

# Asbury Dr

8.4.25

FOR SALE

801 Asbury Dr, #B  
Mandeville, LA 70448

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# THE SPACE

Location

801 Asbury Dr, #B  
Mandeville, LA 70448

## HIGHLIGHTS

- Efficient 2-office suite with reception area, kitchenette, and storage—ideal for small professional or service-based businesses.
- Affordable modified gross lease at \$1,000/month; tenant covers utilities, communications, and janitorial.
- Well-maintained building with shared restroom and common areas, offering a professional atmosphere.
- Flexible layout supports a range of business uses including consulting, financial services, or administrative functions.

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
8,116	44,448	79,326

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$138,874	\$136,859	\$133,486

### NUMBER OF HOUSEHOLDS

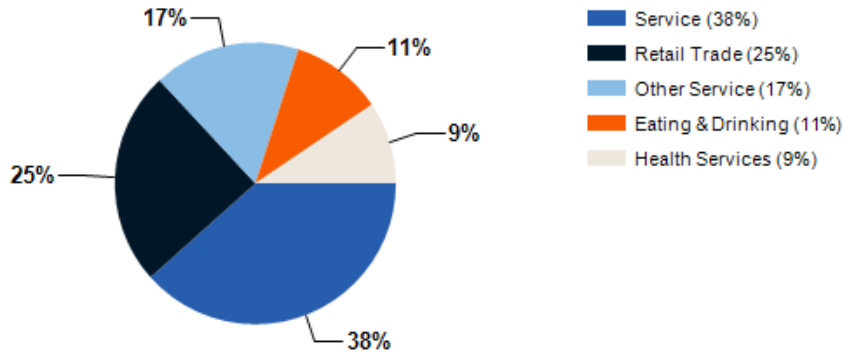
1.00 MILE	3.00 MILE	5.00 MILE
3,341	17,962	32,067



## Location Summary

- Conveniently located in central Mandeville, with quick access to Hwy 59, Hwy 190, and the Causeway.
- Positioned near shops, restaurants, and professional services, making it a desirable location for clients and employees.
- Located in a quiet, professional complex ideal for businesses seeking a clean and accessible environment.
- Surrounded by established residential neighborhoods and commercial activity, ensuring steady local traffic and visibility.

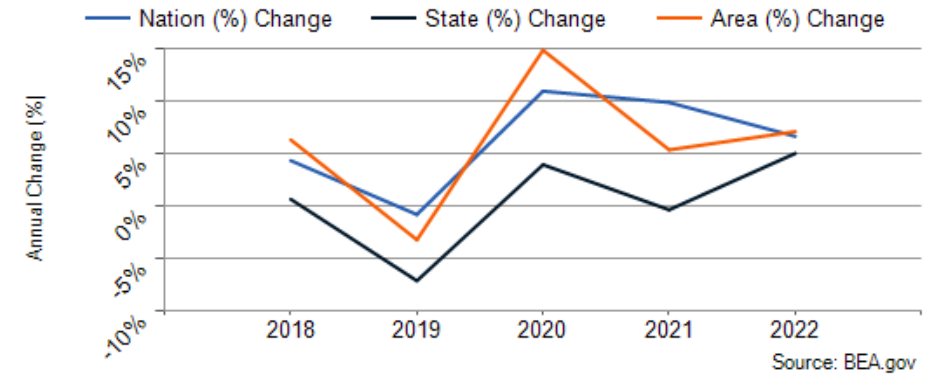
## Major Industries by Employee Count



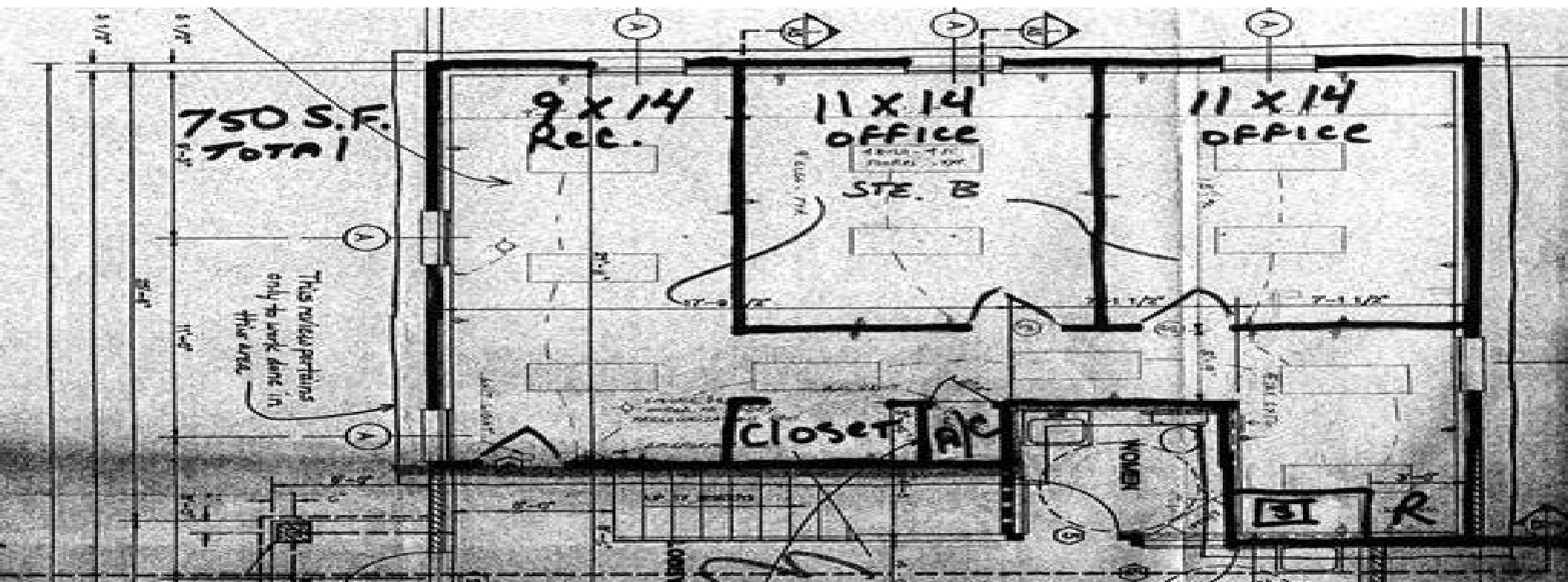
## Largest Employers

Offshore Energy Services, Inc.	500
MassMutual	
American Nursing Services	
American National Insurance Co	
Banner Ford L.L.C.	233
Ampirical Solutions, LLC	173
Associated Federal Pilots and Docking Masters of Louisiana, LLC	2,549
Gachassin Law Firm, LLC	124

## St. Tammany Parish GDP Trend



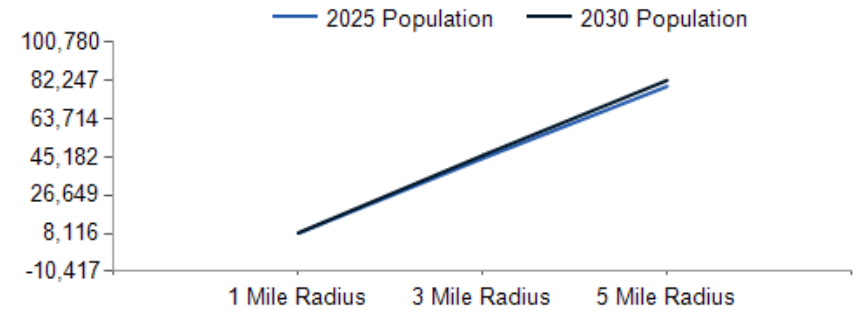




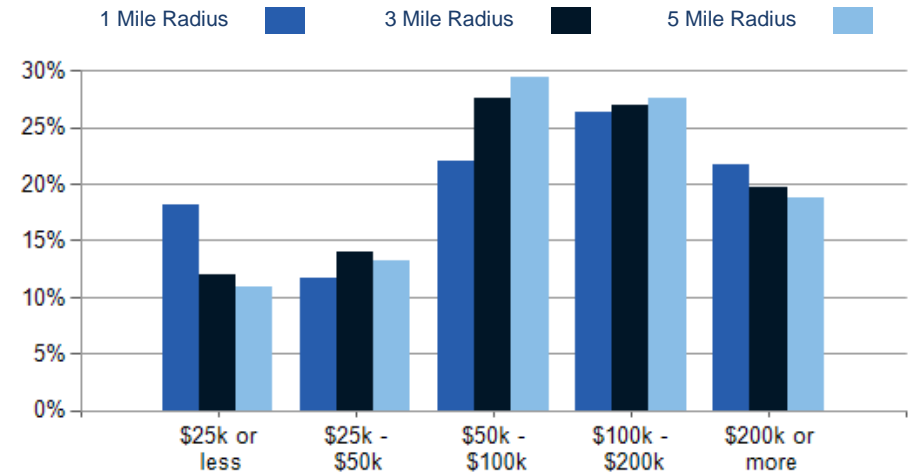
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,837	33,824	54,689
2010 Population	7,351	39,325	67,860
2025 Population	8,116	44,448	79,326
2030 Population	8,387	45,918	82,247
2025-2030: Population: Growth Rate	3.30%	3.25%	3.65%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	377	1,280	2,132
\$15,000-\$24,999	230	861	1,384
\$25,000-\$34,999	160	899	1,641
\$35,000-\$49,999	229	1,604	2,608
\$50,000-\$74,999	452	2,829	5,421
\$75,000-\$99,999	285	2,110	4,012
\$100,000-\$149,999	496	2,647	5,034
\$150,000-\$199,999	385	2,195	3,808
\$200,000 or greater	726	3,538	6,027
Median HH Income	\$93,449	\$91,510	\$91,319
Average HH Income	\$138,874	\$136,859	\$133,486

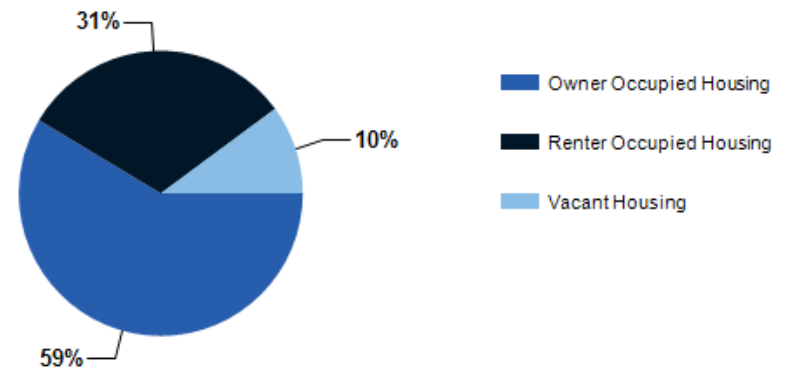
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,681	12,966	21,139
2010 Total Households	2,944	14,939	25,522
2025 Total Households	3,341	17,962	32,067
2030 Total Households	3,511	18,879	33,832
2025 Average Household Size	2.37	2.44	2.45
2025-2030: Households: Growth Rate	5.00%	5.00%	5.40%



2025 Household Income

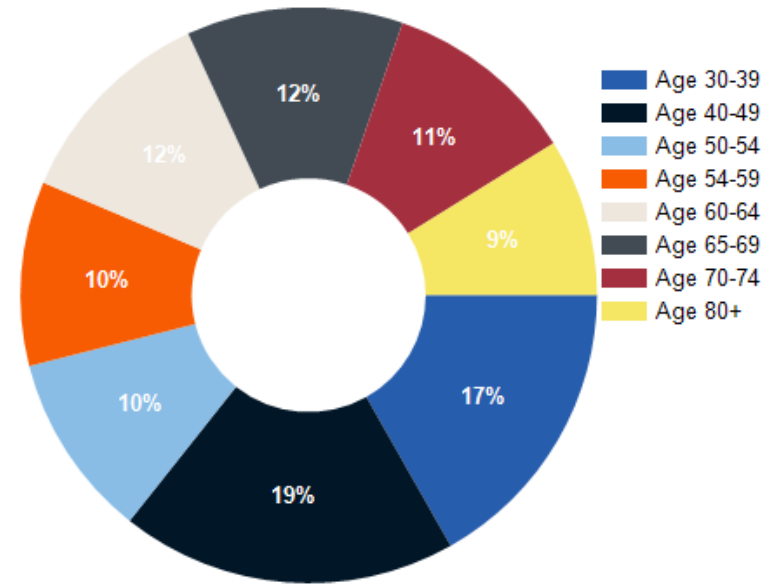


2025 Own vs. Rent - 1 Mile Radius

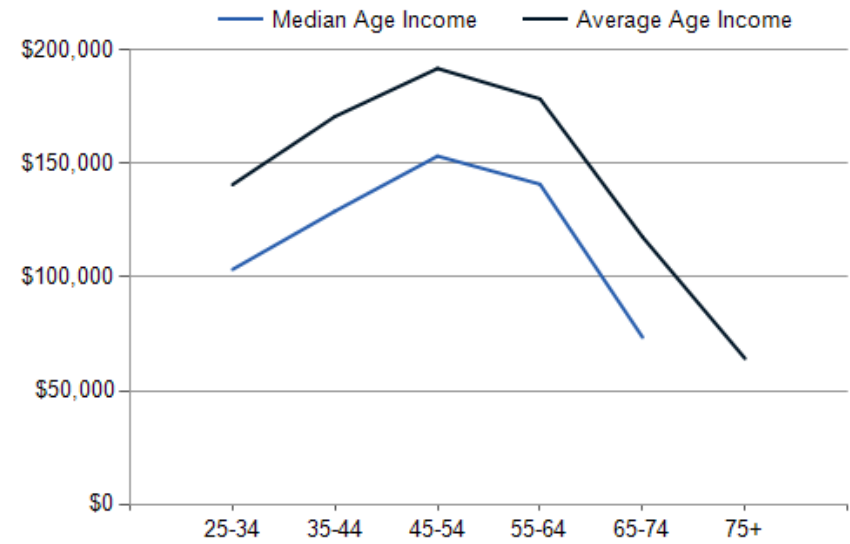


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	399	2,217	4,219
2025 Population Age 35-39	408	2,375	4,513
2025 Population Age 40-44	505	2,756	5,018
2025 Population Age 45-49	401	2,663	4,874
2025 Population Age 50-54	498	2,850	5,205
2025 Population Age 55-59	497	2,981	5,411
2025 Population Age 60-64	564	3,059	5,251
2025 Population Age 65-69	583	3,005	5,107
2025 Population Age 70-74	522	2,515	4,175
2025 Population Age 75-79	425	2,045	3,414
2025 Population Age 80-84	255	1,253	2,016
2025 Population Age 85+	345	1,151	1,849
2025 Population Age 18+	6,447	35,170	62,325
2025 Median Age	45	44	43
2030 Median Age	46	44	43



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$103,405	\$90,038	\$88,788
Average Household Income 25-34	\$140,772	\$126,253	\$123,787
Median Household Income 35-44	\$129,075	\$114,874	\$112,815
Average Household Income 35-44	\$170,806	\$155,070	\$151,187
Median Household Income 45-54	\$153,326	\$139,148	\$131,570
Average Household Income 45-54	\$191,901	\$178,526	\$170,939
Median Household Income 55-64	\$140,939	\$127,745	\$120,388
Average Household Income 55-64	\$178,542	\$170,488	\$162,480
Median Household Income 65-74	\$73,559	\$73,783	\$74,629
Average Household Income 65-74	\$117,731	\$113,403	\$111,968
Average Household Income 75+	\$64,188	\$75,798	\$74,886



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*Exclusively Marketed by:*



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