

# SINGLE TENANT NNN

Investment Opportunity

**SouthStar**  
URGENT CARE™

4+ Years Remaining | Annual Rental Increases | Dense Retail Corridor



3333 Pontchartrain Drive | Slidell, Louisiana

**NEW ORLEANS** MSA

REPRESENTATIVE PHOTO

**SRS** | CAPITAL MARKETS

## EXCLUSIVELY MARKETED BY



### MICHAEL BERK

Vice President

National Net Lease

michael.berk@srsre.com

D: 770.402.3432

3445 Peachtree Road NE, Suite 950

Atlanta, GA 30326

GA License No. 385824

### SABRINA SAPIENZA

Vice President

National Net Lease

sabrina.sapienza@srsre.com

D: 914.498.2225

New Orleans, LA

LA License No. BROK.995710215-ACT

### CHIP WATSON

Managing Principal &  
Market Leader

chip.watson@srsre.com

D: 470.231.2588

3445 Peachtree Road NE, Suite 950

Atlanta, GA 30326

GA License No. 241596

### JOE HEWES

Associate  
Industrial

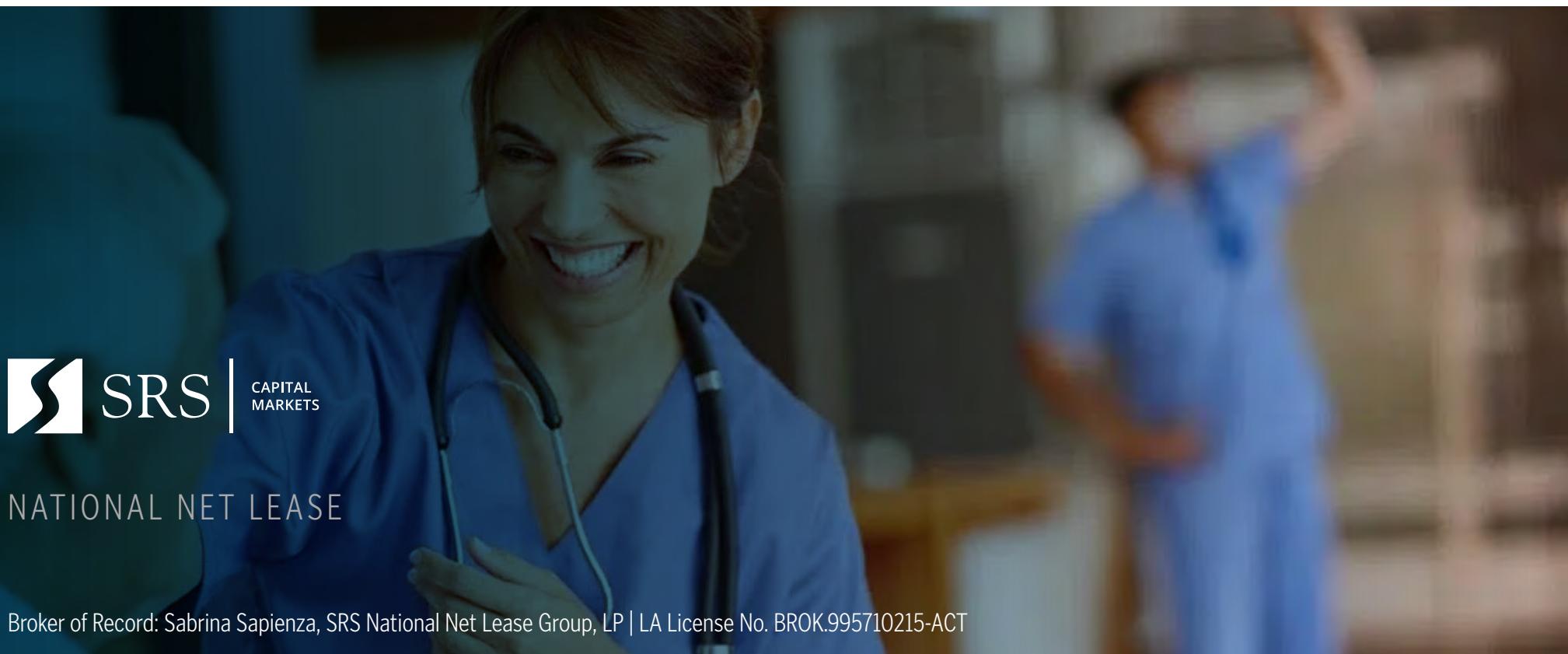
joe.hewes@srsre.com

D: 404.566.5741

3445 Peachtree Road NE, Suite 950

Atlanta, GA 30326

GA License No. 449976



NATIONAL NET LEASE

Broker of Record: Sabrina Sapienza, SRS National Net Lease Group, LP | LA License No. BROK.995710215-ACT

# OFFERING SUMMARY



## FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com)

## OFFERING

<b>Pricing</b>	\$2,000,000
<b>Net Operating Income</b>	\$130,322
<b>Cap Rate</b>	6.50%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	3333 Pontchartrain Drive, Slidell, Louisiana 70458
<b>Rentable Area</b>	3,925 SF
<b>Land Area</b>	1.07 AC
<b>Year Built</b>	2012
<b>Tenant</b>	Southstar Urgent Care
<b>Guaranty</b>	Corporate
<b>Lease Type</b>	NNN
<b>Landlord Responsibilities</b>	Replacement of Parking Lot, Roof & Structure to be reimbursed by tenant. Contact Agent for details
<b>Lease Term</b>	4+ Years
<b>Increases</b>	1.50% Annual Increases
<b>Options</b>	4 (5-Year)
<b>Rent Commencement</b>	2020 (Est.)
<b>Lease Expiration</b>	2030 (Est.)
<b>ROFO/ROFR</b>	No

# RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM						RENTAL RATES		
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Southstar Urgent Care (Corporate Guaranty)	3,925	2020	2030	Current	-	\$10,860	\$130,322	4 (5-Year)
		(Est.)	(Est.)	2027	1.50%	\$11,023	\$132,277	
				2028	1.50%	\$11,188	\$134,261	
				2029	1.50%	\$11,356	\$136,275	
				2030	1.50%	\$11,527	\$138,319	
				1.50% Annual Increases Throughout Option Periods				

## 4+ Years Remaining | Annual Rental Increases | Options to Extend

- The tenant currently has 4+ years remaining on their initial lease with 4 (5-year) options to extend, demonstrating their commitment to the site
- The lease features annual rental increases of 1.50% throughout the initial term and options thereafter, growing NOI and hedging against inflation

## NNN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for utilities, taxes, insurance and maintains most aspects of the premises
- Limited landlord responsibilities
- Ideal, low-management investment for an out-of-state, passive investor

## Strong Demographics in 5-mile Trade Area

- More than 85,000 residents and 33,000 employees support the trade area
- \$95,560 average household income

## Near Signalized, Hard Corner Intersection | Interstate 10 | Excellent Visibility

- The site is near the signalized, hard corner intersection of Pontchartrain Dr and Kostmayer Ave which combined average 19,600 VPD
- The asset benefits from nearby direct on/off ramp access to Interstate 10, a major thoroughfare that averages 84,300 vehicles passing by daily
- The asset has excellent visibility via significant street frontage

## Fremaux Town Center (640,000 SF) | Dense Retail Corridor | Strong National/Credit Tenant Presence |

- The site is in close proximity to Fremaux Town Center, a 640,000 SF shopping center, that consists of Old Navy, Marshall's, Michael's, Petsmart, Ulta, Dick's, Kohl's, and many more
- Other nearby national/credit tenants include Aldi, Walmart Neighborhood Market, McDonald's, Burger King, Dollar General, Autozone and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site



### SOUTHSTAR URGENT CARE

[gosouthstar.com](http://gosouthstar.com)

**Company Type:** Private

**Locations:** 30+

Founded in 2011, SouthStar Urgent Care is a leading provider of Urgent Care services in Louisiana. SouthStar Urgent Care, is known primarily for its nationally recognized, award-winning customer service. With a focus on patient care and team culture, SouthStar is changing the way healthcare is delivered. Their clinics offer non-critical, but urgent medical care to patients as an alternative to long waits in the emergency room or when they cannot reach their primary physician after office hours or on weekends. Available clinic services range from treating allergies to onsite X-rays, flu symptoms to stitches, or simply a general sports physical for school. Clinics are open seven days a week and welcome all ages for treatment.

Source: [gosouthstar.com](http://gosouthstar.com), [linkedin.com](https://www.linkedin.com/company/southstar-urgent-care/)

# PROPERTY OVERVIEW

## LOCATION



Slidell, Louisiana  
St. Tammany Parish County  
New Orleans MSA

## ACCESS



Pontchartrain Drive/U.S. Highway 11: 1 Access Point

## TRAFFIC COUNTS



Pontchartrain Drive/U.S. Highway 11: 19,600 VPD  
Interstate 10: 84,300 VPD

## IMPROVEMENTS



There is approximately 3,925 SF of existing building area

## PARKING



There are approximately 27 parking spaces on the owned parcel.  
The parking ratio is approximately 6.88 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 87946  
Acres: 1.07  
Square Feet: 46,609

## CONSTRUCTION



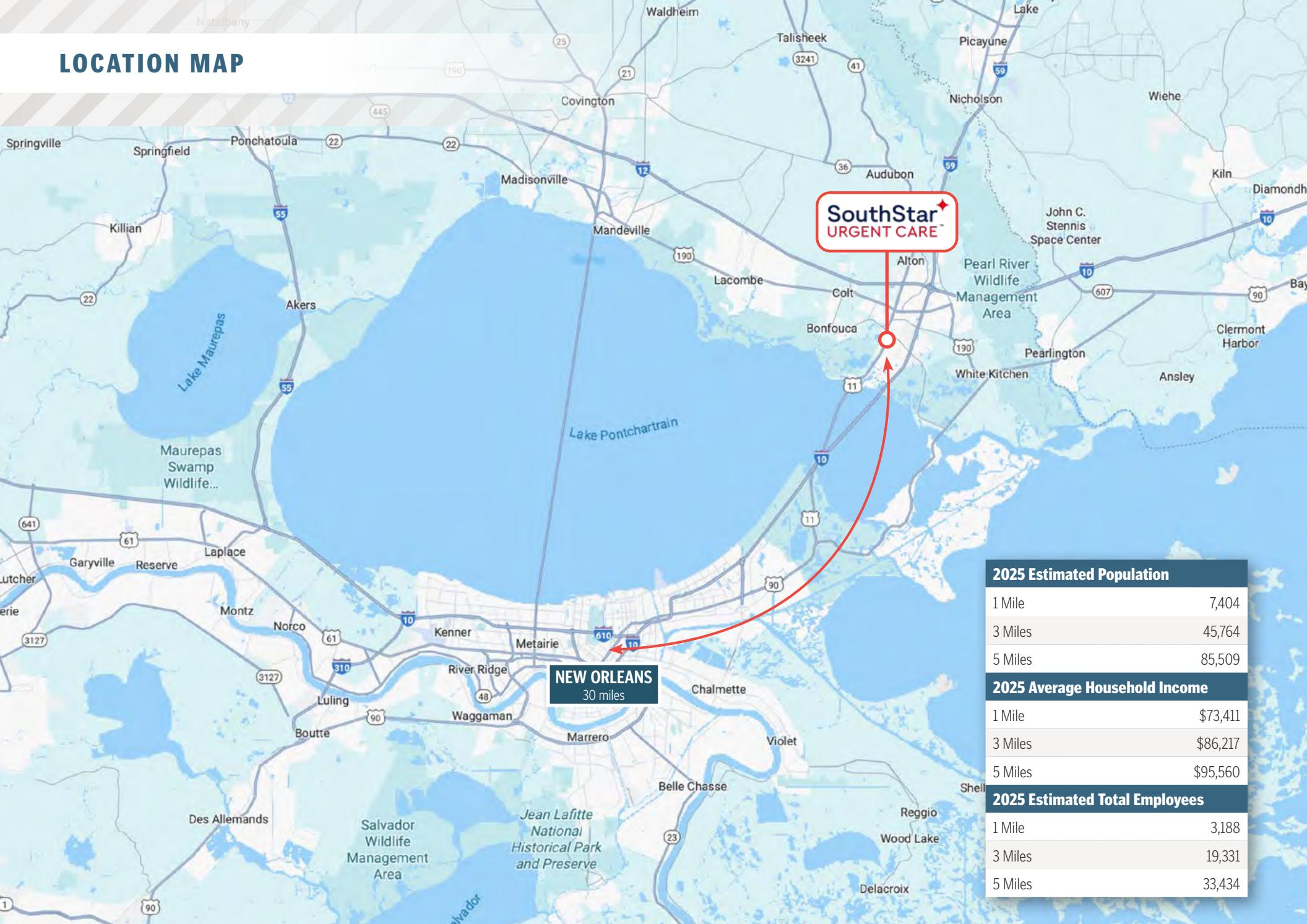
Year Built: 2012

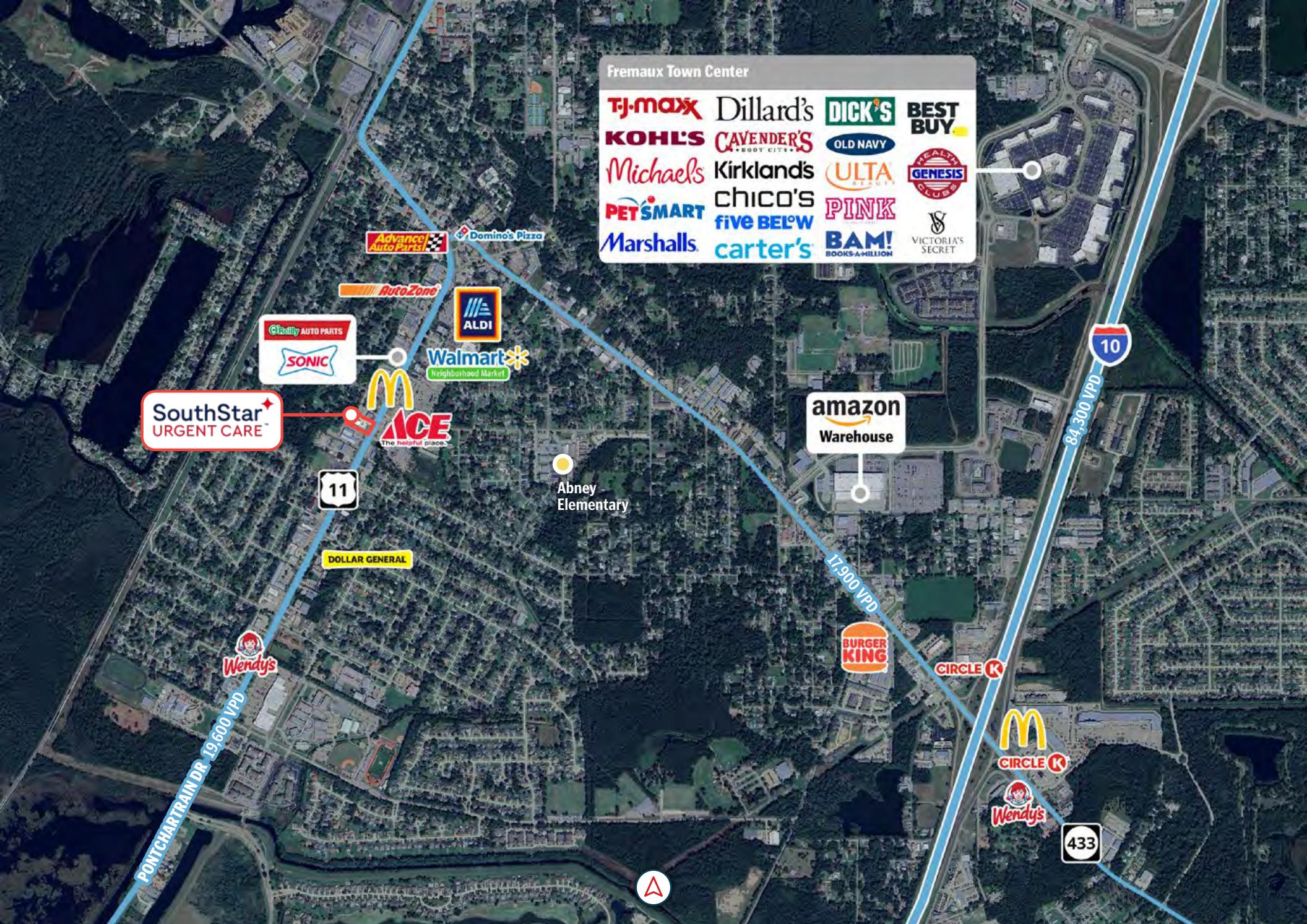
## ZONING



Highway Commercial

# LOCATION MAP







	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	7,404	45,764	85,509
2030 Projected Population	7,726	47,826	89,123
2025 Median Age	39.3	40.4	40.7
<b>Households &amp; Growth</b>			
2025 Estimated Households	2,918	18,635	34,304
2030 Projected Households	3,103	19,865	36,399
<b>Income</b>			
2025 Estimated Average Household Income	\$73,411	\$86,217	\$95,560
2025 Estimated Median Household Income	\$55,656	\$65,414	\$71,847
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	446	2,392	3,849
2025 Estimated Total Employees	3,188	19,331	33,434



## SLIDELL, LOUISIANA

The City of Slidell is situated on the north shore of Lake Pontchartrain. The City of Slidell had a population of 30,194 as of July 1, 2025. It is just 30 minutes northeast of New Orleans and the French Quarter and 40 minutes west of the Gulf Coast beaches.

Commercial and residential development is strong, providing a sound economic base for the City of Slidell. The City of Slidell has experienced a steady increase in commercial growth. Slidell has numerous grocery stores, retail stores and local businesses, including two Walmart Supercenters and two Walmart Neighborhood Markets, two Home Depots, Lowes, two Rouse's supermarkets and the Grand Theater 16 movie complex. Several retail and business developments have been completed within the last several years, including Main Street Centre, Slidell Business Park, Northshore Business Suites and Gause Corporate Square Center. Most recently, Fremaux Town Center completed development, anchored by such retailers as Dick's Sporting Goods, Best Buy, Kohls, Michaels, and several restaurants including Cheddars, Lone Star, Five Guys and Panera Bread.

Slidell is the largest municipality in St. Tammany Parish, which is the fifth largest parish in the state and has been one of the fastest growing parishes in Louisiana. The residents of Slidell work primarily in service-based industries, banking, medical, oil and gas, hotel/tourism, insurance, technology and retail trade to support the New Orleans, Slidell and Gulf Coast economies.

New Orleans Museum of Art, Fort Pike State Historic Site, De Soto National Forest, and Bienville National Forest are some of the nearby attractions. Tourists can visit the Fort Pike State Historic Site, which has a fort, a museum and a picnic area.

# Port of New Orleans receives US Department of Commerce approval to expand federal trade zone to St. Tammany Parish.

Oct 25, 2025 Updated Oct 25, 2025

COVINGTON --- The Port of New Orleans (Port NOLA) announced that the United States Department of Commerce has approved its application to expand Port NOLA's Federal Trade Zone (FTZ No. 2) service area to include St. Tammany Parish.

FTZ No. 2 already covers Orleans, Jefferson, and St. Bernard Parishes.

This expansion positions the Port and the broader Southeast Louisiana business community to attract new investment, support regional economic development, and create jobs.

"This approval marks a significant milestone for Port NOLA and our regional partners," said Beth Branch, Port NOLA President and CEO. "By expanding our Federal Trade Zone into St. Tammany Parish, we are offering businesses another powerful tool to strengthen their competitiveness, increase trade opportunities, and ultimately generate new jobs across the region."

A Federal Trade Zone (FTZ) is a secure area under U.S. Customs and Border Protection supervision that allows businesses to defer, reduce, or even eliminate duties on imported goods. FTZ designation gives companies greater flexibility in supply chain management and encourages international trade.

Through a strategic partnership with the St. Tammany Economic Development Corporation (St. Tammany EDC), Port NOLA is supporting expanded opportunities



for growth on the Northshore, as well as increasing revenue across both the region and the state.

"The expansion of FTZ No. 2 into St. Tammany underscores the value of regional collaboration in driving economic growth," said Russell Richardson, President and CEO of St. Tammany EDC. "This designation not only strengthens our connection to global markets but also reinforces St. Tammany's role as a critical hub for commerce and logistics in Southeast Louisiana. By extending this resource to the Northshore, we're creating new opportunities for businesses to expand operations, strengthen supply chains, and contribute to Louisiana's long-term prosperity."

Source: AN17 Local News  
Read Full Article [HERE](#)



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE  
company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025

© 2025 SRS Real Estate Partners, LLC. All rights reserved.

All information in this document and related marketing materials is confidential and intended solely for the recipient and their authorized representatives. This document was prepared by SRS Real Estate Partners, LLC (“SRS”) and approved for distribution. While reasonable efforts were made to ensure accuracy, SRS and those represented by SRS make no guarantees, representations, or warranties—express or implied—regarding the completeness or accuracy of the information provided, whether in this document or any other form of communication. Documents have been referred to in summary and should not be considered legal analysis. This material is not all-inclusive and may not contain all the information you require. Any financial projections are provided for reference only and reflect assumptions as of the date of preparation. They may not account for changes in economic performance, market conditions, or future activities related to the property. These materials were created for marketing purposes only and no recipient should make any investment decision predicated on the information contained within. Recipients are strongly encouraged to conduct their own independent evaluation and analysis of any received information and of the subject property.