

# Prime Commercial Space for Lease – 1144 Hwy 59

FOR LEASE

1144 Hwy 59  
Mandeville, LA 70448

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# THE SPACE

Location	1144 Hwy 59 Mandeville, LA 70448
Traffic Count	21000
Square Feet	2,030
Annual Rent PSF	\$20.00
Lease Type	Modified Gross Lease

## HIGHLIGHTS

- Prime Retail in Mandeville
- Square Feet: 2,030
- Open Floorplan with 3 offices
- Price: \$20 psf Modified Gross Lease
- Ample Parking
- Zoning: HC2
- Term: 3 Year
- Traffic Count: 21,000 per day



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,984	37,118	52,890

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$111,699	\$127,121	\$127,110

### NUMBER OF HOUSEHOLDS

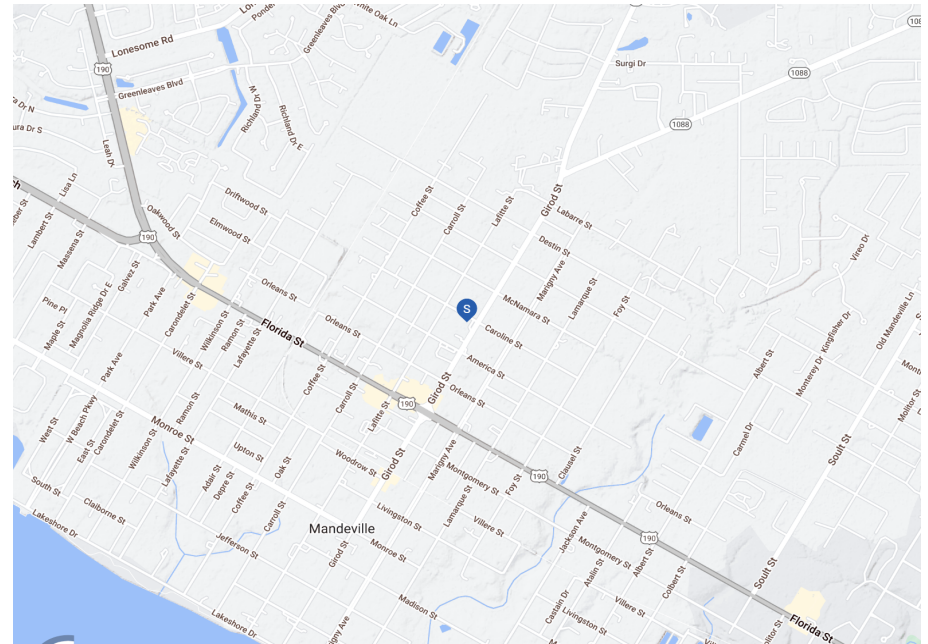
1.00 MILE	3.00 MILE	5.00 MILE
3,196	14,257	20,327



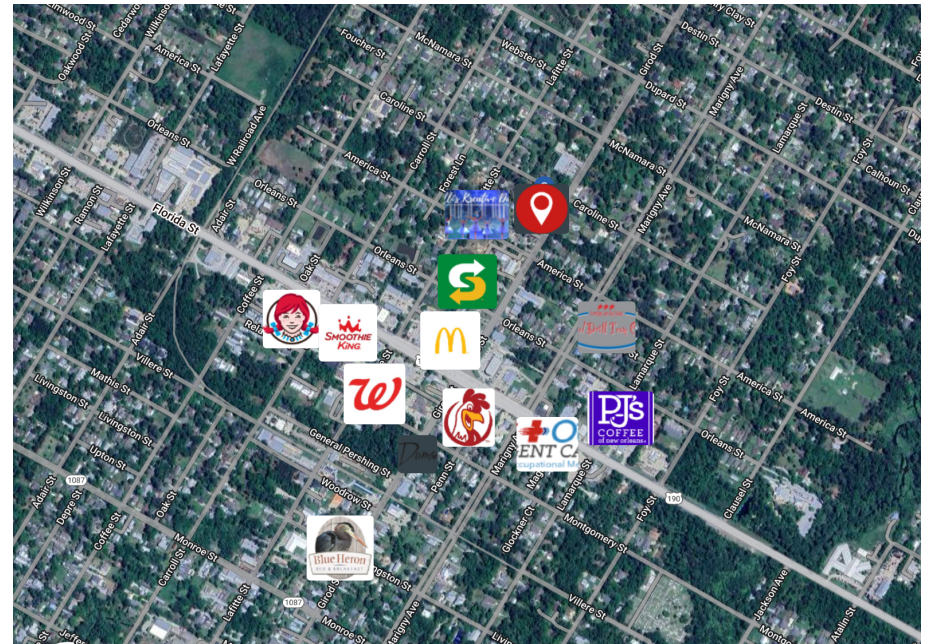
# Retail Suite

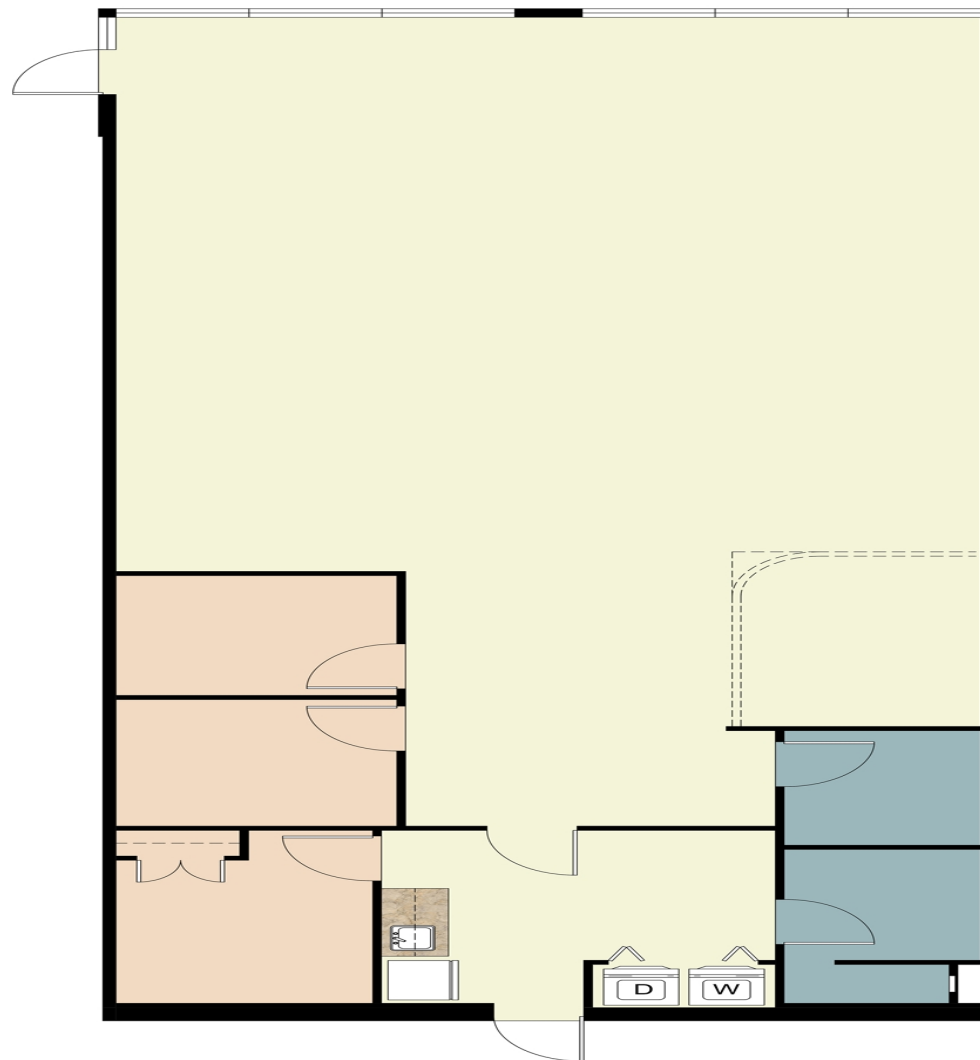
- The property is located on Highway 59 in Mandeville, Louisiana, a bustling suburban city on the north shore of Lake Pontchartrain.
- Mandeville is known for its beautiful parks and outdoor recreational opportunities, such as Fontainebleau State Park and the Mandeville Lakefront.
- The city is a popular destination for tourists and locals alike, with a variety of restaurants, shops, and entertainment options.
- Highway 59 is a major thoroughfare in the area, providing high visibility and easy access for potential customers.
- Mandeville has a strong community feel and a growing economy, making it an attractive location for businesses looking to establish themselves in a thriving market.

Locator Map



Regional Map





FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

1144 Hwy 59-Mandeville



**Washer/Dryer**



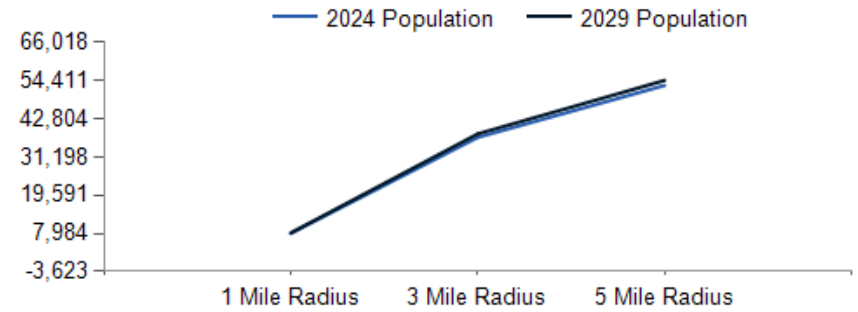
**Kitchenette**



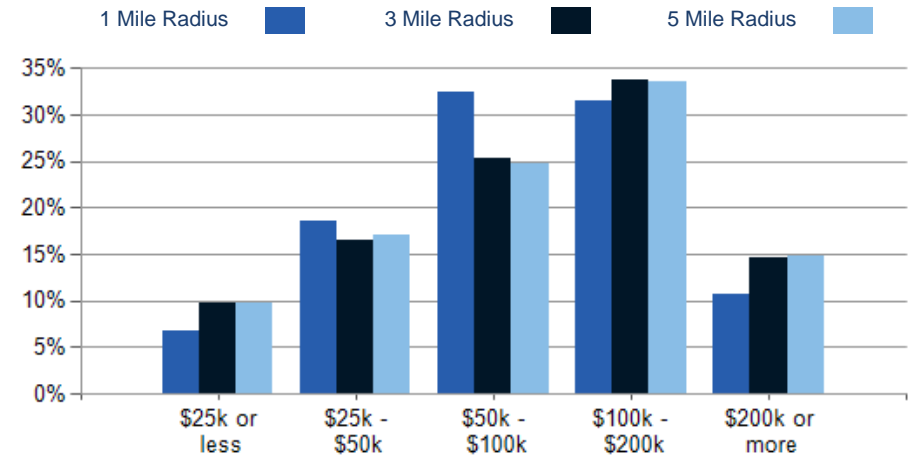
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,504	28,969	40,508
2010 Population	7,364	34,428	48,445
2024 Population	7,984	37,118	52,890
2029 Population	8,127	38,176	54,411
2024-2029: Population: Growth Rate	1.80%	2.80%	2.85%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	148	755	971
\$15,000-\$24,999	69	645	1,011
\$25,000-\$34,999	311	1,141	1,575
\$35,000-\$49,999	280	1,213	1,901
\$50,000-\$74,999	614	1,975	2,727
\$75,000-\$99,999	424	1,626	2,312
\$100,000-\$149,999	617	2,866	4,056
\$150,000-\$199,999	390	1,941	2,750
\$200,000 or greater	341	2,095	3,024
Median HH Income	\$83,669	\$95,704	\$95,558
Average HH Income	\$111,699	\$127,121	\$127,110

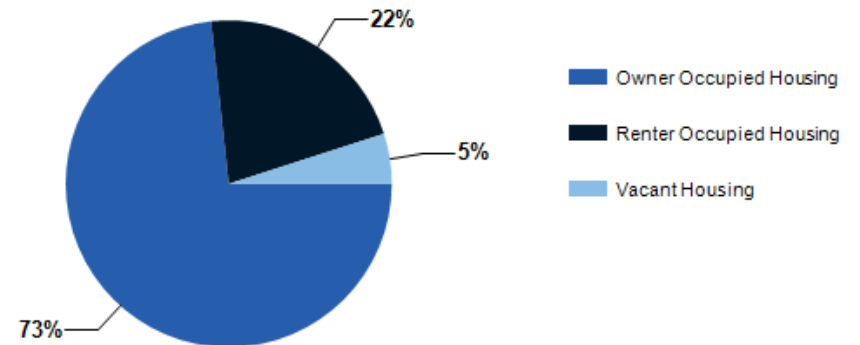
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,596	10,950	15,316
2010 Total Households	2,843	12,632	17,830
2024 Total Households	3,196	14,257	20,327
2029 Total Households	3,316	14,938	21,308
2024 Average Household Size	2.47	2.57	2.57
2024-2029: Households: Growth Rate	3.70%	4.70%	4.75%



2024 Household Income



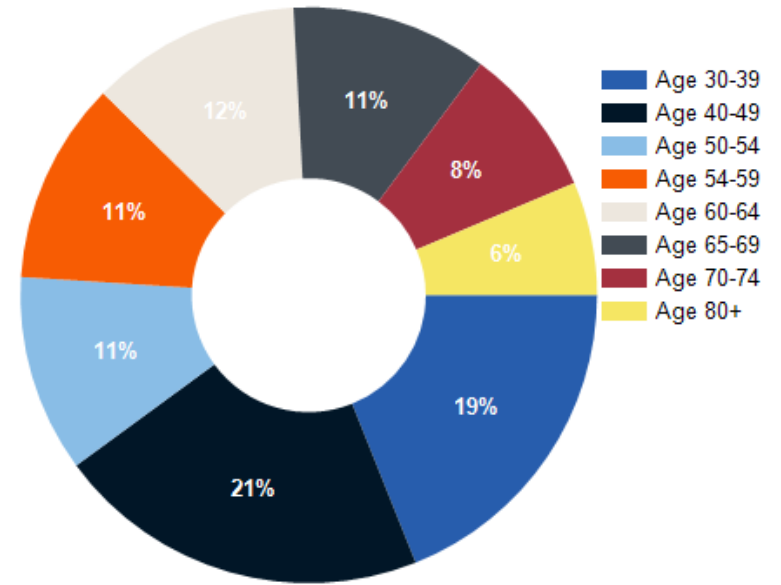
2024 Own vs. Rent - 1 Mile Radius



Source: esri



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	413	1,861	2,638
2024 Population Age 35-39	495	2,218	3,120
2024 Population Age 40-44	525	2,530	3,565
2024 Population Age 45-49	480	2,349	3,307
2024 Population Age 50-54	531	2,555	3,592
2024 Population Age 55-59	544	2,529	3,524
2024 Population Age 60-64	565	2,544	3,590
2024 Population Age 65-69	528	2,334	3,355
2024 Population Age 70-74	405	1,830	2,712
2024 Population Age 75-79	305	1,432	2,132
2024 Population Age 80-84	199	808	1,203
2024 Population Age 85+	179	824	1,198
2024 Population Age 18+	6,247	28,711	41,008
2024 Median Age	43	42	42
2029 Median Age	43	43	43



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$83,343	\$91,424	\$92,025
Average Household Income 25-34	\$106,223	\$116,919	\$117,227
Median Household Income 35-44	\$107,103	\$115,939	\$115,724
Average Household Income 35-44	\$129,292	\$146,991	\$146,409
Median Household Income 45-54	\$115,061	\$129,888	\$129,033
Average Household Income 45-54	\$144,665	\$164,637	\$163,993
Median Household Income 55-64	\$98,006	\$112,146	\$112,407
Average Household Income 55-64	\$123,504	\$146,059	\$146,738
Median Household Income 65-74	\$67,803	\$75,740	\$74,820
Average Household Income 65-74	\$88,773	\$103,362	\$104,496
Average Household Income 75+	\$69,137	\$68,365	\$70,638

