

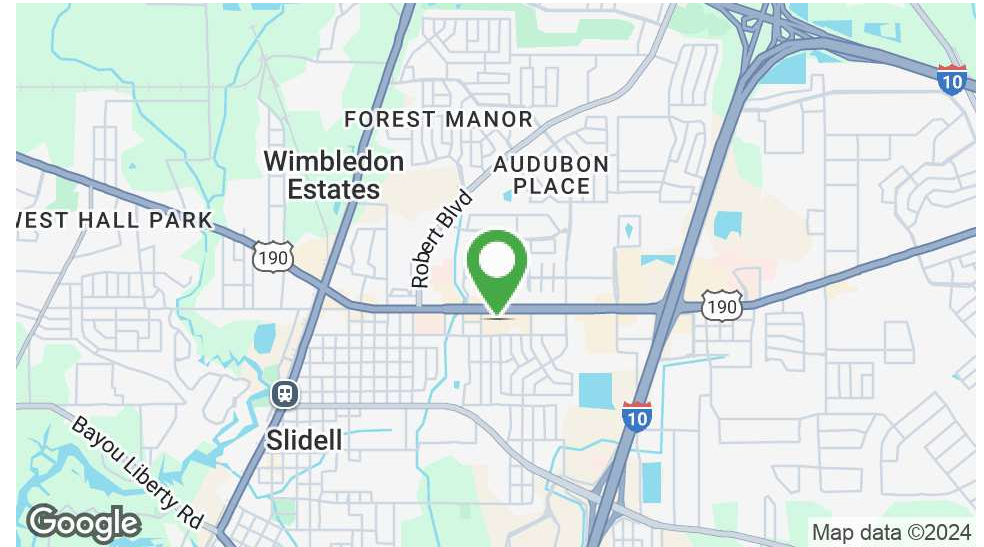


PRIME RETAIL SPACE ON GAUSE BLVD.

1317 Gause Boulevard, Slidell, LA 70458

MATT EATON, CCIM • PARTNER
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PROPERTY DESCRIPTION

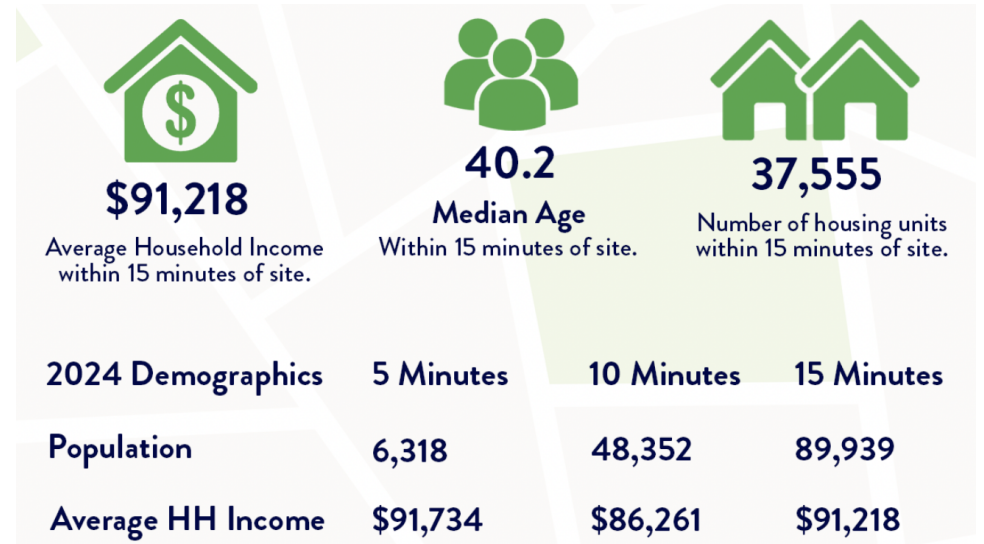
Prime retail space available for lease in a bustling shopping center on Gause Blvd, one of Slidell's busiest commercial corridors. Formerly American Freight, this 19,949 sf space is fully sprinkled and air conditioned throughout. The property features a large open showroom/retail space with a warehouse/storage area in the rear.

Join major retailers like Keesler Federal Credit Union, Italian Pie, O'Reilly Auto Parts, CVS, and Subway, all just minutes from I-10.

This spacious property offers excellent visibility, ample parking, and is a blank canvas ready for your business to customize. Ideal for retailers looking to establish a strong presence in a high-traffic area.

OFFERING SUMMARY

Lease Rate: \$9.00 SF/yr (NNN)



RETAIL PROPERTY FOR LEASE

PROPERTY SUMMARY



SOUTHEAST
COMMERCIAL
REAL ESTATE



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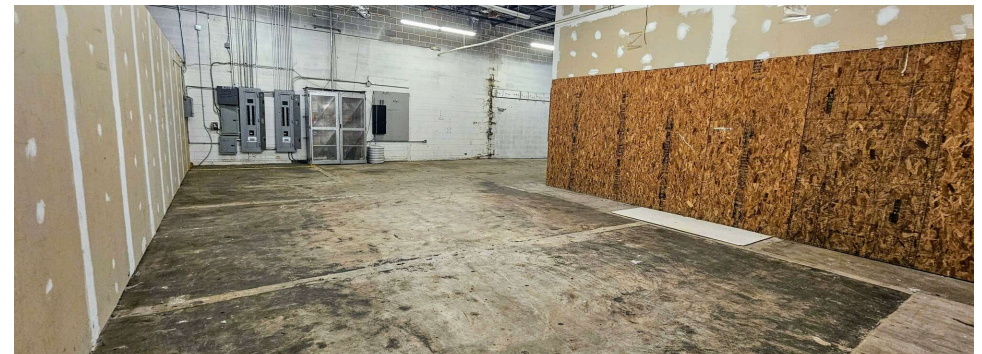
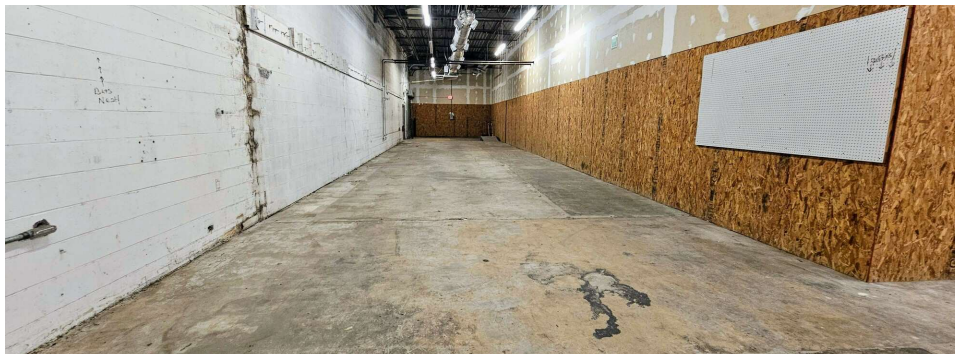
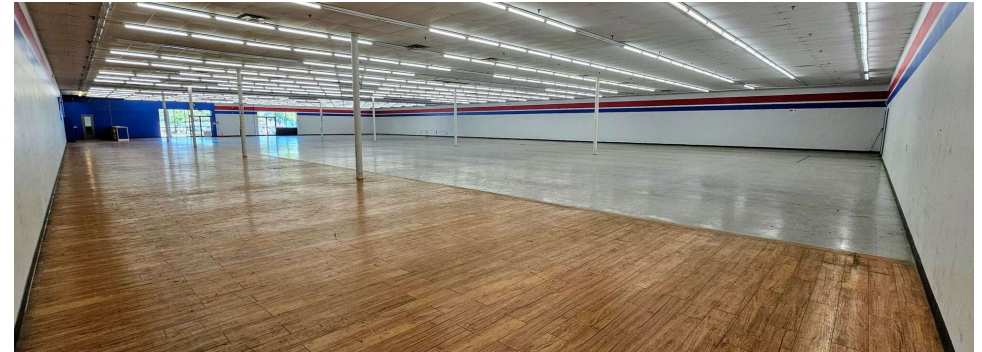
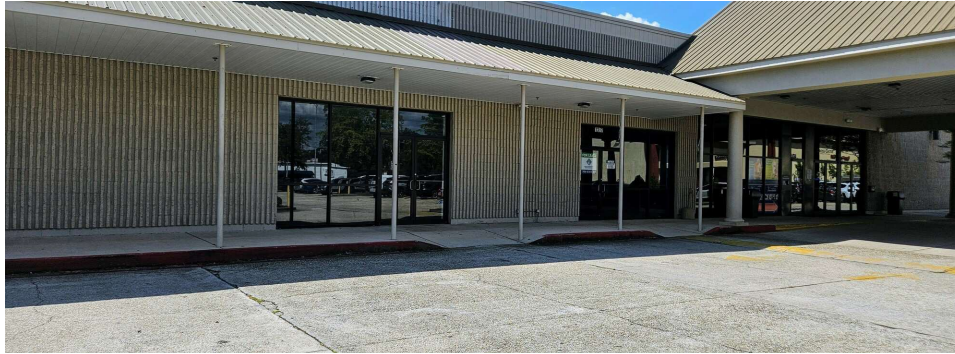
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RETAIL PROPERTY FOR LEASE

ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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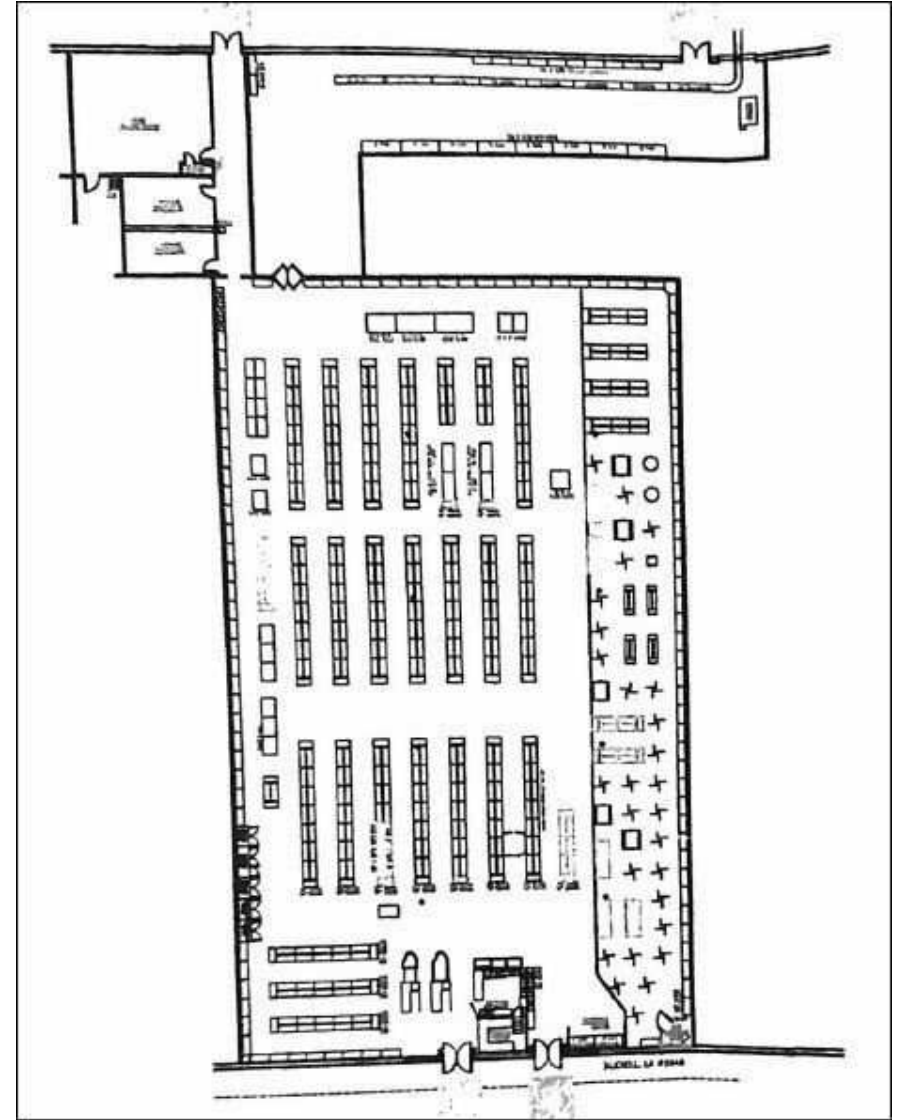
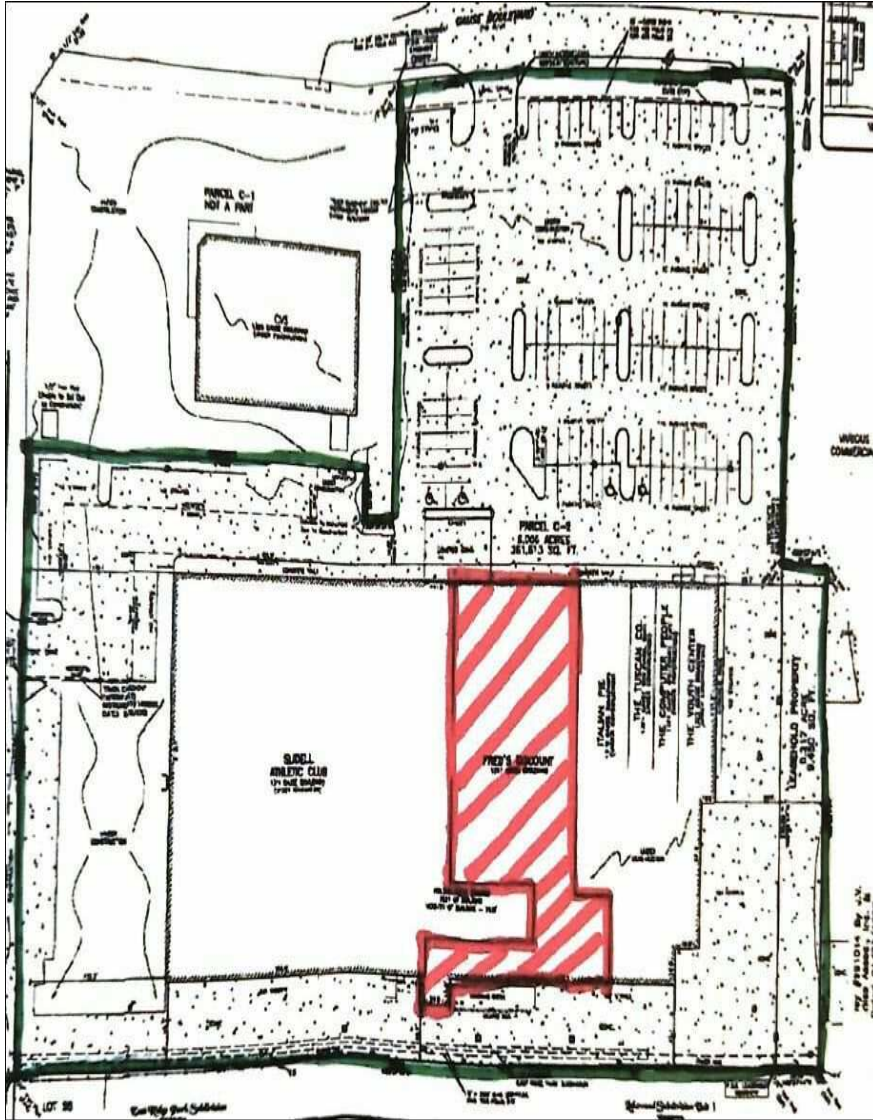
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RETAIL PROPERTY FOR LEASE

SITE PLAN/ FLOOR PLAN





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RETAIL PROPERTY FOR LEASE

AERIAL



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PRIME RETAIL SPACE ON GAUSE BLVD.

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\$91,218

Average Household Income within 15 minutes of site.



40.2

Median Age

Within 15 minutes of site.



37,555

Number of housing units within 15 minutes of site.

2024 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	6,318	48,352	89,939
Average HH Income	\$91,734	\$86,261	\$91,218
<hr/>			
2029 Projections	5 Minutes	10 Minutes	15 Minutes
Population	6,465	50,006	93,275
Average HH Income	\$105,475	\$98,402	\$104,502

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

RETAIL PROPERTY FOR LEASE

AREA DEMOGRAPHICS



**SOUTHEAST
COMMERCIAL**
REAL ESTATE