



# TWO SUITES AVAILABLE FOR LEASE

1337 Gause Blvd, Slidell, LA 70458

GAUSE BLVD 22,000 • VPD

MATT EATON, CCIM • PARTNER  
OFFICE: 504.414.0703  
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MARTIN O. MILLER III, CCIM, SIOR • PARTNER  
OFFICE: 504.414.0703  
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momiller@ccim.net



## PROPERTY DESCRIPTION

Two suites are available in this bustling 7-unit shopping center anchored by Copeland's Restaurant. One is a former ice cream shop with grease trap, the other was a hair salon with plumbing for rinse sinks.

The property boasts ample parking and is strategically positioned on Gause Boulevard, one of Slidell's major commercial thoroughfares.

This high-visibility location is surrounded by prominent national retailers, including Jiffy Lube, Firestone Complete Auto Care, CVS, Verizon, Keesler Federal Credit Union, Subway, and more, making it an ideal spot for businesses looking to benefit from significant traffic.

Conveniently located near I-10, this property offers exceptional accessibility and exposure, perfect for a retail or service-oriented businesses. Don't miss this opportunity to establish your presence in one of Slidell's most dynamic retail corridors!

## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Suite 101:	1,340 SF
Suite 106:	2,546 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,521	22,359	32,274
Total Population	8,901	57,769	83,670
Average HH Income	\$93,383	\$86,353	\$89,968

## RETAIL PROPERTY FOR LEASE

### PROPERTY SUMMARY





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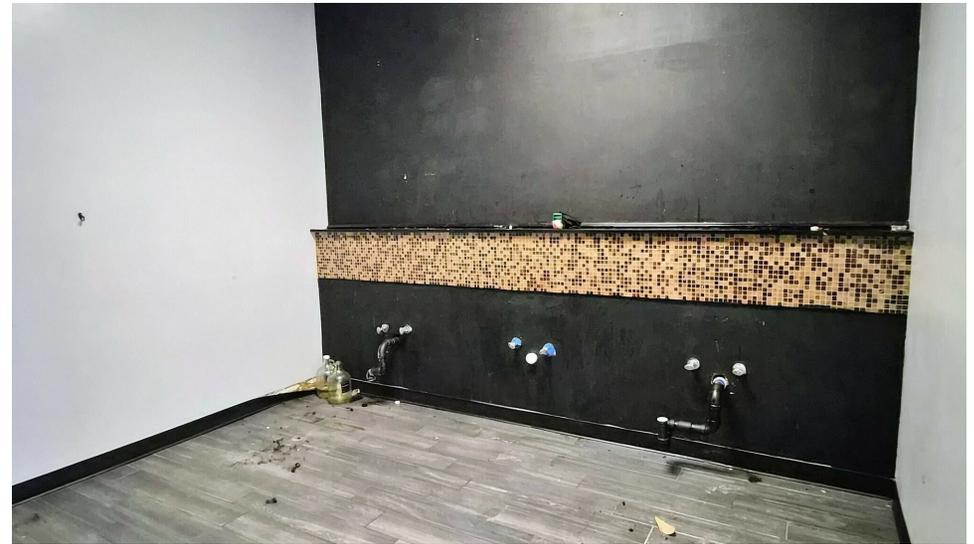
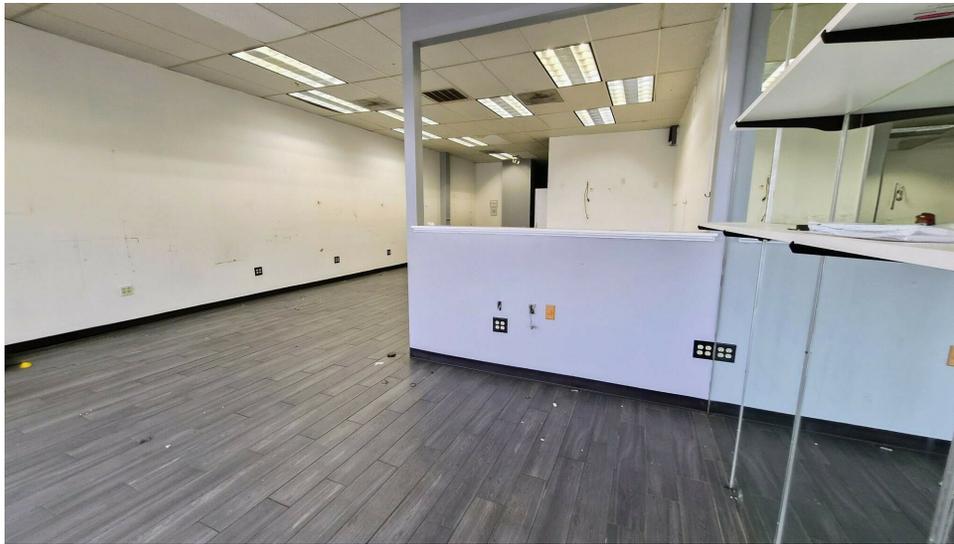
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Peppercorn



Office DEPOT



RETAIL PROPERTY FOR LEASE

SUITE 101



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](http://www.southeastcre.com)





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Popcorn

F

Office DEPOT

McDonald's

Chick-fil-A

TACO BELL



RETAIL PROPERTY FOR LEASE

SUITE 106



SOUTHEAST  
COMMERCIAL  
REAL ESTATE

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RETAIL PROPERTY FOR LEASE

AERIAL



SOUTHEAST  
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REAL ESTATE

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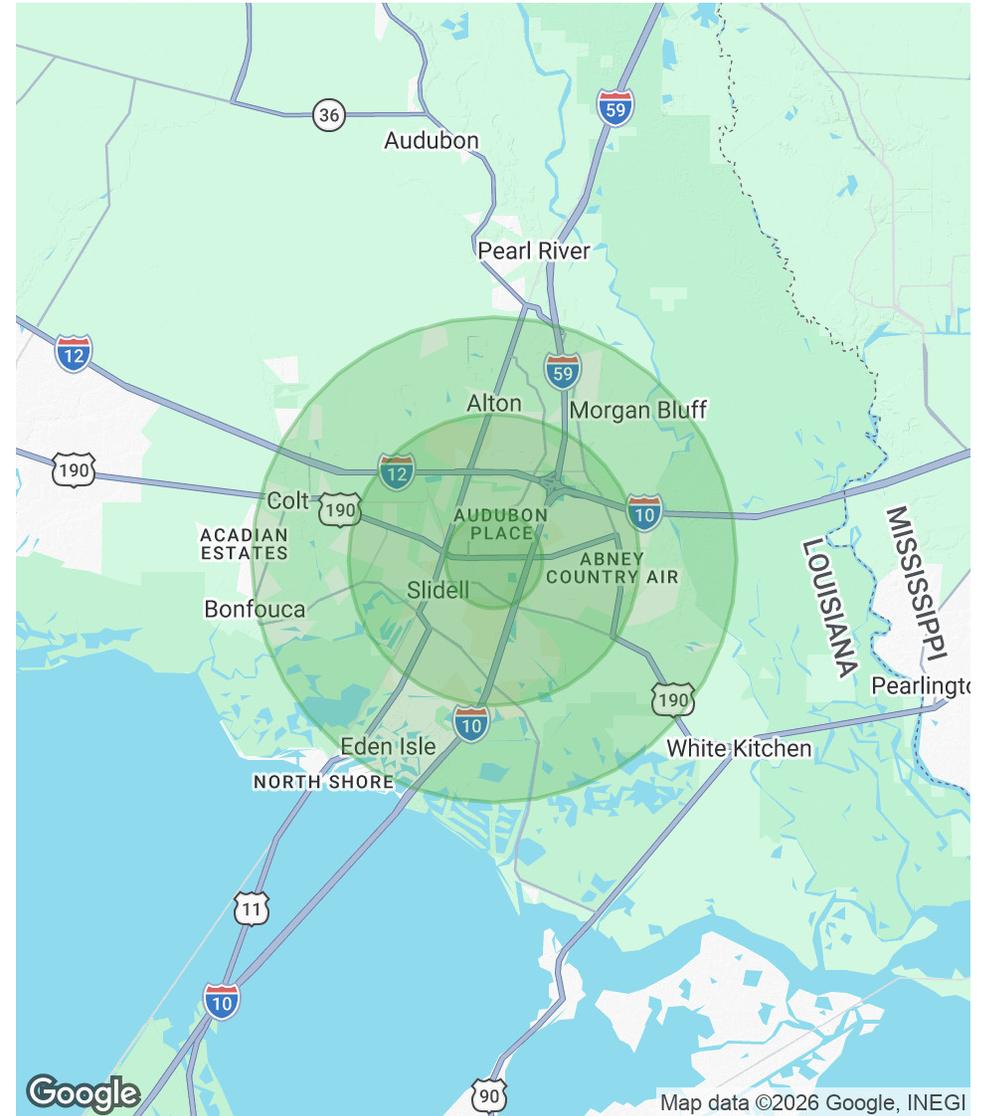
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,901	57,769	83,670
Average Age	42	40	41
Average Age (Male)	40	39	39
Average Age (Female)	44	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,521	22,359	32,274
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$93,383	\$86,353	\$89,968
Average House Value	\$216,583	\$233,299	\$258,028

Demographics data derived from AlphaMap



RETAIL PROPERTY FOR LEASE

DEMOGRAPHICS MAP & REPORT



SOUTHEAST  
COMMERCIAL  
REAL ESTATE

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