

NORTH SHORE PLAZA SHOPPING CENTER

EXECUTIVE SUMMARY



TCP REALTY SERVICES, LLC

Commercial Real Estate Investments and Services

RETAIL PROPERTY FOR LEASE // 4000 – 4046 PONTCHARTRAIN DRIVE // SLIDELL, LA 70458



OFFERING SUMMARY

Available SqFt: ±3,368 to 26,128 SqFt

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

Lot Size: ±10.16 Acres

Building Size: ±118,446 SqFt

PROPERTY OVERVIEW

North Shore Plaza Shopping Center enjoys a prime position in the heart of East Slidell's leading commercial corridor, offering exceptional visibility along Pontchartrain Drive (U.S. Highway 11) and immediate connectivity to Spartan Drive, a key thoroughfare linking directly to Interstate 10. This well-situated center caters to both everyday neighborhood needs and regional destination traffic, drawing customers from a strong residential base and affluent nearby waterfront communities such as Eden Isle, Oak Harbor, and The Bluffs.

PROPERTY HIGHLIGHTS

Positioned within one of Slidell's most desirable and rapidly growing submarkets, the property benefits from a thriving population of family households and convenient proximity to major employment centers and schools. Anchored by essential, high-traffic retailers, North Shore Plaza features a dynamic mix of national, regional, and local tenants that generate consistent foot traffic and long-term customer loyalty.



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AVAILABLE SPACES



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LEASE TYPE | NNN **TOTAL SPACE** | ±3,368 – 26,128 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$10.00 - \$14.00 SF/yr.



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
4014	Available	6,000 SF	NNN	\$14.00
4024	Available	10,500 SF	NNN	\$10.00
4036A	Available	4,300 SF	NNN	\$14.00
4038	Available	26,128 SF	NNN	Negotiable
4044	Available	3,368 SF	NNN	Negotiable
4046	Available	6,000 SF	NNN	Negotiable



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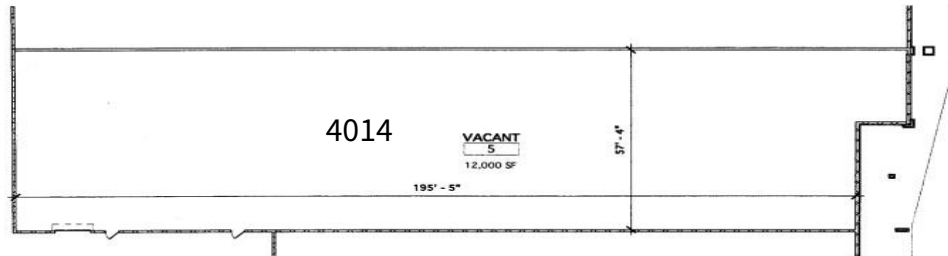
schristmann@tcprealty.com

NORTH SHORE PLAZA SHOPPING CENTER

SPACE PLAN

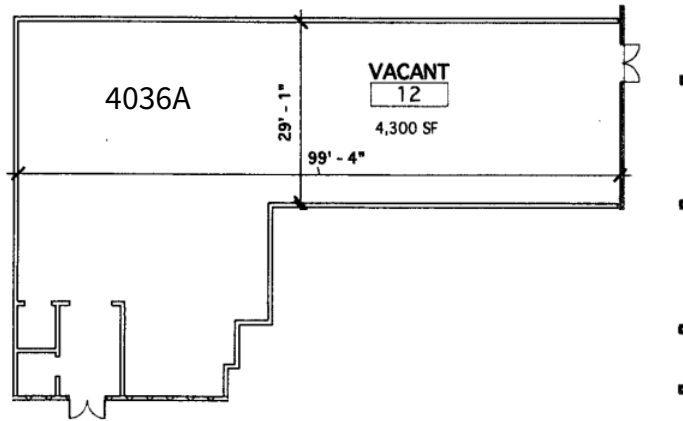


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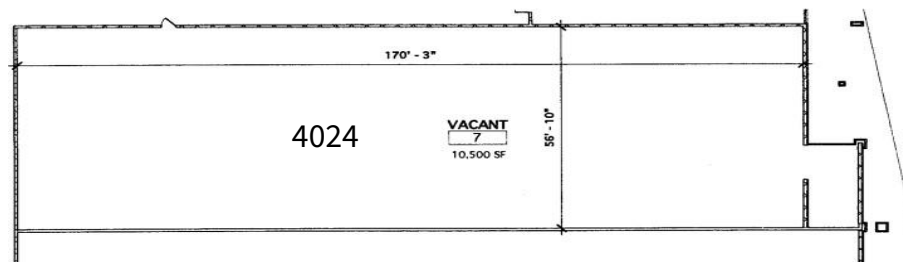
Lease Space 5
1" = 20'-0"

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



Lease Space 12
1" = 20'-0"

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



Lease Space 7
1" = 20'-0"

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



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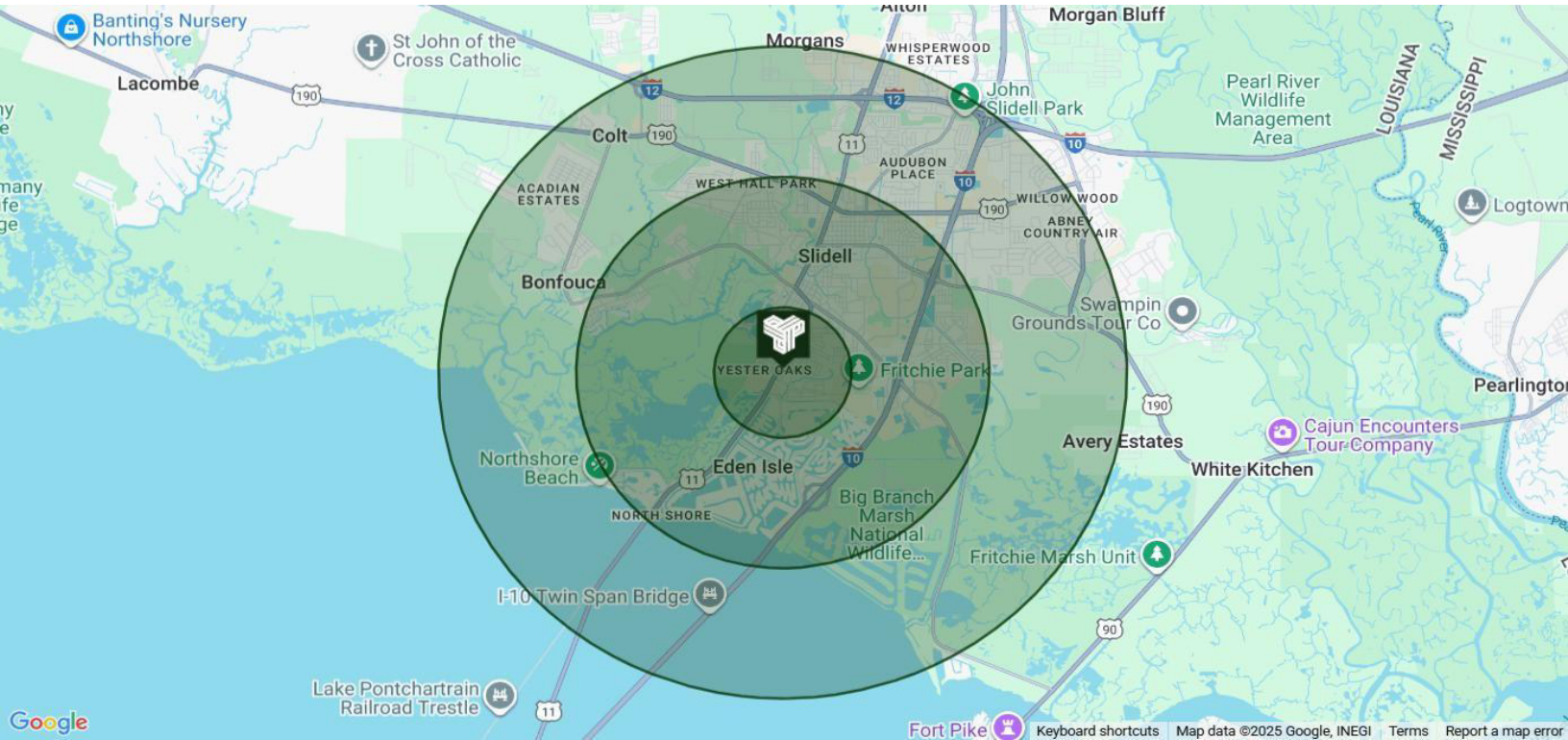
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DEMOGRAPHICS MAP & REPORT



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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 ACS 2023 5-year data - US Census



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PROPERTY PHOTOS



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AGENCY DISCLOSURE FORM

This document describes the various types of agency relationships that can exist in real estate transactions.

An Agency relationship exists when a real estate licensee represents a client in an immovable property transaction. A client is anyone who engages a licensee for professional advice and service as their agent. Agency relationships can be formed with Buyer/Lessee or Seller/Lessor or both.

Designated Agency results from a contractual relationship between a broker and a client when a licensee affiliated with a broker is designated by the broker to represent the client. The licensee appointed by the broker to represent the client is called a Designated Agent. There is a presumption that the licensee with whom a client works is his or her Designated Agent, unless there is a written agreement to the contrary. Other licensees employed by the broker do not work for the client, so the client should confine his or her discussions to their Designated Agent. Designated Agents must (1) obey all lawful requests of the client, (2) promote the client's best interest, (3) exercise reasonable care and skill in representing the client, (4) maintain the confidentiality of all information that could materially harm the client's negotiation position, (5) present all offers in a timely manner, (6) seek a transaction at the price and on terms acceptable to the client, and (7) account for all money and property received from the client in a timely manner. A Designated Agent may show alternate properties to buyers, show properties the client is interested in to other buyer clients or receive compensation based on a percentage of the sale price without breaching the duty he or she owes to a client.

Dual Agency exists when a licensee is working with both the buyer and seller or both the landlord and tenant in the same transaction. For example, if your Designated Agent is also the listing agent, dual agency exists. Dual agency is allowed only with the informed consent of all clients. Informed consent is presumed if a client signs the separate Dual Agency Disclosure form prescribed by the Louisiana Real Estate Commission. Dual Agents owe the following duties to both the buyer/seller and the lessor/lessee: (1) treat all clients honestly, (2) provide information about the property to buyers/tenants, (3) disclose all latent material defects in the property known to the licensee, (4) disclose financial qualifications of buyers/tenants to sellers/landlords, (5) explain real estate terms, (6) help buyers/tenants arrange for property inspections, (7) explain closing costs and procedures, (8) help buyers compare financing options, and (9) provide information about comparable properties that have been sold so both clients can make educated buying/selling decisions. Dual Agents are not permitted to disclose (1) confidential information of one client to the other, (2) the price the seller/landlord will take other than the listing price without the permission of the seller/landlord, or (3) the price the buyer/tenant is willing to pay without the permission of the buyer/tenant.

Confidential information is information that could materially harm the position of a client if disclosed. Confidential information does not include material information about the physical condition of property. Thus, a licensee may disclose material information about the condition of property and in fact has a duty to disclose known material defects regarding the condition of property. It is permissible for confidential information to be disclosed by a Designated Agent to his or her broker for the purpose of seeking advice or assistance for the benefit of the client. Information that would otherwise be confidential will no longer be confidential if (1) the client permits disclosure of such information by word or conduct, (2) disclosure of such information is required by law or would reveal serious defect, or (3) the information becomes public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Seller/Lessor:

TCP NORTH SHORE, LLC

Buyer/Lessee:

By: TCP REALTY SERVICES LLC

Title: MANAGING AGENT

Date: 4/14/25

Licensee: TCP REALTY SERVICES, LLC

Date: 4/14/25

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

AgencyForm 12/22



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DISCLOSURE AND CONSENT TO DUAL AGENT DESIGNATED AGENCY



This document serves three purposes:

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
- It explains the concept of disclosed dual agency.
- It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s) TCP REALTY SERVICES, LLC
(Insert name(s) of licensee(s) undertaking dual representation)
and any subsequent designated agent(s) may undertake a dual representation proposal both as buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as NORTH SHORE PLAZA
(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and procedures.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

TCP NORTH SHORE LLC

Buyer or Lessee

4/14/25

Date

TCP NORTH SHORE LLC

Buyer or Lessee

4/14/25

Date

TCP REALTY SERVICES LLC

Licensee

4/14/25

Date

OCIA 158

Seller or Lessor

Date

Seller or Lessor

Date

Licensee

Date



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