



MANDEVILLE ROUSE'S MARKETS OUTPARCEL

3461 East Causeway Approach, Mandeville, LA 70448

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27,688 VPD



PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer this +/-25,000 SF Rouse's Markets Outparcel FOR SALE or LEASE/BUILD TO SUIT in Mandeville, LA. Fronting Florida Street, this property is located in a well-established and high traffic center only minutes from the Causeway Bridge.

Neighboring tenants include Rouse's Markets, Acquistapace's, Starbucks, Snap Fitness, Pizza Hut, and Massage Envy.

OFFERING SUMMARY

Sale Price:	\$305,880
Lease Rate:	\$1.00/SF (NNN)
Lot Size:	25,490 SF
Zoning:	O/R- Office/Residential District

OUTPARCEL FOR SALE OR LEASE/BUILD TO SUIT

PROPERTY SUMMARY





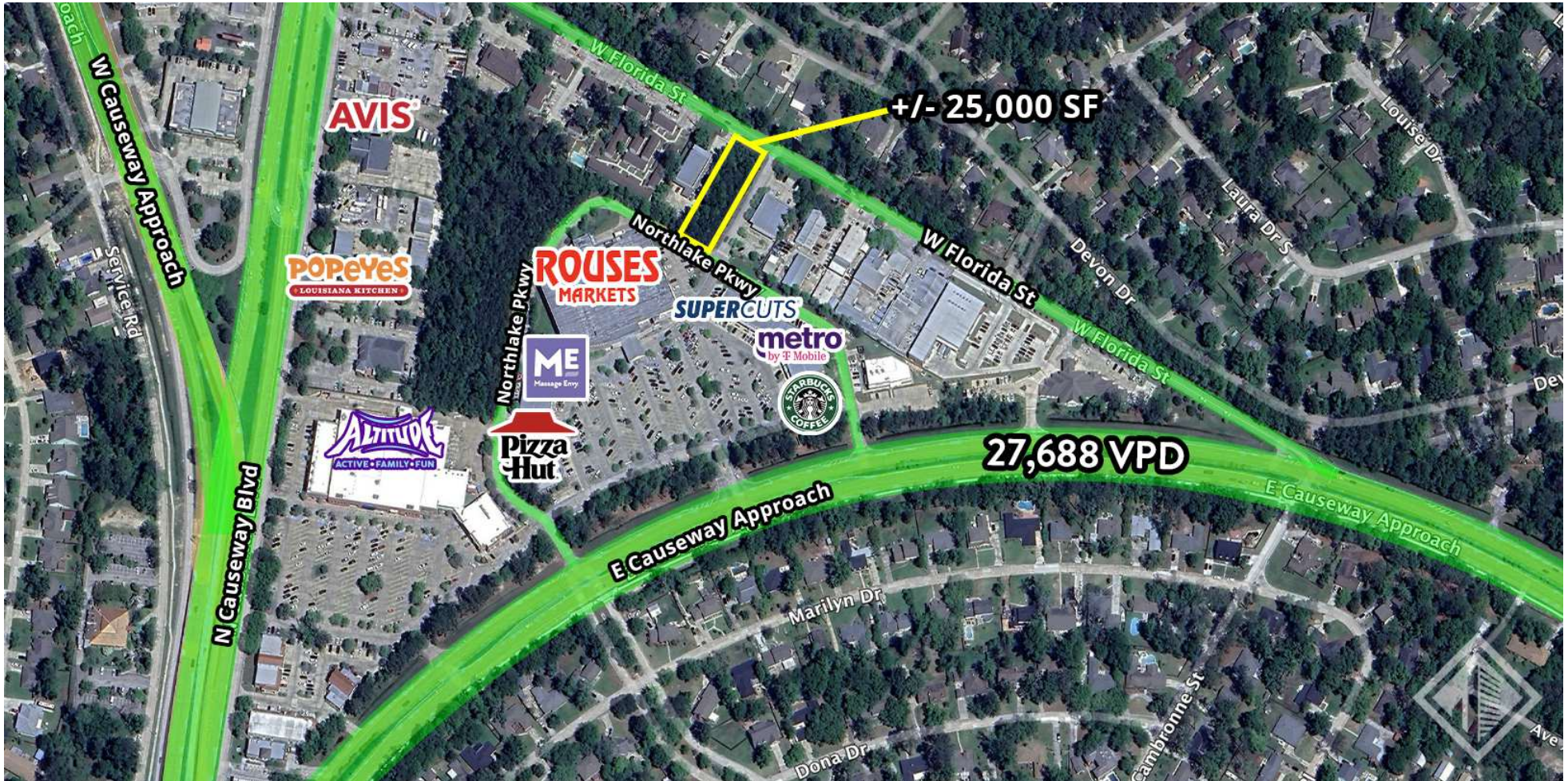
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OUTPARCEL FOR SALE OR LEASE/BUILD TO SUIT

AERIAL



SOUTHEAST
COMMERCIAL
REAL ESTATE



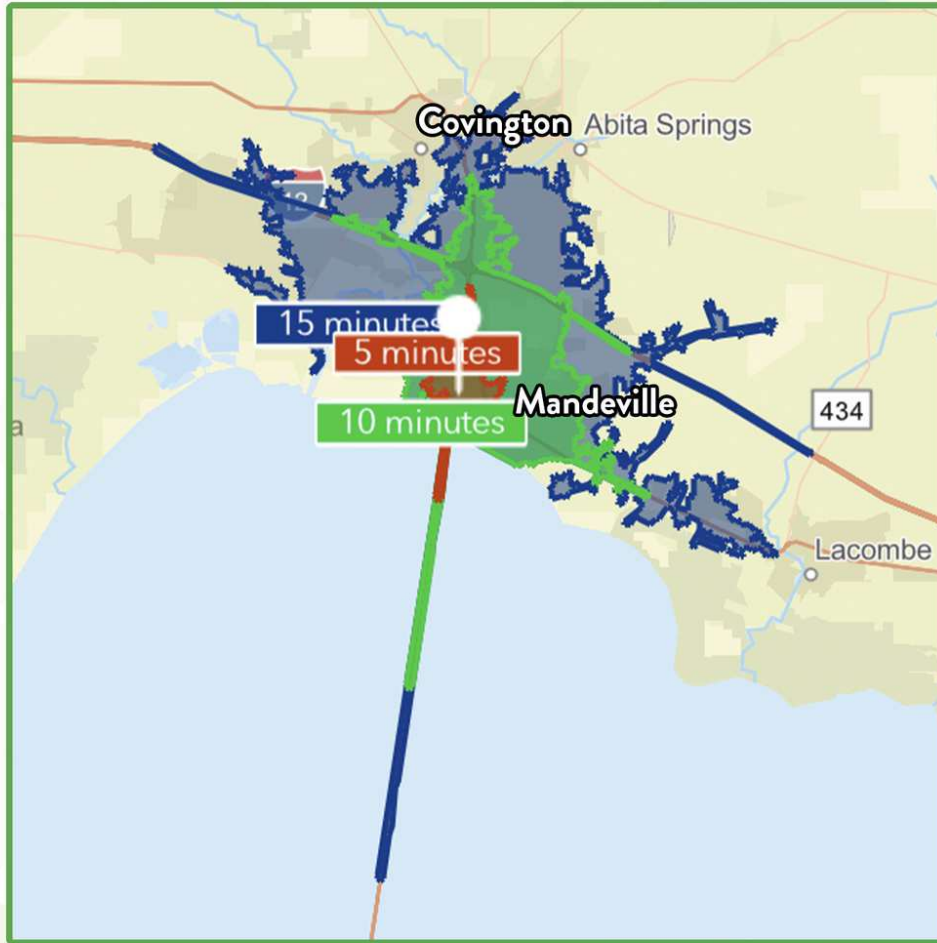
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\$125,028

Average Household Income
within 15 minutes of site.



42

Median Age
Within 15 minutes of site.



34,583

Number of housing units
within 15 minutes of site.

2023 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	9,465	40,994	81,818
Average HH Income	\$122,263	\$130,891	\$125,028
2028 Projections	5 Minutes	10 Minutes	15 Minutes
Population	9,721	41,886	84,583
Average HH Income	\$136,550	\$146,388	\$140,472

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

OUTPARCEL FOR SALE OR LEASE/BUILD TO SUIT

AREA DEMOGRAPHICS



**SOUTHEAST
COMMERCIAL**
REAL ESTATE