

2750

GAUSE BLVD E

Medical Office Building
For Sale

SLIDELL, LA
70461

CBRE

PROPERTY HIGHLIGHTS

- **25,000 SQ FT Medical Office For Sale**
- Space is currently built out as a full medical property with exam rooms, procedure rooms, nurses stations, a pharmacy, dentist, optometry, lab space
- Ample Parking with 7:1000 spaces
- The property sits on approximately 3.90 Acres



Property Information



Well designed for a large medical practice



Located near the intersection of Gause Blvd E and S Military Rd

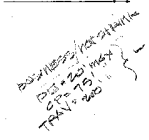


Property has the ability to be configured in multiple different ways



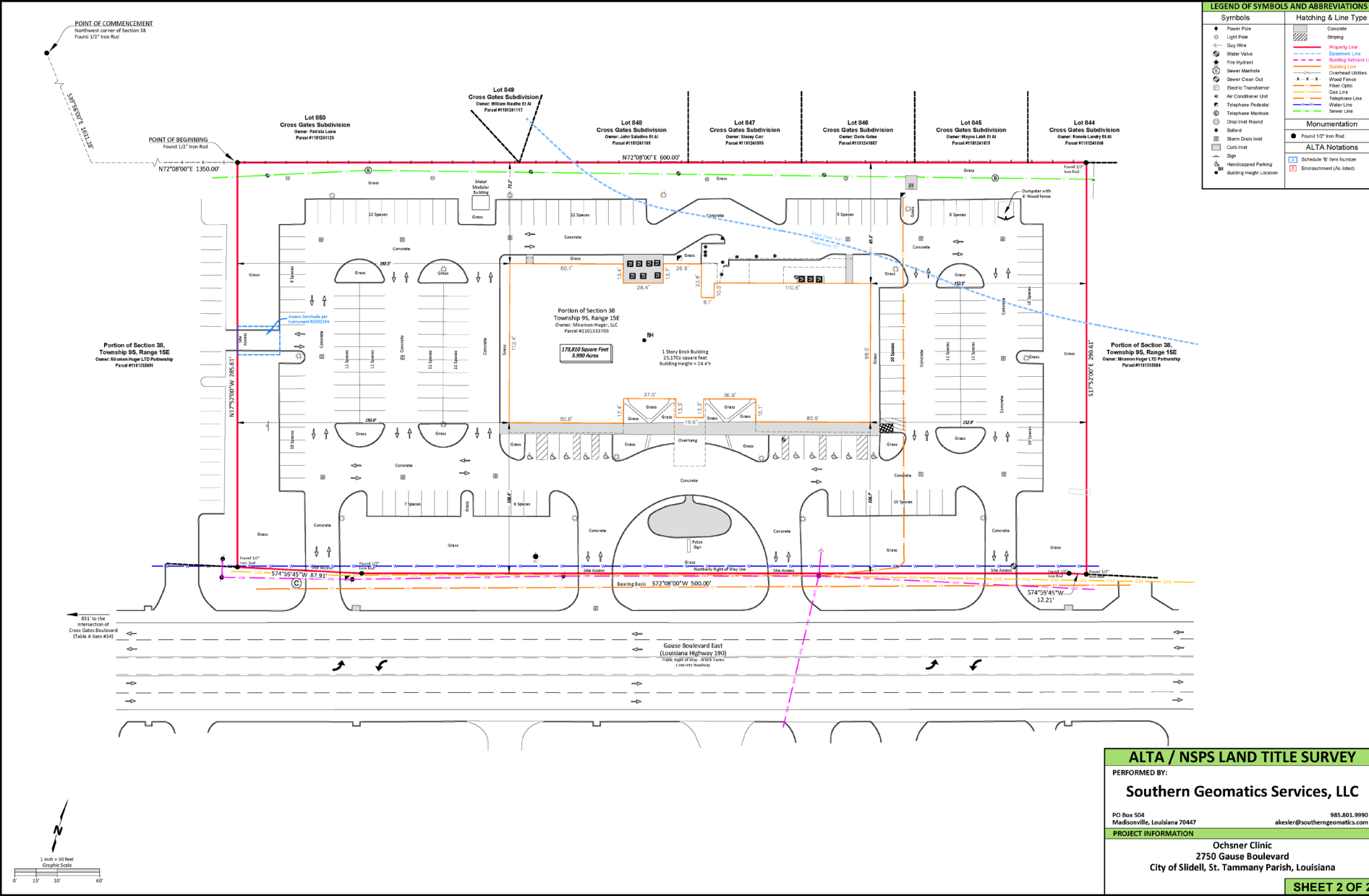
In the Heart of Slidell with convenient access to residential, retail, interstates and Ochsner Medical Center – North Shore

Sales Price: \$5,000,000



**±12
Rest Rooms**

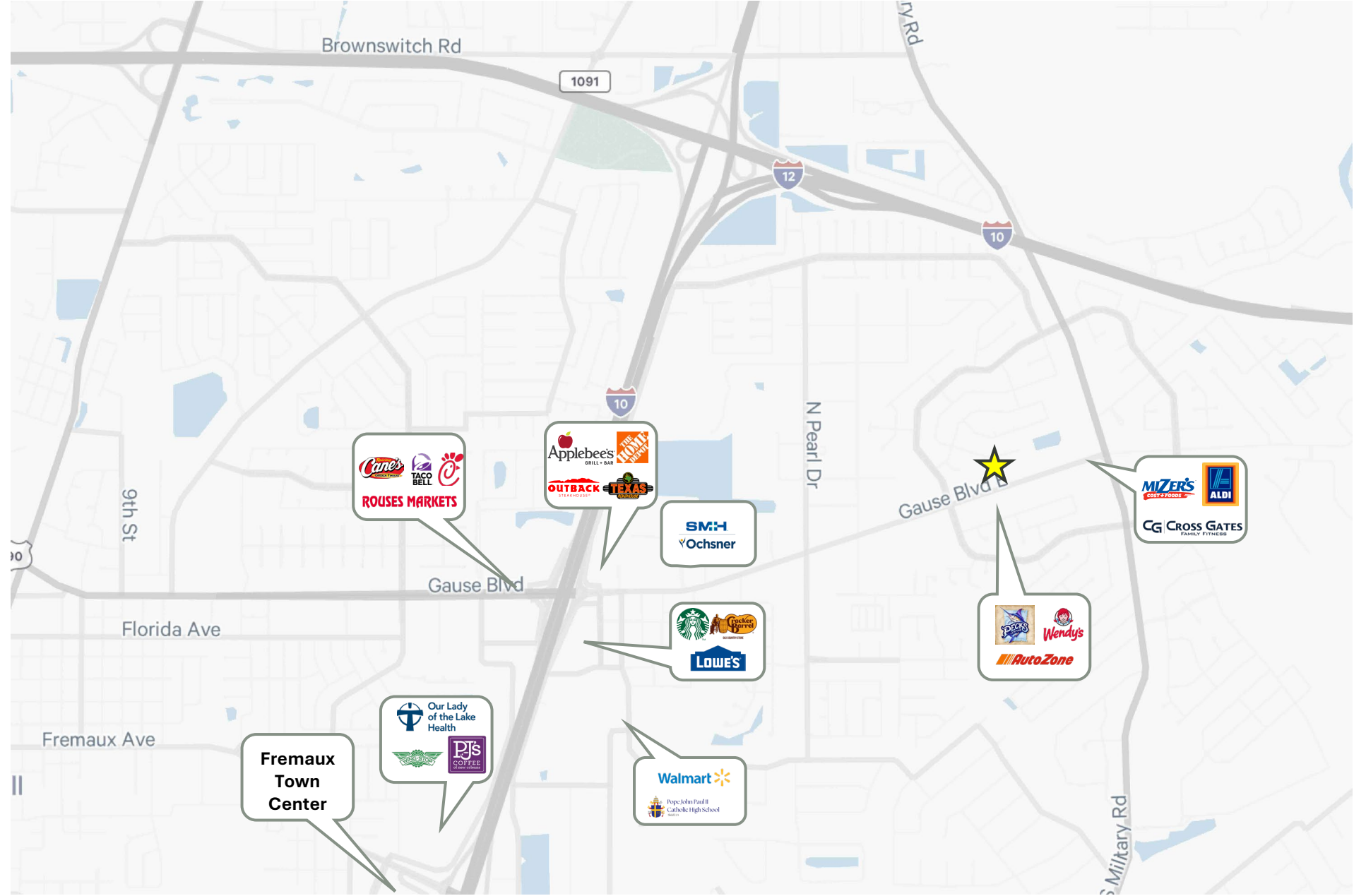
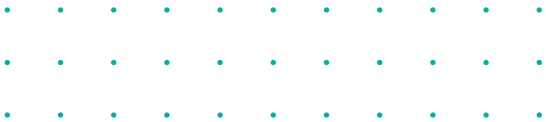
SITE PLAN





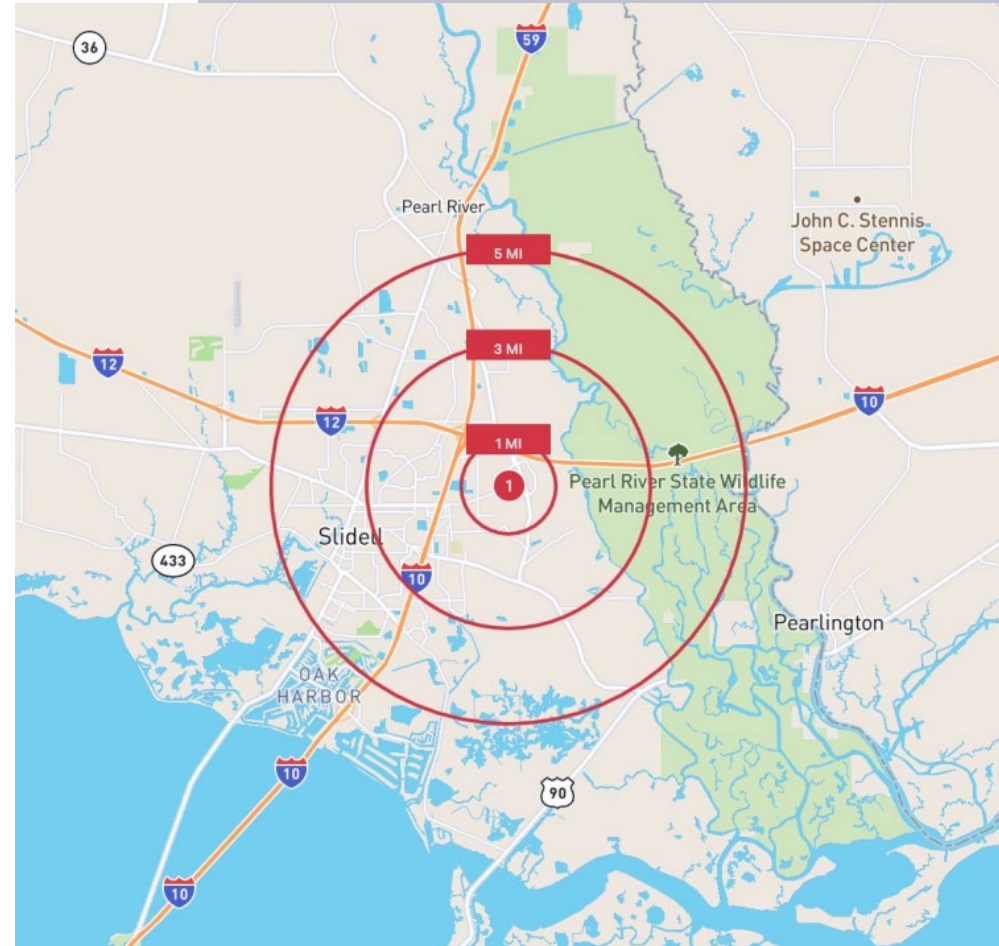
Gause Blvd E

RETAIL MAP



DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILE	5 MILE
Population			
2025 Population	9,590	42,444	71,751
2030 Population - Projection	9,843	43,932	74,574
2025 - 2030 Annual Population	0.52%	0.69%	0.77%
Generations			
Generation Alpha	8.5%	9.6%	10.2%
Generation Z	23.5%	23.2%	23.2%
Millennials	20.8%	22.4%	22.9%
Generation X	21.9%	19.9%	19.5%
Baby Boomers	20.7%	20.4%	20.0%
Greatest Generations	4.6%	4.5%	4.1%
Household income			
Average Household Income	\$129,879	\$111,676	\$97,346
Median Household Income	\$99,447	\$83,565	\$71,372
Housing value			
Median Home Price	\$276,339	\$246,753	\$238,089
Average Home Price	\$301,736	\$272,195	\$267,621
Housing units			
Owner-Occupied Housing	79.1%	74.5%	68.0%
Renter-Occupied Housing	17.8%	21.0%	26.0%

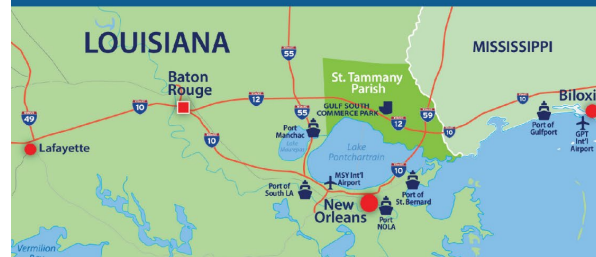


ST TAMMANY PARISH HIGHLIGHTS

Healthcare is a major economic driver on the Northshore, in terms of both jobs and productivity, contributing more than \$1.5 billion to the three-parish GDP. The industry represents 22,000 jobs in the area, and demand continues with 5,000 unique postings for jobs in the past 12 months. Projections indicate that jobs in this sector will increase by 11% by 2026. As population grows across the Northshore, local healthcare leaders have expanded services to improve access to care closer to home. As a result, patients generally do not have to travel long distances for the care that they or their families need. Northshore healthcare institutions need a talented and skilled workforce qualified to provide these enhanced services, so educating and training the next generation of talent is paramount.

Drive Healthcare Forward in Louisiana

Fueled by innovation, collaboration and talent, St. Tammany Parish is a beacon of world-class healthcare in Louisiana that's ripe for investment.



A Thriving Industry

As St. Tammany's population grows, so does its healthcare sector — creating new opportunities across a regional ecosystem that becomes stronger and more connected with every year.



FAST FACTS

- **307,000+** Labor Force Within 45-Minute Drive
Esri, 2024
- **107,000+** Healthcare Occupation Employment Within 45-Minute Drive
Esri, 2024
- **#1** Healthiest Parish in Louisiana:
St. Tammany
Niche, 2024
- **Top 10** State for Life Sciences: Louisiana
Business Facilities, 2024

NOTABLE EMPLOYERS ➤





2750

G A U S E B L V D E

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CBRE

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