
713.805.8030
rkremling@tcprealty.com



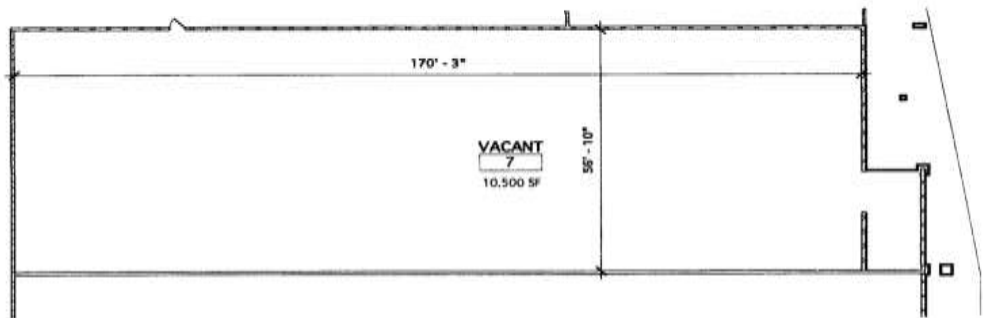
1
5 **Lease Space 5**
1" = 20'-0"

NOTE: DIMENSIONS SHOWN ARE FROM INTERIOR FINISH FACE TO INTERIOR FINISH FACE



1
11-12 **Lease Space 11-12**
1" = 20'-0"

NOTE: DIMENSIONS SHOWN ARE FROM INTERIOR FINISH FACE TO INTERIOR FINISH FACE



1
7 **Lease Space 7**
1" = 20'-0"

NOTE: DIMENSIONS SHOWN ARE FROM INTERIOR FINISH FACE TO INTERIOR FINISH FACE



RUBIN KREMLING, CPM, CCIM

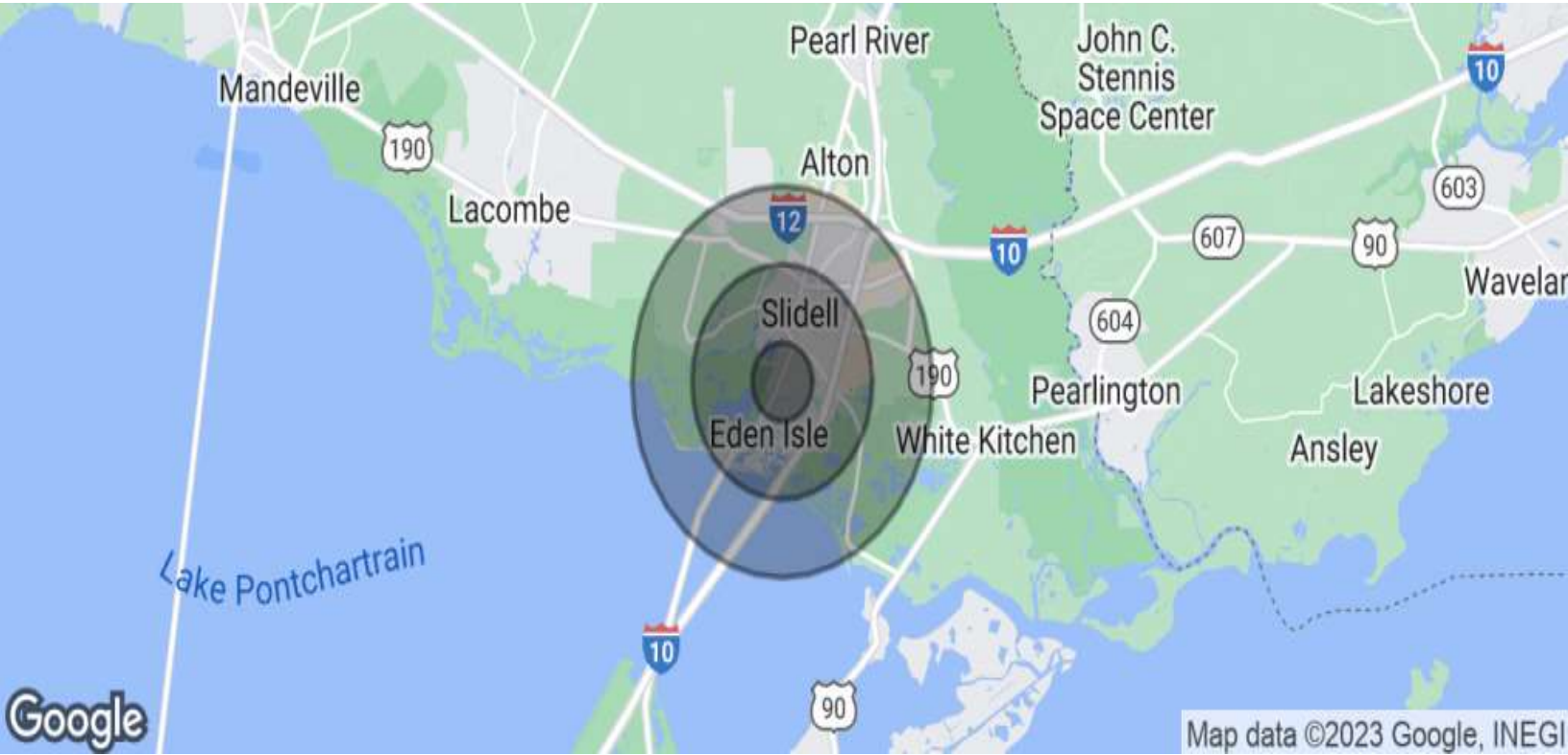
713.805.8030

rkremling@tcprealty.com

DEMOGRAPHICS MAP & REPORT



RETAIL PROPERTY FOR LEASE // NORTH SHORE PLAZA SHOPPING CENTER // 4000 – 4042 PONTCHARTRAIN DRIVE // SLIDELL, LA 70458



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,265	27,999	64,468
Median age	35.3	37.7	37.9
Median age (Female)	33.7	37.1	37.3
Median age (Male)	35.4	38	38.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,609	10,583	23,772
# of persons per HH	2.7	2.6	2.7
Average HH income	\$63,484	\$67,386	\$67,322
Average house value	\$219,970	\$235,177	\$209,949

* Demographic data derived from 2020 ACS - US Census



RUBIN KREMLING, CPM, CCIM
713.805.8030
rkremling@tcprealty.com

PROPERTY PHOTOS

RETAIL PROPERTY FOR LEASE // NORTH SHORE PLAZA SHOPPING CENTER // 4000 – 4042 PONTCHARTRAIN DRIVE // SLIDELL, LA 70458



RUBIN KREMLING, CPM, CCIM

713.805.8030

rkremling@tcprealty.com