



FOR LEASE

1108 Hwy 1085

New retail suites near Madisonville

1108 Hwy 1085

Madisonville, LA 70447 · St. Tammany Parish

LEASE RATE

\$22 / SF / Year

Plus \$4.50/SF NNN

AVAILABLE SF

1,481 - 7,405 SF

Flexible suite options

MONTHLY RANGE

\$3,270 - \$16,353

Per LACDB listing breakdown

ZONING

HC2

Highway commercial

DELIVERY

Vanilla Shell

New construction retail complex

PROPERTY OVERVIEW

Newly constructed retail complex approximately five miles from the town of Madisonville. The suites are designed for a range of businesses, from boutique shops to eateries, and will be delivered as vanilla shell space.

With HC2 zoning, building and monument signage, and ample parking, the property offers flexible lease options in a visible Highway 1085 location. Available suite configurations range from 1,481 SF up to the full 7,405 SF building.

KEY HIGHLIGHTS

- New construction retail complex
- 1,481 SF to 7,405 SF available
- HC2 zoning
- Ample parking
- Vanilla shell suite delivery
- \$22.00 PSF plus \$4.50 PSF NNN
- Building and monument signage
- Approximately five miles to Madisonville

LEASE SNAPSHOT

BASE RENT

\$22 / SF

Annual lease rate shown in the LACDB listing.

NNN EXPENSES

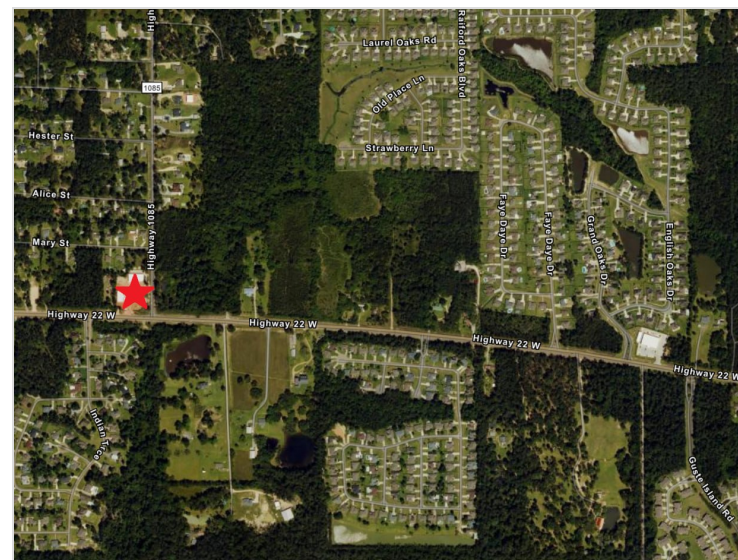
\$4.50 / SF

Expense amount listed by LACDB.

FULL BUILDING

7,405 SF

Five available suites can support several tenant sizes.







AVAILABLE SUITE OPTIONS

OPTION	SF	BASE	NNN	MONTHLY TOTAL
1 Suite	1,481 SF	\$22/SF	\$4.50/SF	\$3,270.54
2 Suites	2,962 SF	\$22/SF	\$4.50/SF	\$6,541.00
Entire Building	7,405 SF	\$22/SF	\$4.50/SF	\$16,353.00

LACDB lists five available suites with sizes ranging from 1,481 SF to 7,405 SF. Suite options above follow the listing's published rent breakdown.

OCCUPANCY COST

TOTAL QUOTED COST

\$26.50 / SF

\$22.00 PSF base rent plus \$4.50 PSF NNN expenses.

PROPERTY DETAILS

Listing Type	For Lease
Property Type	Retail
Address	1108 Hwy 1085, Madisonville, LA 70447
Parish	St. Tammany
Lease Type	NNN
Lease Rate	\$22 / SF / Year
Expenses	\$4.50 / SF
Available SF	1,481 - 7,405 SF
Total Available SF	7,405 SF
Building Size	7,405 SF
Build To Suit	Yes
Zoning	HC2
Signage	Building and Monument
Property Status	Existing
Parcel APN	1040024287
Listing ID	3cdf9b1c

70447 MARKET CONTEXT

POPULATION

17,897

ZIP 70447

HOUSEHOLDS

6,003

ZIP 70447

MEDIAN HH INCOME

\$122,574

ZIP 70447

Per Capita Income



\$53,619

Median Home Value



\$393,200

Bachelor's Degree+



56.6%

Mean Commute



38.5 min

TRAFFIC COUNT NOTE

Louisiana DOTD publishes traffic count data through its Traffic Monitoring / Traffic Counts tools. The LACDB listing for 1108 Hwy 1085 does not display a specific AADT figure, so no unsourced traffic count is quoted in this brochure.

Sources: LACDB listing 3cdf9b1c for property facts; Census Reporter ACS 2024 5-year profile for ZIP 70447; Louisiana DOTD Traffic Monitoring page for public traffic-count source availability.

TENANT FIT

- Boutique retail
- Eateries, cafe, bakery, or specialty food concepts
- Medical, wellness, or service retail
- Neighborhood service tenants
- Businesses needing new-construction vanilla shell space
- Tenants seeking signage exposure and parking

ACCESS & VISIBILITY

CORRIDOR

Hwy 1085

Northshore retail corridor serving Madisonville-area growth and nearby residential demand.

SIGNAGE

Building + Monument

Signage rights listed in the LACDB source.

Schedule a Showing

1108 Hwy 1085 · Madisonville, LA 70447

\$22/SF + \$4.50 NNN · 1,481 - 7,405 SF

[CLICK HERE TO SCHEDULE](#)



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All information deemed reliable but not guaranteed. Tenant and representatives should independently verify square footage, rates, expenses, availability, condition, zoning, signage rights, and permitted uses. Listing ID: 3cdf9b1c.