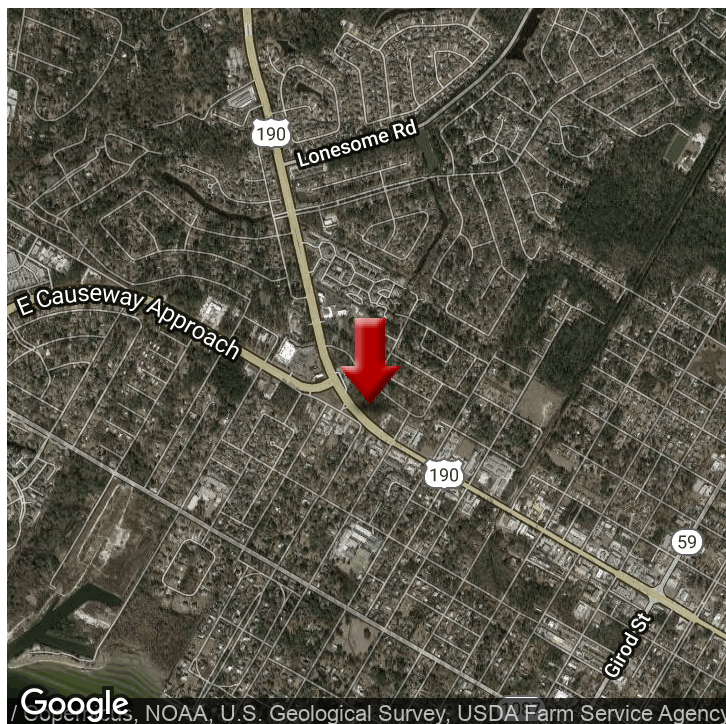
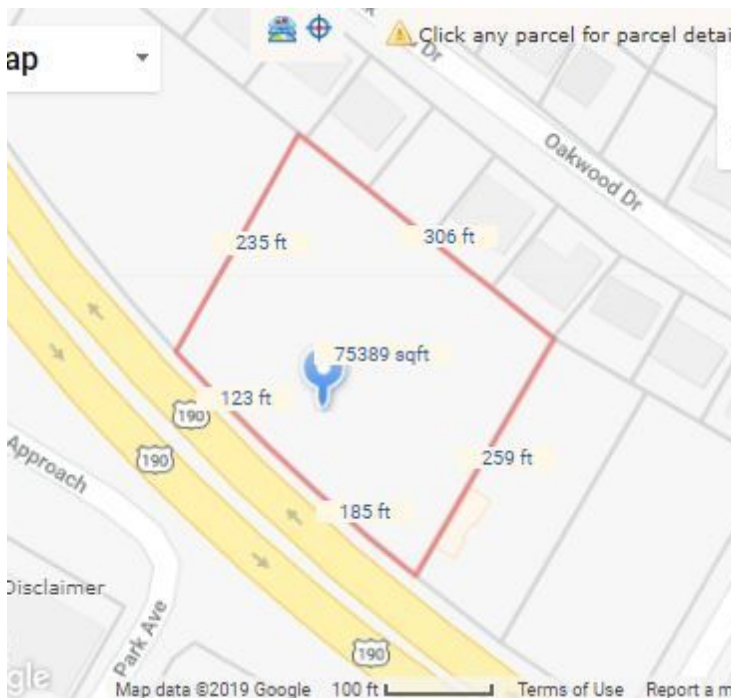


LAND FOR SALE

HIGH-TRAFFIC RETAIL SITE IN OLD MANDEVILLE

0 Florida St., Mandeville, LA 70448



OFFERING SUMMARY

PRICE:	\$995,000
LOT SIZE:	
PRICE/SF:	\$13.28
ZONING:	B-2 - Highway Business District
MARKET:	New Orleans
SUBMARKET:	Northshore New Orleans
BROCHURE DATE:	1/22/19

PROPERTY OVERVIEW

Located on one of the main thoroughfares of Mandeville, this prime development site sits within minutes of Highway 190, I-12, and the Causeway. Parcel also central to various retail locations, restaurants, banks, and offices in the heart of Old Mandeville. Zoned B-2 (Highway Business District) and ideal for retail development - gas station, convenience store, or strip center. Over 300 feet of frontage plus healthy daily traffic count! Newly constructed Waffle House to east of property. Seller will not subdivide.

PROPERTY HIGHLIGHTS

- 1.72 Acres in Prime Old Mandeville Location
- Ideal for Retail-Commercial
- Zoned B-2 - Highway Business District
- Over 300 feet of frontage on Highway 190 with healthy daily traffic count
- Minutes from Highway 190, I-12, and the Causeway

KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

LIZBY EUSTIS
CCIM
O: 985.727.7000
C: 985.966.2712
leustis@att.net
LA #Licensed In LA

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Street View



Newly Constructed Waffle House Next To Lot



Aerial Map View

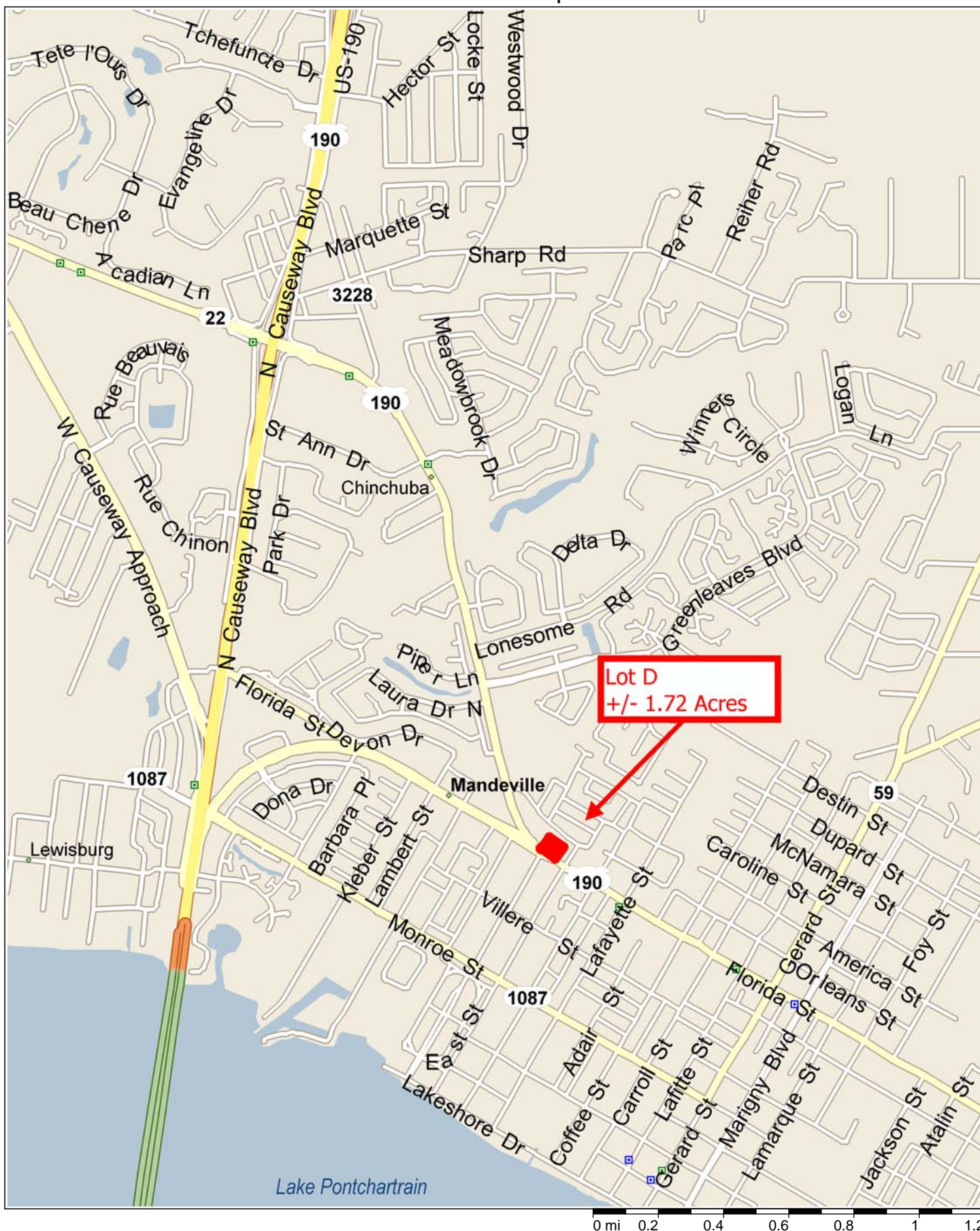
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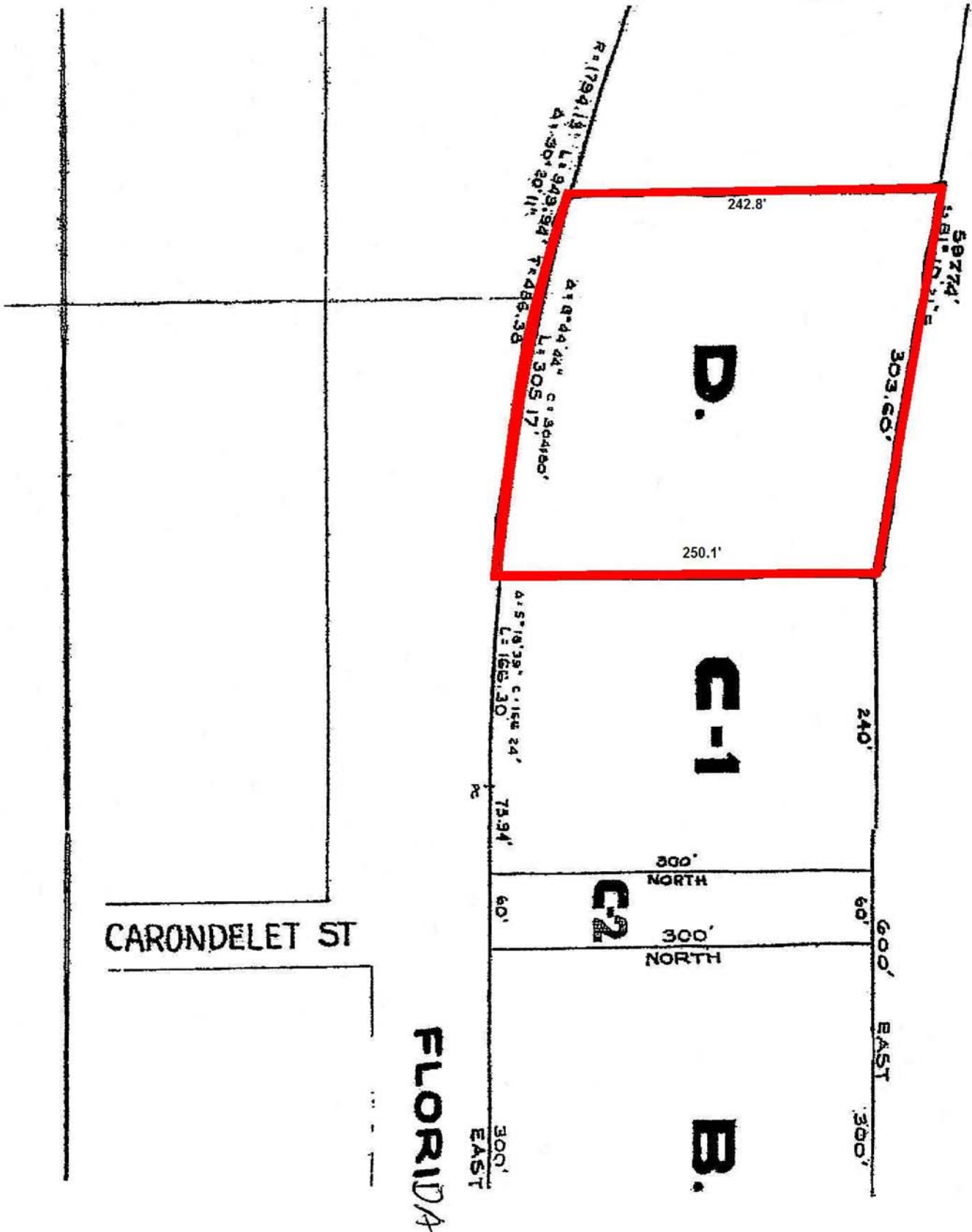
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Location Map





Purchaser's Initials: *[Signature]*

Seller's Initials: _____

Page 5 of 5

Date: *6/2/07*

Date: _____



Chinchuba
Cem

Sewage Dis

190 47

190

4 LANE

+/- 1.72 Acres

47

Mandeville
Sch

High Sch

PARK AVE

48

Mandeville

Our Lady of the Lake
Sch

49

FLORIDA

ST 10
VILLERE

BM 10

1087

50

Post Office

Water Tank

ST
GERARD

CARROLL

LAKE

JEFFERSON

WILKINSON



1" = 1 MILE

ZONE C

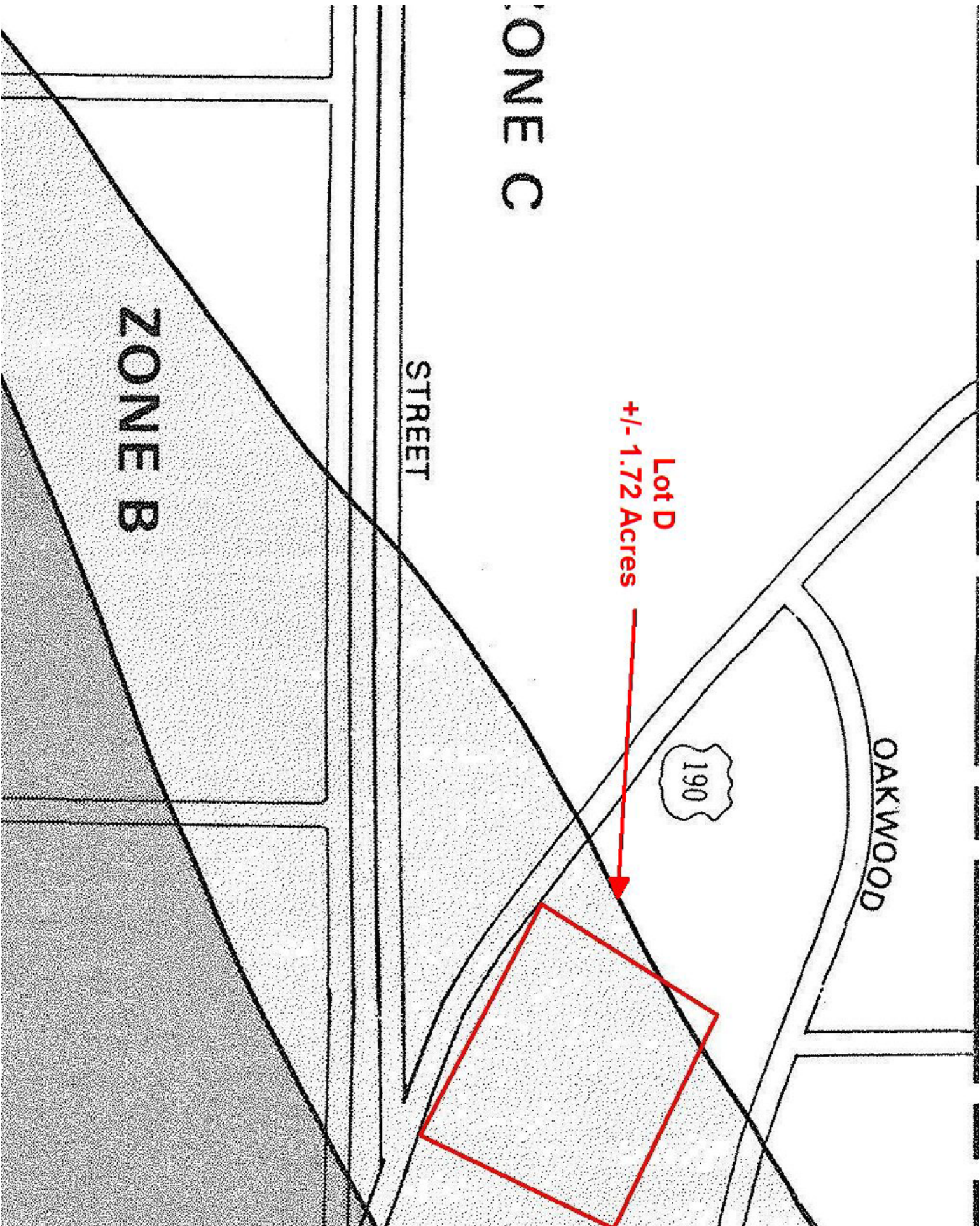
STREET

ZONE B

Lot D
+/- 1.72 Acres

190

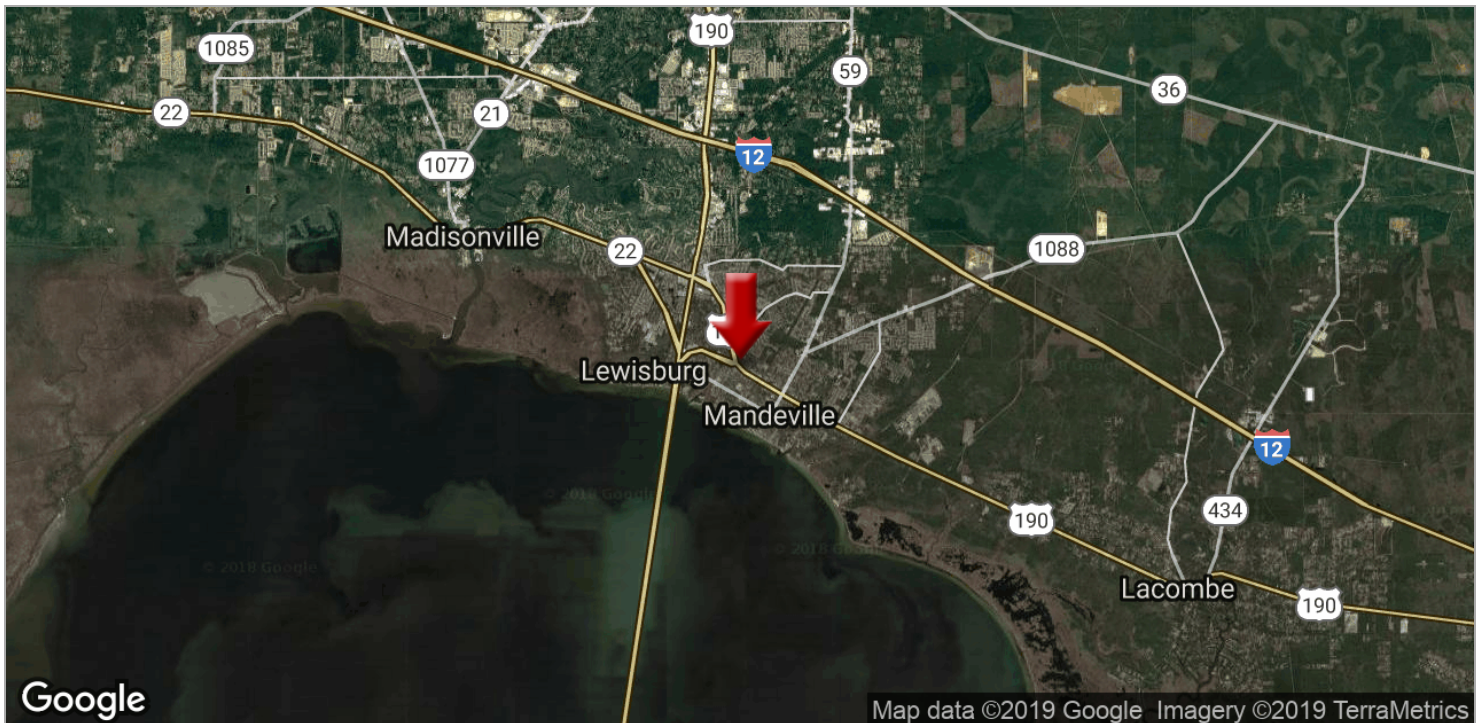
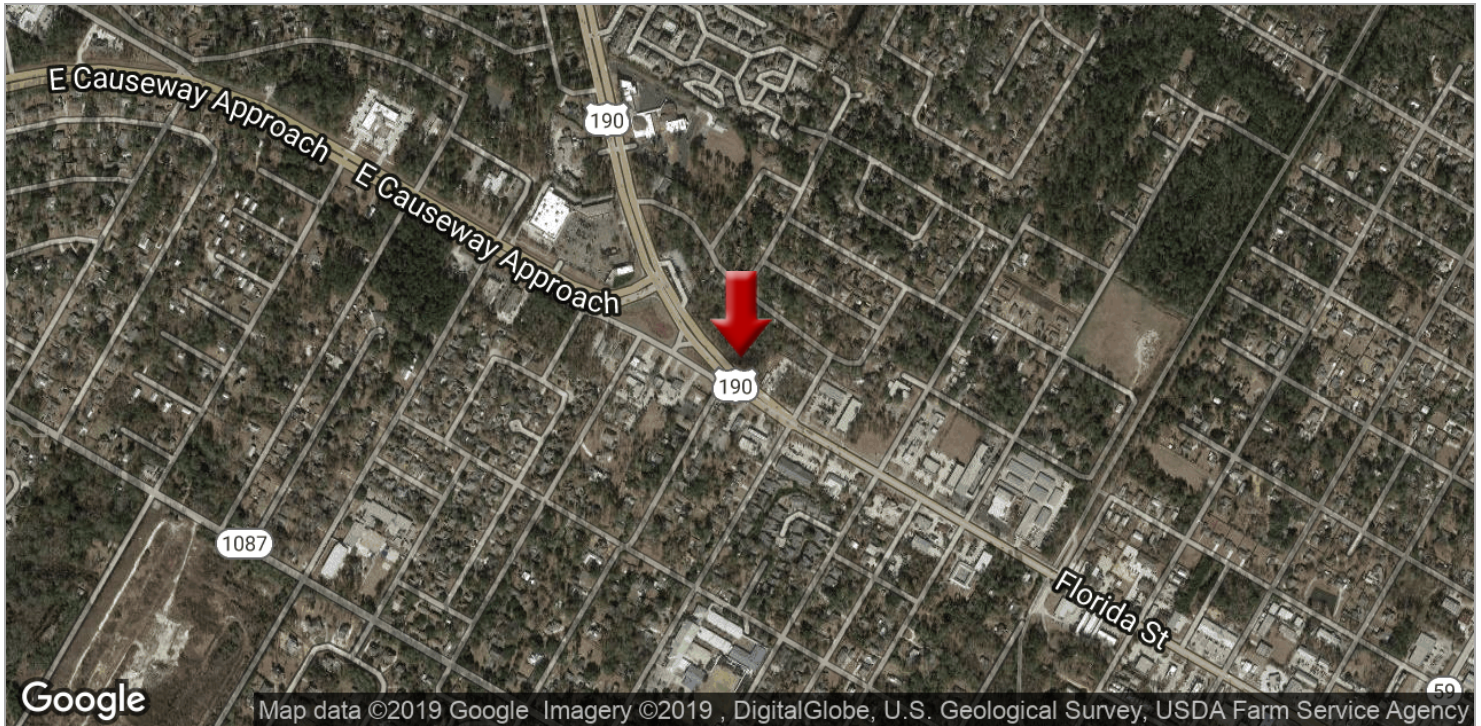
OAKWOOD



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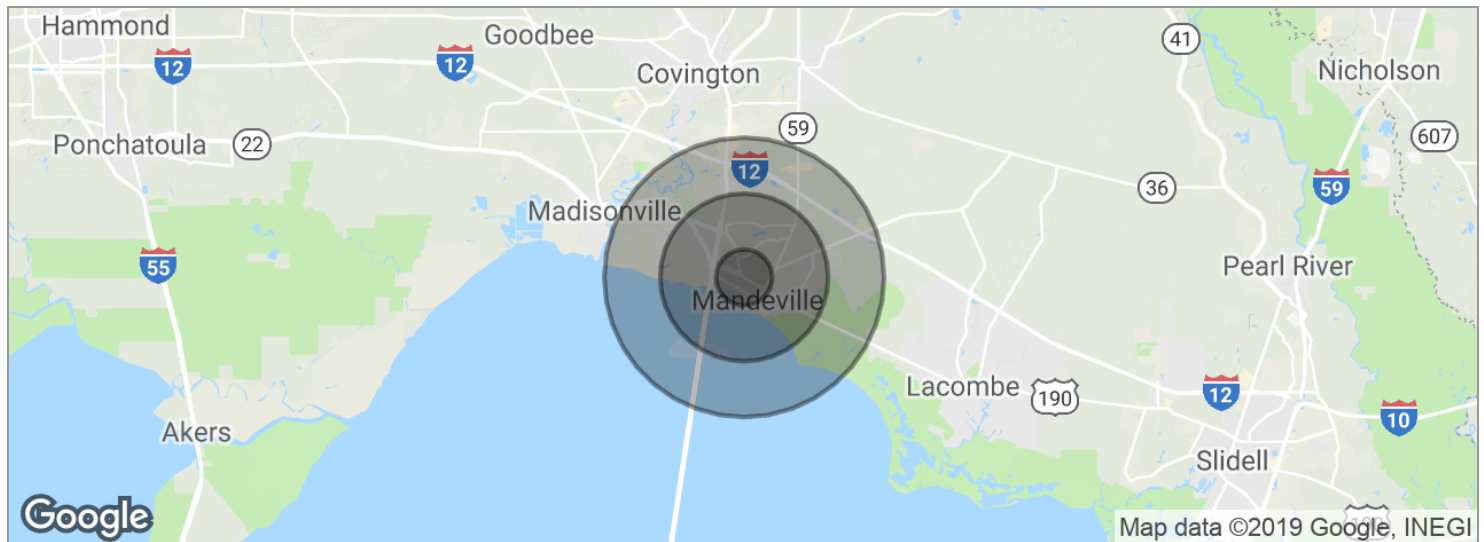
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0 Florida St., Mandeville, LA 70448



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,622	34,474	58,710
Median age	43.7	40.9	40.2
Median age (male)	43.2	39.0	38.2
Median age (Female)	44.0	42.1	41.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,148	12,690	21,734
# of persons per HH	2.6	2.7	2.7
Average HH income	\$100,913	\$100,883	\$96,090
Average house value	\$295,336	\$313,368	\$317,899

* Demographic data derived from 2010 US Census

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