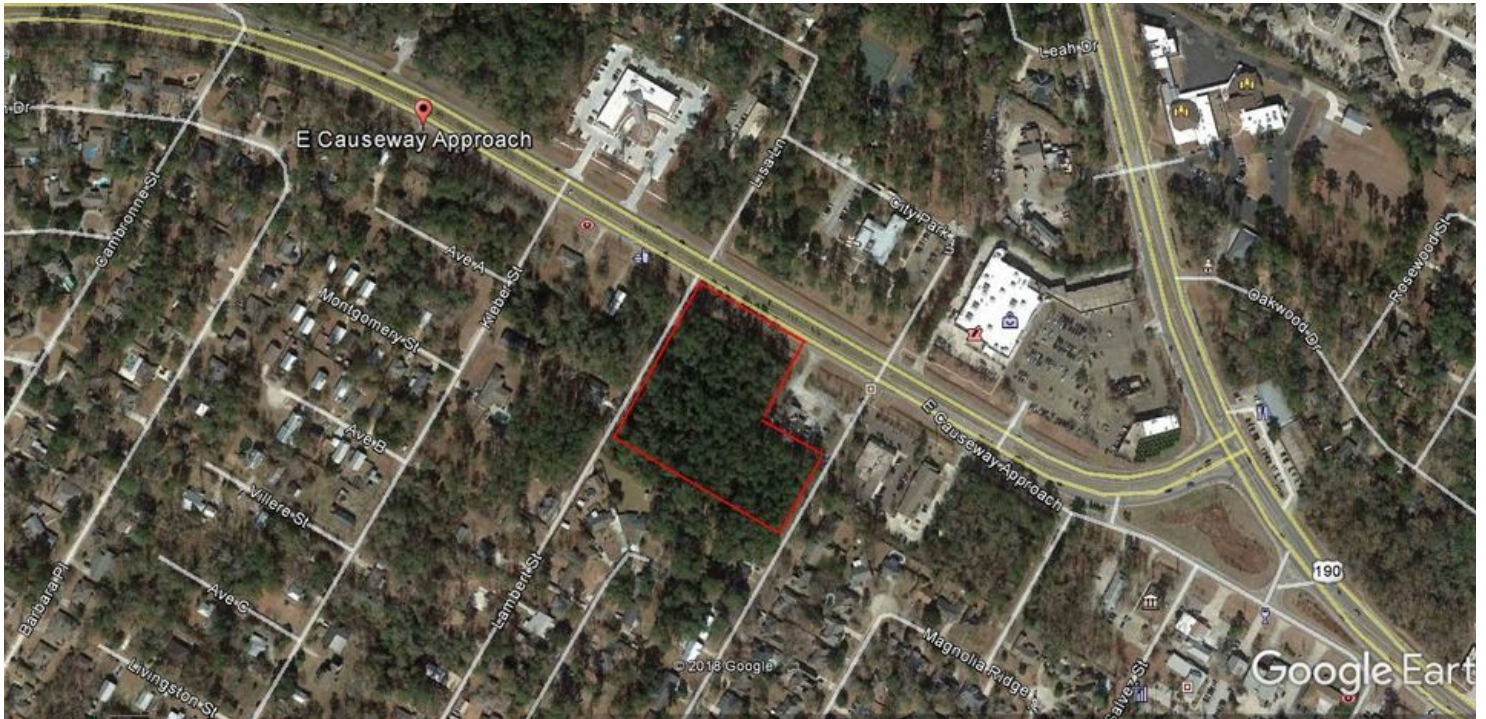


LAND FOR SALE

4.8 ACRES COMMERCIAL LAND ON EAST CAUSEWAY

East Causeway Approach, Mandeville, LA 70448



SALE PRICE:	\$1,900,000
LOT SIZE:	4.8 Acres (209,088 SF)
PRICE PER SF:	\$9.08/SF
LOT DIMENSIONS:	331 x 232 x 530 x 493
ZONING:	B-2 - Highway Business
MARKET:	New Orleans
SUBMARKET:	Northshore New Orleans - Mandeville
BROCHURE DATE:	6/11/19

PROPERTY OVERVIEW

Large commercial-zoned parcel in high-demand Mandeville area. Lots of permitted uses with the parcel. Great location for your business, office or retail! L in shape with Citizens Bank & Trust next door. Located between Massena St. and Lambert St., this property is also across from City of Mandeville government offices and Wal-Mart Neighborhood Market.

PROPERTY HIGHLIGHTS

- 4.8 Acres with frontage on East Causeway Approach
- B-2 (Highway Business) Zoning
- Ideal for retail, office, shopping center or other service establishments

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

BRENT CORDELL
O: 985.727.7000
C: 985.373.6417
BCordell@kw.com

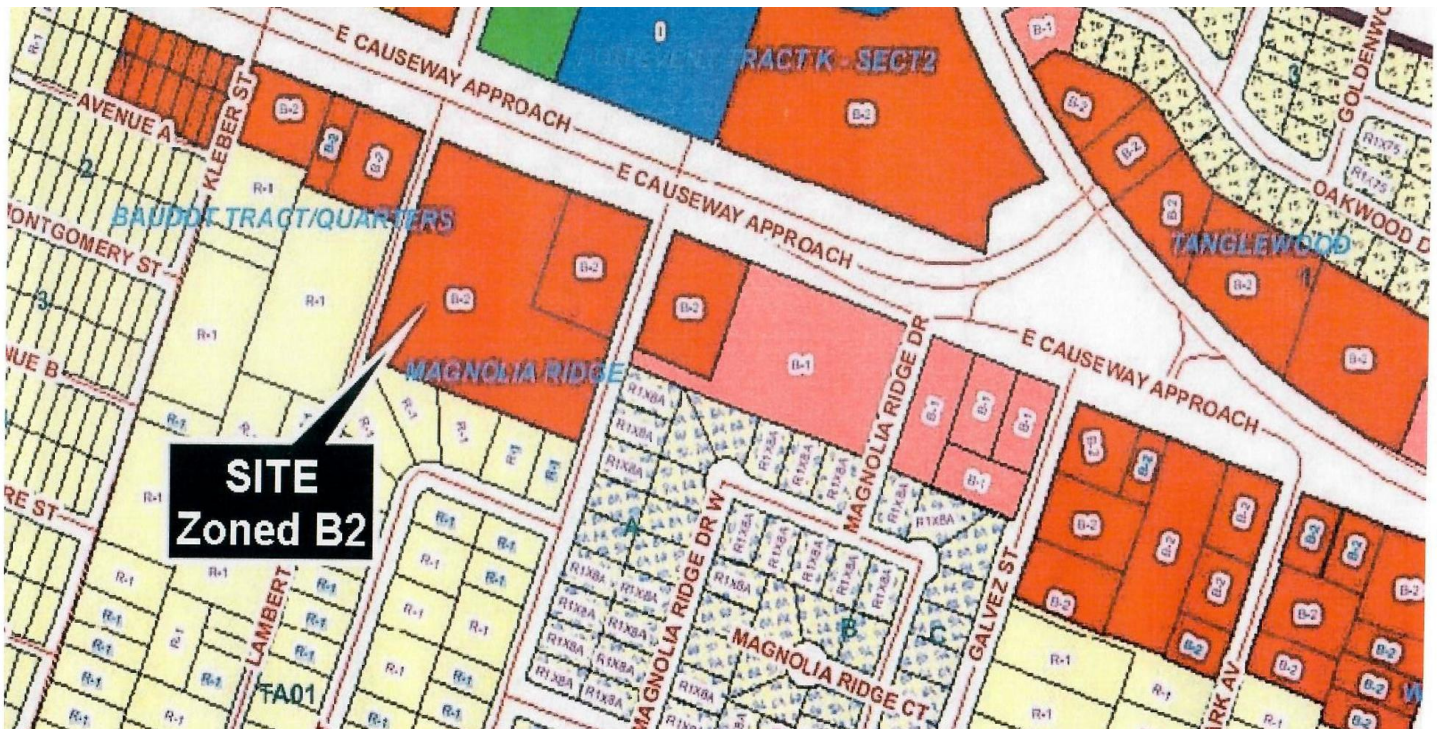
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LAND FOR SALE

4.8 ACRES COMMERCIAL LAND ON EAST CAUSEWAY

East Causeway Approach, Mandeville, LA 70448



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FLORIDA STREET
EAST CAUSEWAY APPROACH

LAMBERT STREET

LAMBERT STREET

20' STREET

MASSENA

4
(200400.44 Sq. Ft.)

530.0'
N61°45'W
TAMMANY PARK SUBDIVISION



MAP PREPARED FOR

SHOWING A SURVEY MADE OF PROPERTY LOCATED IN RESUBDIVISION OF A PORTION OF TRACTS 70, 71 & 72, OF THE TOWN OF MANDEVILLE, LOT 4, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:

CERTIFIED CORRECT

LAND SURVEYING Inc.

COVINGTON, LOUISIANA

Jeron R. Fitzmorris
LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 100'

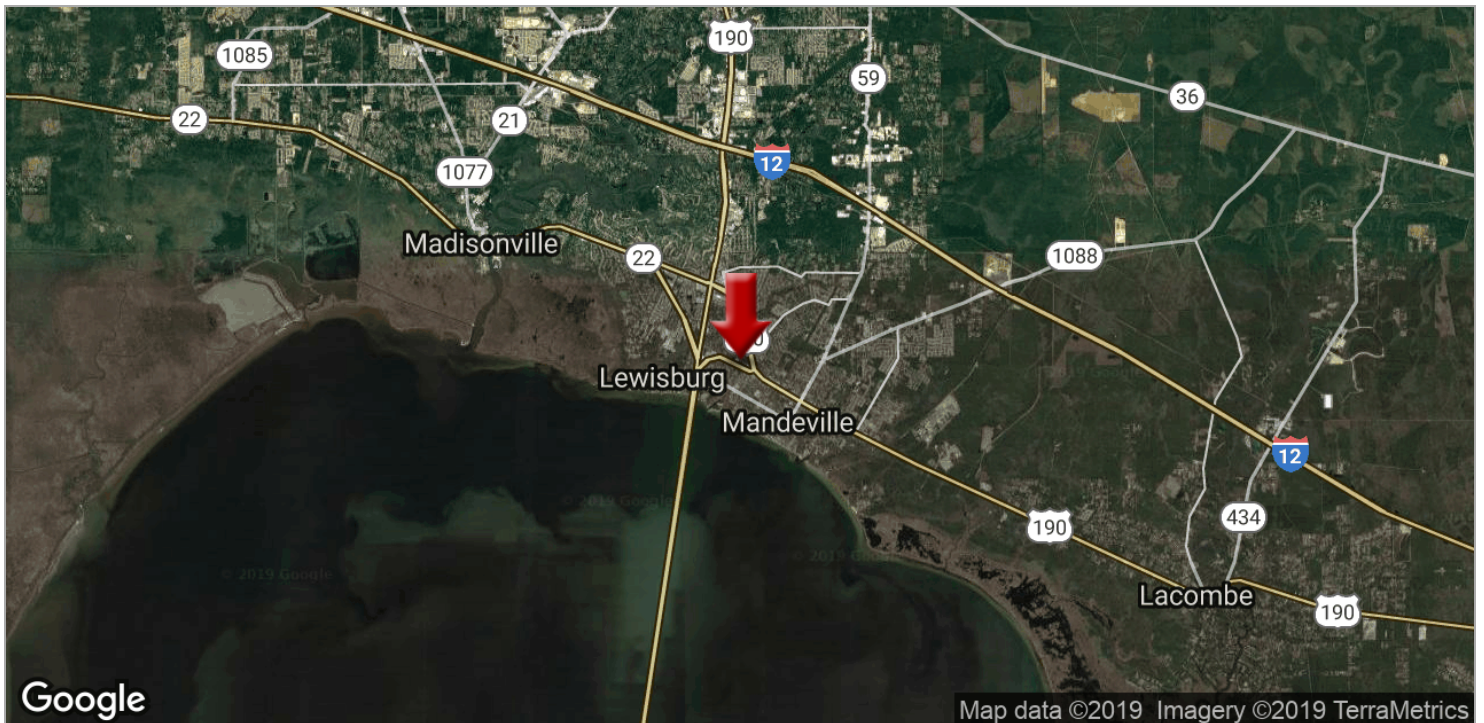
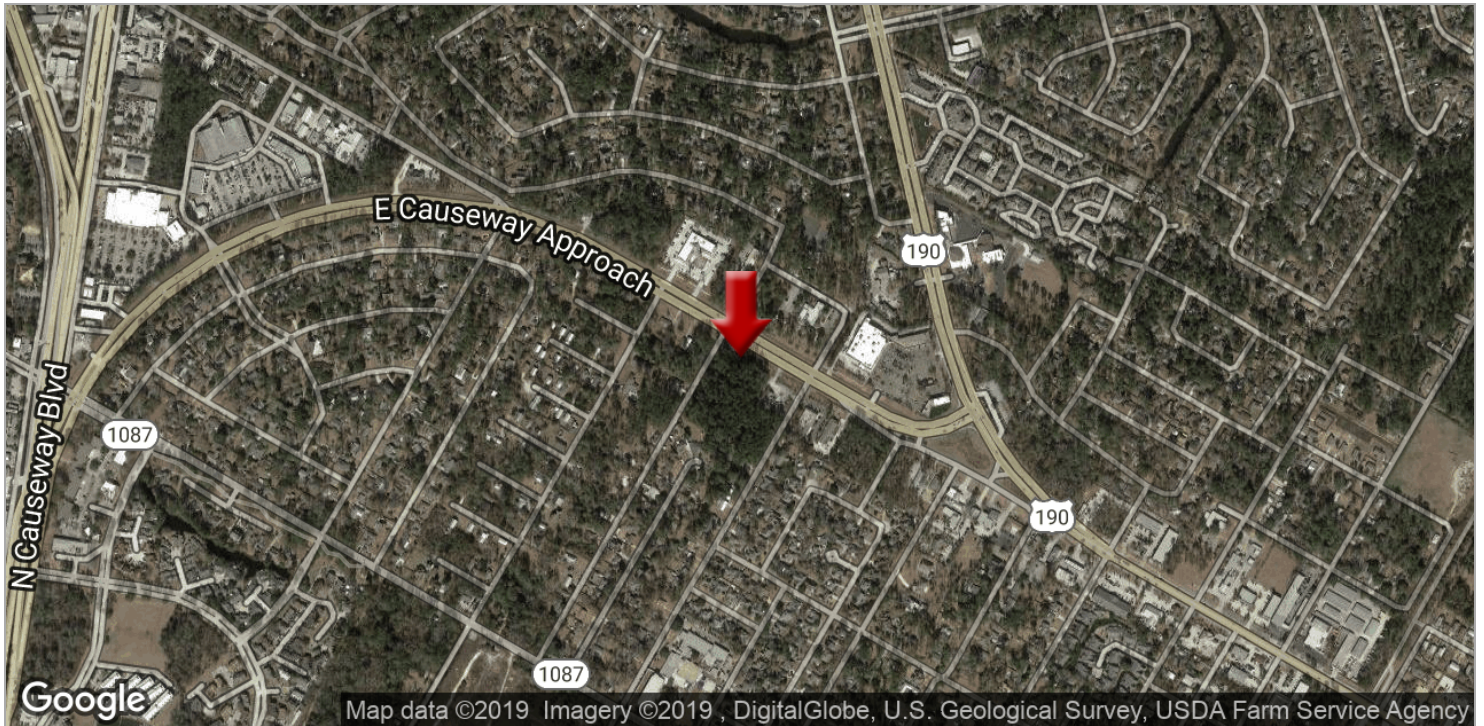
DATE: June 30, 1978

NUMBER 1458

LAND FOR SALE

4.8 ACRES COMMERCIAL LAND ON EAST CAUSEWAY

East Causeway Approach, Mandeville, LA 70448



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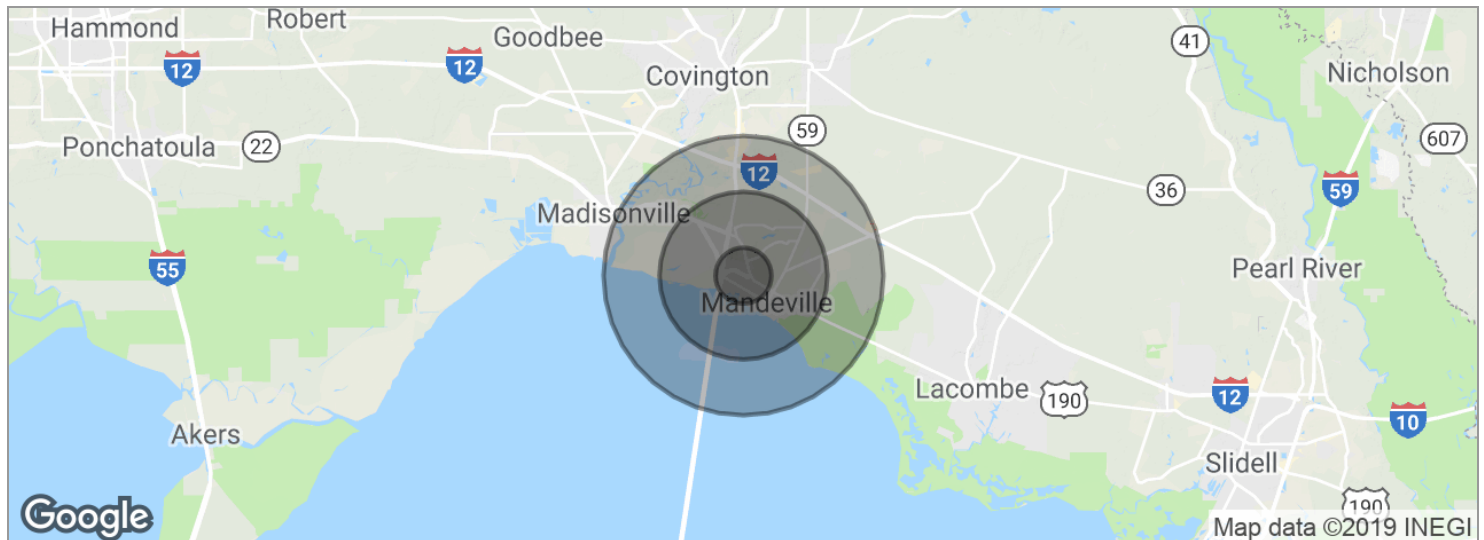
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LAND FOR SALE

4.8 ACRES COMMERCIAL LAND ON EAST CAUSEWAY

East Causeway Approach, Mandeville, LA 70448



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,415	32,549	59,512
Median age	44.0	41.7	40.4
Median age (male)	42.6	39.8	38.3
Median age (Female)	44.5	42.7	41.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,747	12,161	22,119
# of persons per HH	2.5	2.7	2.7
Average HH income	\$97,064	\$102,500	\$96,556
Average house value	\$298,082	\$315,306	\$318,454

* Demographic data derived from 2010 US Census

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