

FOR LEASE

UNIT 300 OVERVIEW

This 1,550 SF former Quiznos restaurant space is located in Dove Park Commons, a well-positioned center along Highway 59 with immediate access to Interstate 12 in Mandeville. The site benefits from strong visibility and traffic counts, situated near major community anchors including Church of the King and Fountainebleau High School.

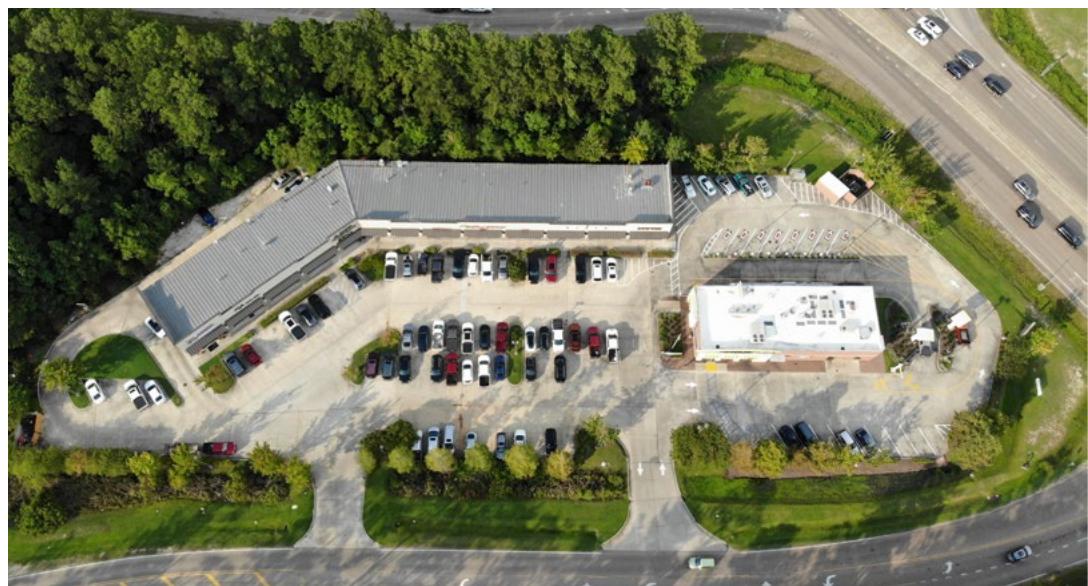
The space is efficiently laid out for food-and-beverage operations, featuring a front lobby with a prep/counter area, two restrooms, and a well-equipped back of house. Existing infrastructure includes a mop sink, walk-in cooler, walk-in freezer, and a break room with office space, making this a strong second-generation opportunity for quick-service or fast-casual concepts.

PROPERTY HIGHLIGHTS

- Available: 1,550 SF former restaurant/ cafe with existing infrastructure in place
- Building Size: 13,000 SF
- Co-tenants include: Pjs Coffee, H2K Nail Spa, El Rancho Mexican Grill, Armed Forces Career Center, Elite, and Liu's Wok
- Located in Dove Park Commons on Highway 59 at Interstate 12
- High-traffic corridor near Church of the King and Fountainebleau High School
- Excellent visibility and accessibility in a growing Mandeville trade area

LEASE DETAILS

- \$20.00 PSF
- NNN



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**DOVE PARK
COMMONS**

Suite 300, Covington, LA, 70433

SUMMARY

PHOTOS

SITE PLAN

RETAIL MAP

DEMOGRAPHICS





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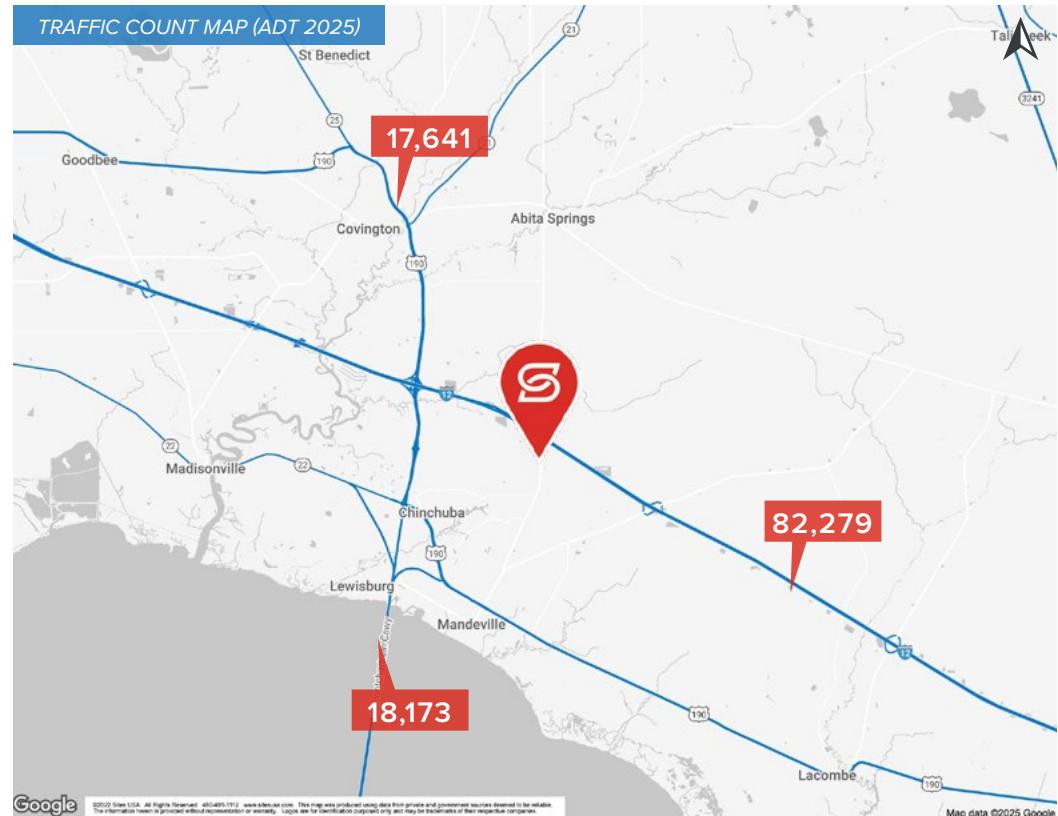
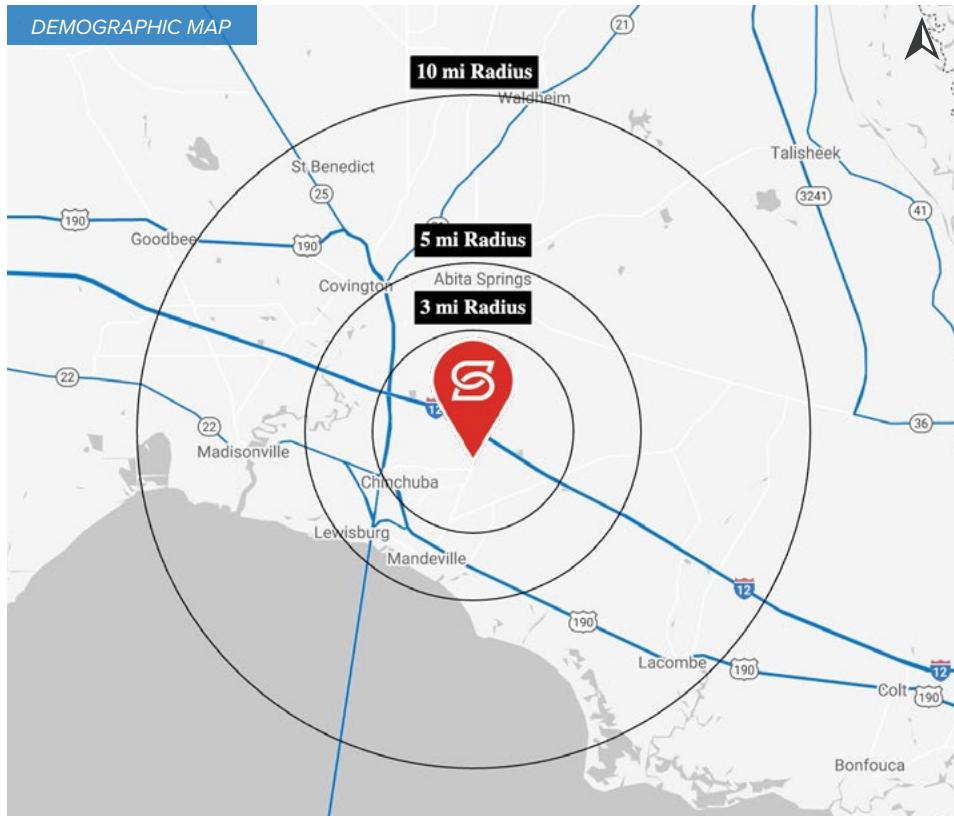
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PHOTOS

SITE PLAN

RETAIL MAP

DEMOGRAPHICS



2025 DEMOGRAPHICS

3 MILE **5 MILE** **10 MILE**



32,027 73,846 129,754



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 \$131,981 \$129,426 \$125,560



3 MILE **5 MILE** **10 MILE**
 12,109 29,208 50,979