

OFFICE FOR LEASE

CONVENIENT OFFICE IN HEART OF MANDEVILLE

2210 7th St, Mandeville, LA 70471



AVAILABLE SF: 1,100 SF

LEASE RATE: \$14.00 SF/YR (MG)

YEAR BUILT: 2008

ZONING: NC-1 - Neighborhood Commercial

MARKET: New Orleans

SUB MARKET: Northshore NOLA - Mandeville

CROSS STREETS: Highway 190 Service Rd., 8th St., Iberville St.

BROCHURE DATE: 10/7/19

PROPERTY OVERVIEW

Professional office in heart of Mandeville near Highway 22/ Highway 190. Suite A1 is 1100 SF and features 3 offices, common area, kitchen, bathroom and front porch with accessible ramp. Ideal for professional services. Offered at \$14/PSF/Annual (\$1283/monthly). Modified Gross lease.

PROPERTY FEATURES

- One more suite available! 1110 SF first-floor office
- Ideal for Professional Services
- Convenient to Highway 22, Highway 190, I-12, and Causeway
- Includes ADA ramp, dedicated bathroom and kitchenette

KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

BRENT CORDELL
O: 985.727.7000
C: 985.373.6417
BCordell@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

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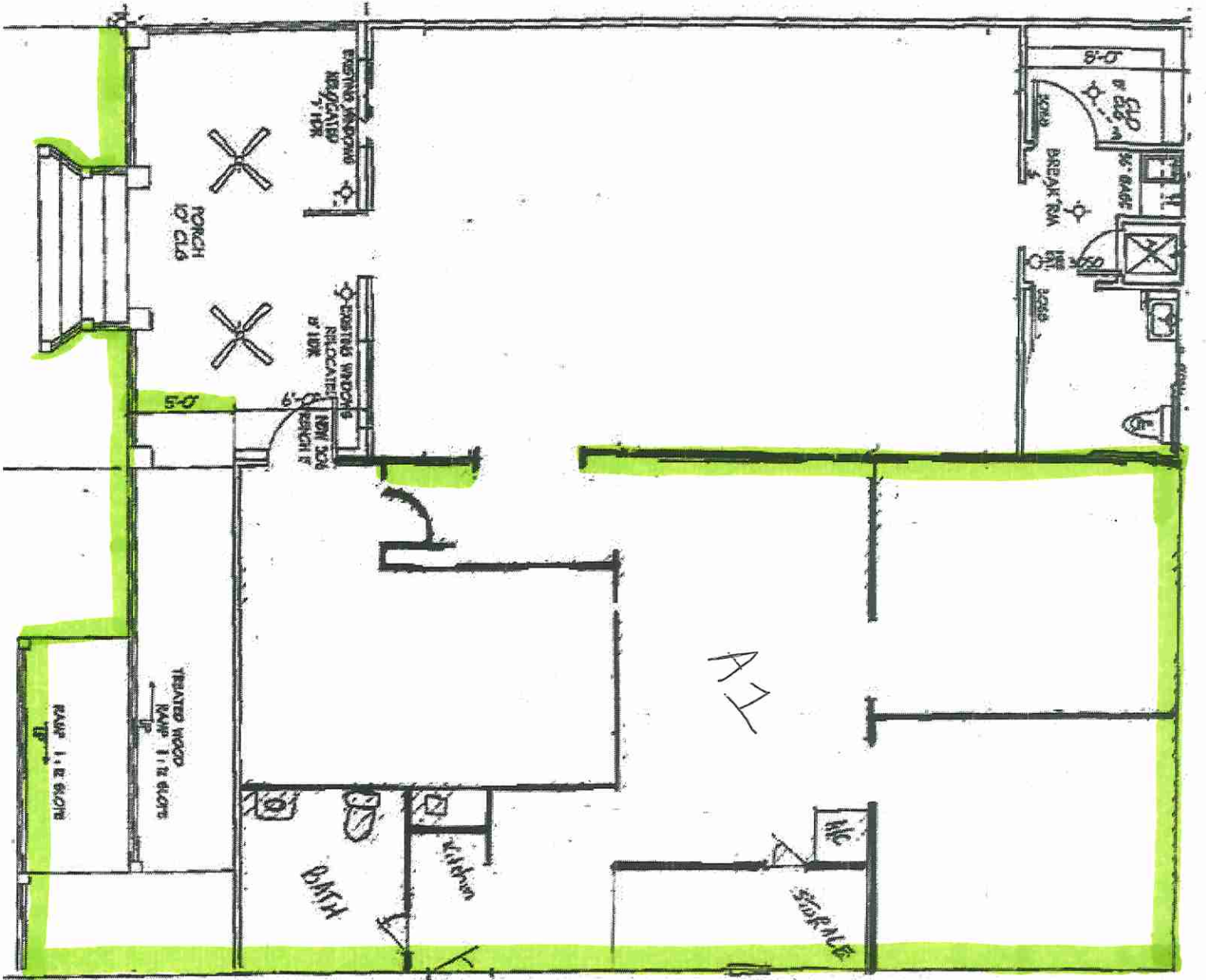


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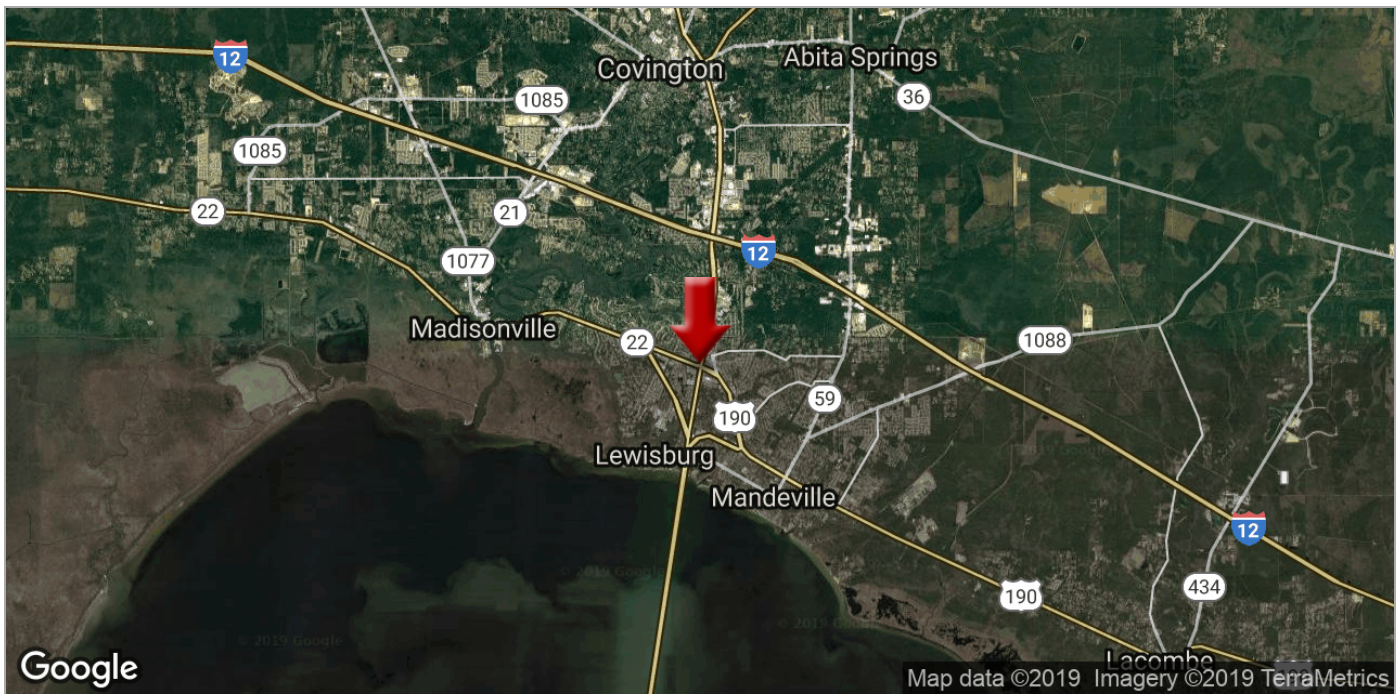
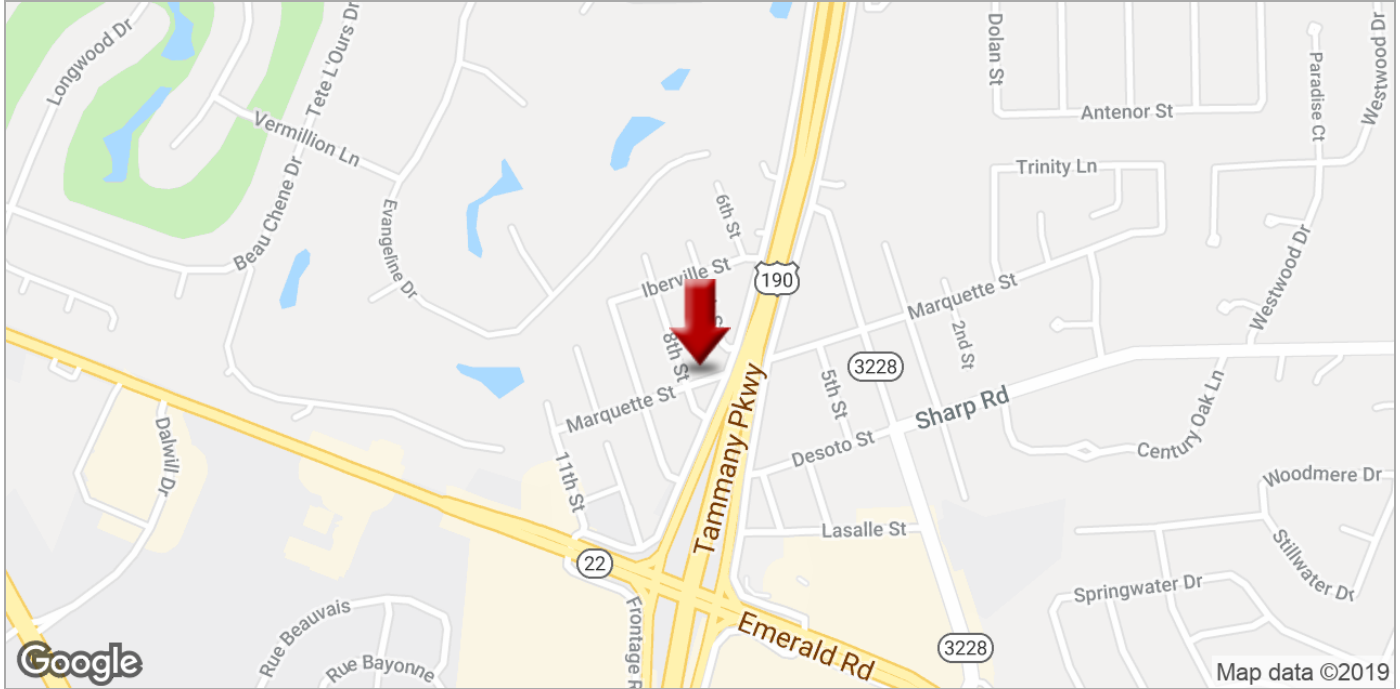
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1100 SF

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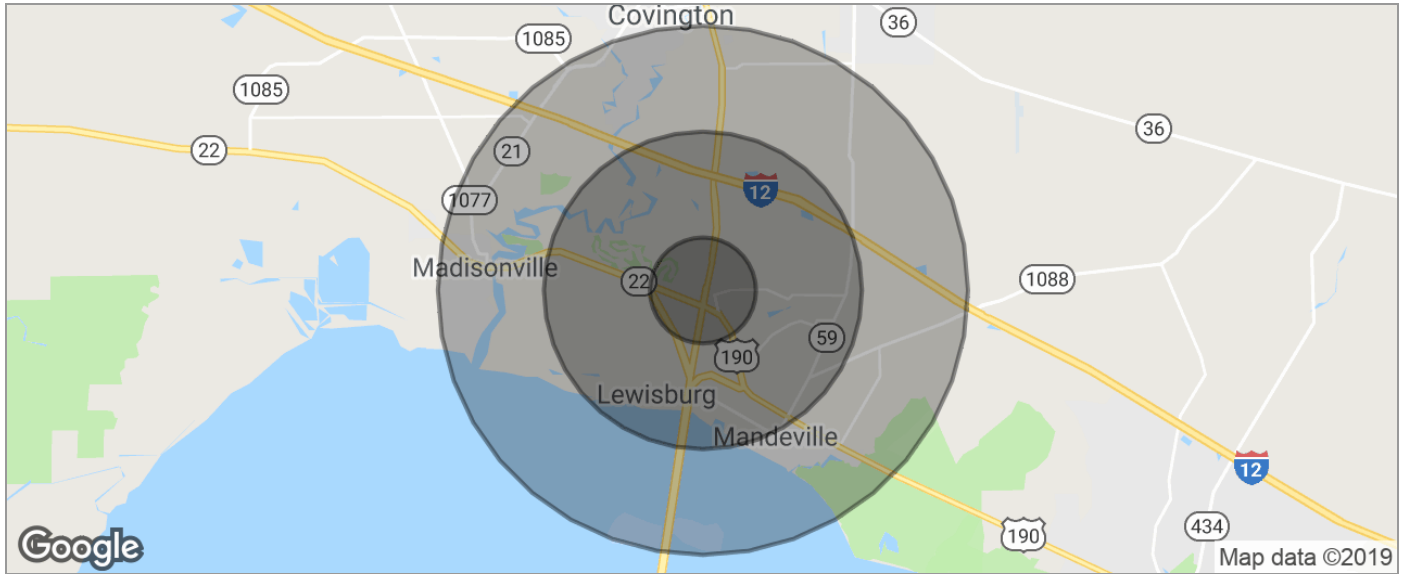
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,176	35,037	70,441
MEDIAN AGE	43.7	42.2	40.2
MEDIAN AGE (MALE)	41.9	40.7	38.1
MEDIAN AGE (FEMALE)	44.2	42.9	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,560	13,387	26,595
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$118,241	\$102,642	\$93,123
AVERAGE HOUSE VALUE	\$344,766	\$318,695	\$318,411
RACE	1 MILE	3 MILES	5 MILES
% WHITE	95.3%	92.3%	91.2%
% BLACK	1.0%	3.2%	4.1%
% ASIAN	2.5%	2.2%	1.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	0.1%	1.1%	1.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	3.2%	4.3%	4.9%

* Demographic data derived from 2010 US Census

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