



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

RESTAURANT/RETAIL | FOR LEASE

Standalone Restaurant Opportunity

1968 Gause Blvd East

SLIDELL, LA 70461

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PRIME LOCATION NEAR SLIDELL MEDICAL CORRIDOR

1968 Gause Blvd East, Slidell, LA 70461

DESCRIPTION

This 1,323-sf freestanding building is situated on a 0.56-acre site along Gause Boulevard in Slidell. The property is positioned along a strong commercial corridor with high visibility and in close proximity to Ochsner Medical Center, Slidell Memorial Hospital, and national retailers. Formerly a Sonic, this property is ideal for a quick-service restaurant.

There is access via a center turn lane, with easy ingress/egress and 36 parking spaces. There is also an existing pylon sign offering excellent signage.

OVERVIEW

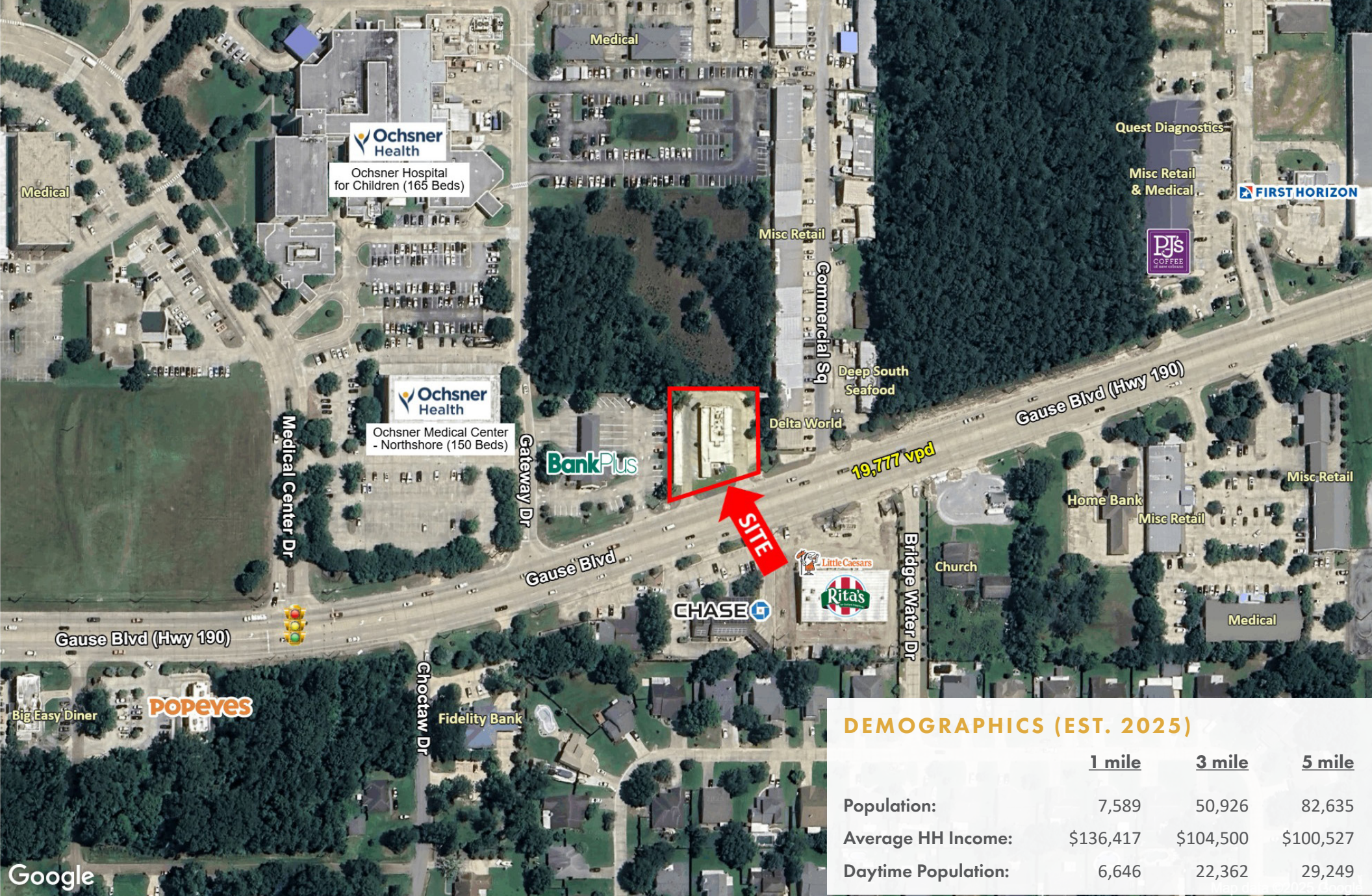
SIZE	Building: 1,323 sf Land: 0.562 Acres
LEASING RATE	\$90,000/year, NNN
ZONING	C-4
PARKING	36 striped spaces (includes 2 ADA spaces)



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DEMOGRAPHICS (EST. 2025)

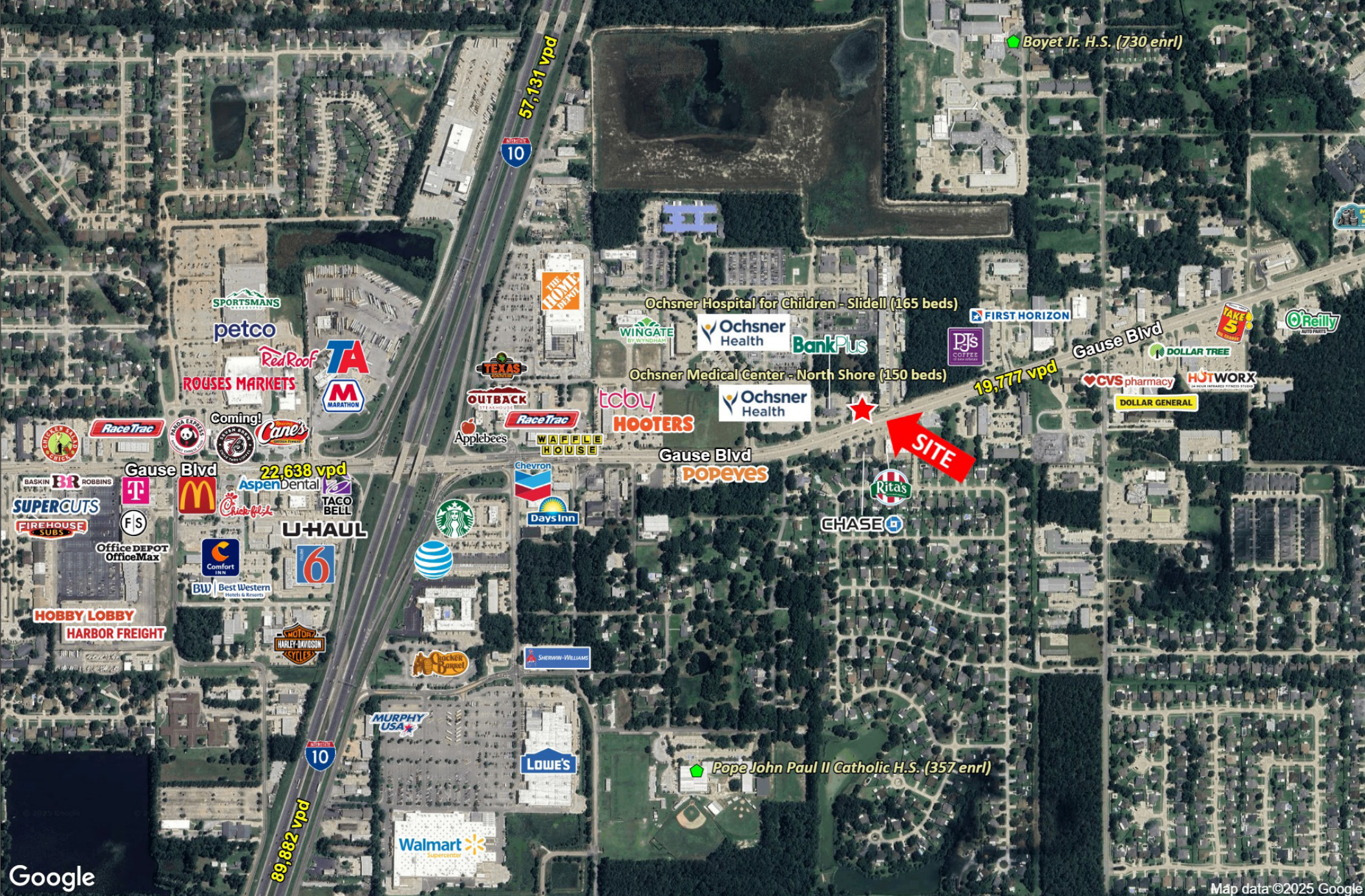
	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	7,589	50,926	82,635
Average HH Income:	\$136,417	\$104,500	\$100,527
Daytime Population:	6,646	22,362	29,249



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Google

Map data ©2025 Google



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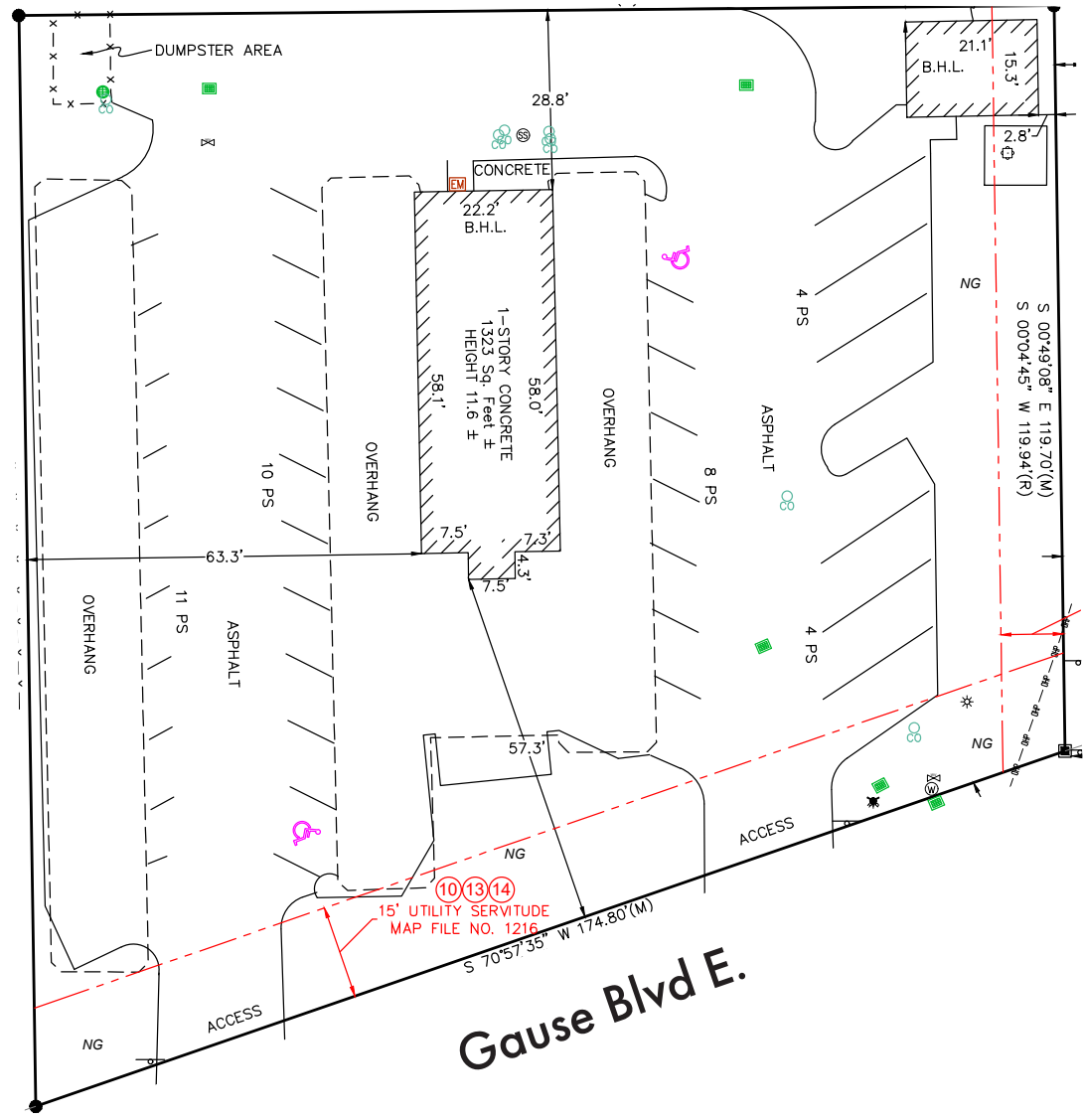
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SURVEY

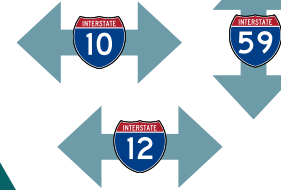


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Slidell lies
along 3 major
interstates



Slidell is a city
within St. Tammany
Parish

**ST. TAMMANY
PARISH**
population
of 277,615



Major industries

- Healthcare
- Energy & petrochemical services
- Manufacturing & maritime
- Information & technology

TEXTRON

Slidell is global head-
quarters for military
contractor Textron
Marine & Land
Systems



Major employers in St. Tammany





1968 GAUSE BLVD EAST

Slidell, with a population of 28, 440, is one of the major cities in St. Tammany Parish. It is part of the Covington – Mandeville – Slidell Metropolitan Statistical Area, otherwise known as the Northshore, that comprises part of the Greater New Orleans area. It is traversed by three major interstates and the 24-mile-long Lake Pontchartrain Causeway that connects Metairie to the Northshore. Once primarily suburban, this area is now one of the fastest growing regions in the state with a stand-alone diversified economy.



GDP of \$12 billion as of 2024



Corporate headquarters to a variety of industries



Approximately 40% of adults hold an associate degree or higher



Growth sectors include health-care, logistics, professional services, and tech



Quality of life ranks high, with top-rated schools, low crime, and a strong housing market

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