



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

COMMERCIAL SPACES | FOR LEASE

Retail Center Near Busy Mandeville Intersection

1675 & 1705 Highway 190 (at E Causeway Approach)

MANDEVILLE, LA 70448

Austin Lavin ccim
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HIGHLY VISIBLE LOCATION ALONG MAJOR THOROUGHFARE

1675 & 1705 Highway 190 (at E Causeway Approach), Mandeville, LA 70448

DESCRIPTION

Commercial suites are located in a multi-tenant center near the intersection of E Causeway Approach and Highway 190 in Mandeville, providing easy access and high visibility. The spaces are ideal for a physical therapist, fitness studio, wellness center, investment firm, insurance agency, or other similar retail tenants.

OVERVIEW

AVAILABLE SUITES

1675 Hwy 190 - Suite 1695	2,300 rsf
1705 Hwy 190 - Suite 1745	2,475 rsf

RENTAL RATE

\$18.50/sf, NNN

PARKING

56 surface spaces shared with co-tenants

SIGNAGE

Façade signage



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1675 HIGHWAY 190

SUITE 1695: INTERIOR IMAGES



HIGHLIGHTS

- » Small lobby
- » Large main room
- » Two bathrooms
- » Can be modified to meet tenant needs



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1705 HIGHWAY 190

SUITE 1745: INTERIOR IMAGES



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1675 & 1705 HIGHWAY 190

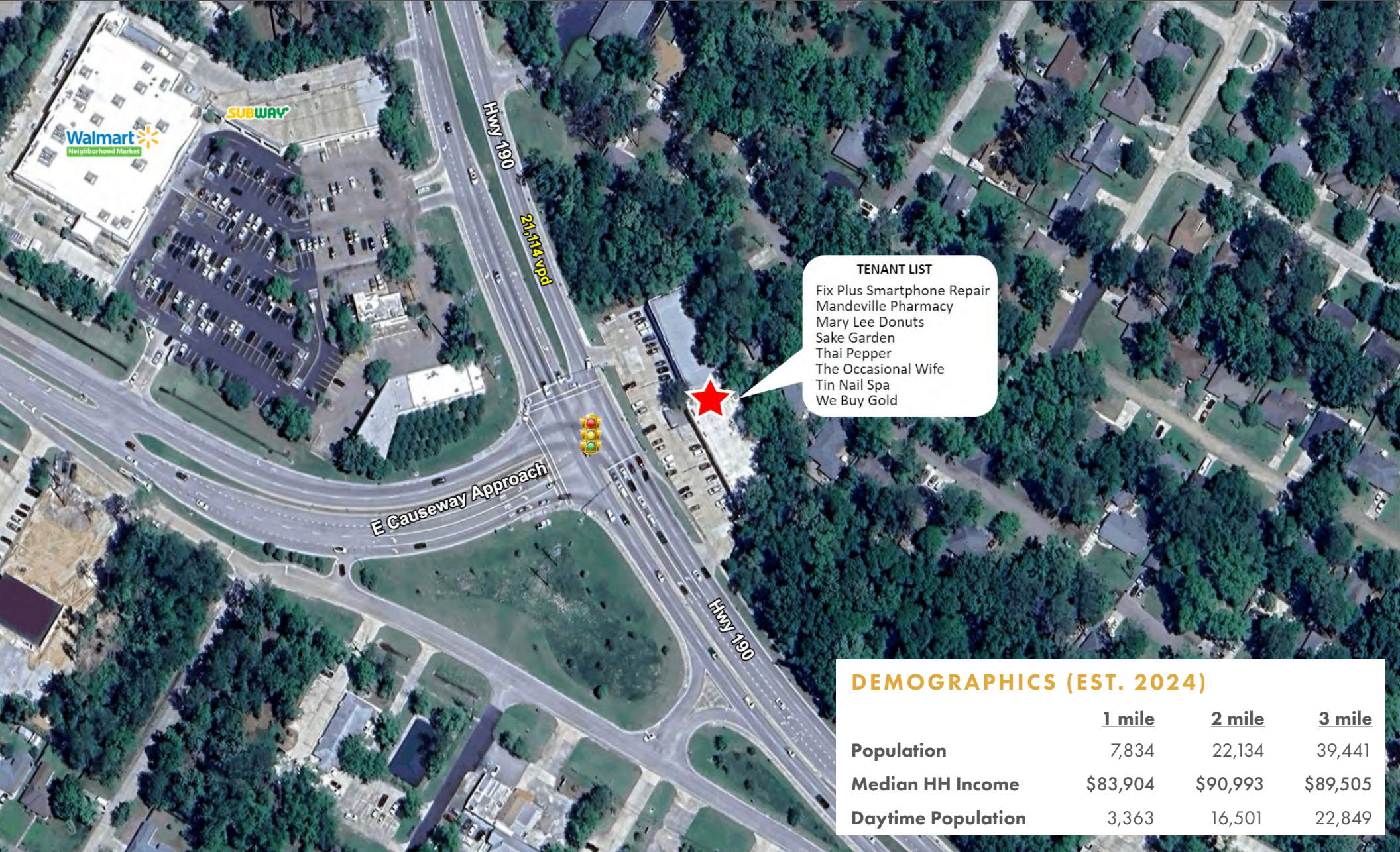
SITE PLAN



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TENANT LIST
 Fix Plus Smartphone Repair
 Mandeville Pharmacy
 Mary Lee Donuts
 Sake Garden
 Thai Pepper
 The Occasional Wife
 Tin Nail Spa
 We Buy Gold

DEMOGRAPHICS (EST. 2024)

	<u>1 mile</u>	<u>2 mile</u>	<u>3 mile</u>
Population	7,834	22,134	39,441
Median HH Income	\$83,904	\$90,993	\$89,505
Daytime Population	3,363	16,501	22,849

1675 & 1705 HIGHWAY 190



1675 & 1705 HIGHWAY 190



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