



# RETAIL UNIT IN GAUSE BLVD SHOPPING CENTER

1337 Gause Blvd, Slidell, LA 70458

MATT EATON, CCIM • PARTNER

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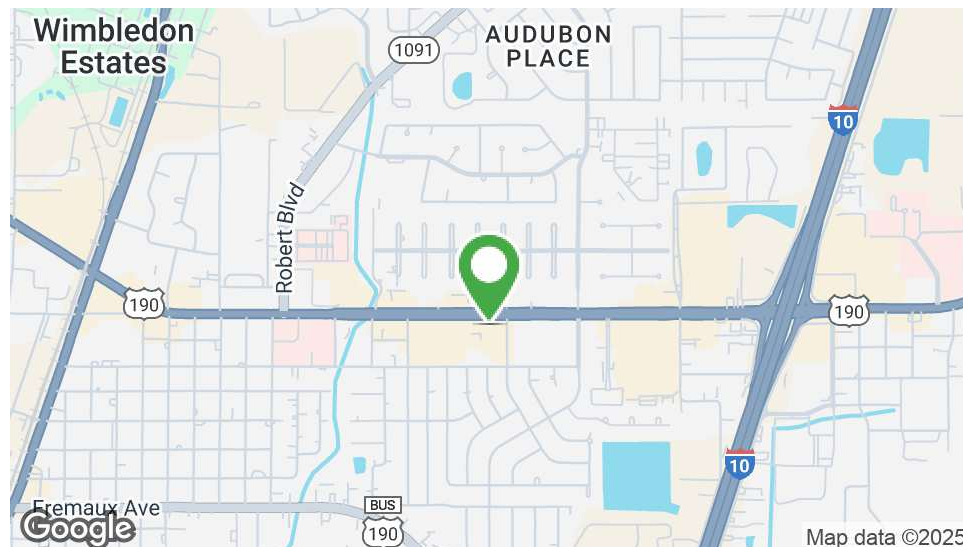
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## PROPERTY DESCRIPTION

1337 Gause Boulevard, Suite 106, is a 2,546 SF retail space located in a vibrant 7-unit shopping center anchored by Copeland's Restaurant. The property boasts ample parking and is strategically positioned on Gause Boulevard, one of Slidell's major commercial thoroughfares.

This high-visibility location is surrounded by prominent national retailers, including Jiffy Lube, Firestone Complete Auto Care, CVS, Verizon, Keesler Federal Credit Union, Subway, and more, making it an ideal spot for businesses looking to benefit from significant traffic.

Conveniently located near I-10, this property offers exceptional accessibility and exposure, perfect for a retail or service-oriented businesses. Don't miss this opportunity to establish your presence in one of Slidell's most dynamic retail corridors!

## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	2,546 SF
Lot Size:	54,912 SF
Building Size:	22,790 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,521	22,359	32,274
Total Population	8,901	57,769	83,670
Average HH Income	\$93,383	\$86,353	\$89,968

## RETAIL PROPERTY FOR LEASE

### PROPERTY SUMMARY







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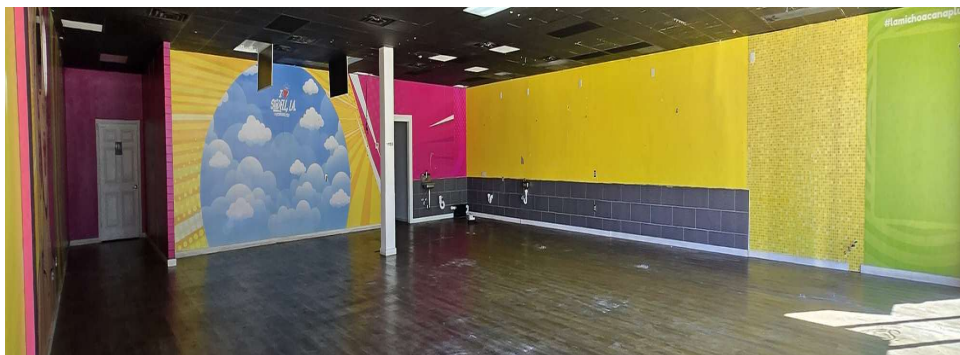
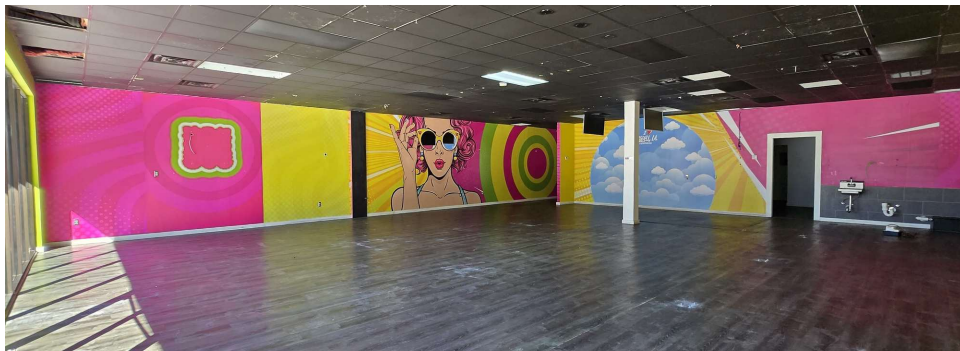
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RETAIL PROPERTY FOR LEASE

ADDITIONAL PHOTOS

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



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COMMERCIAL  
REAL ESTATE





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RETAIL PROPERTY FOR LEASE

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







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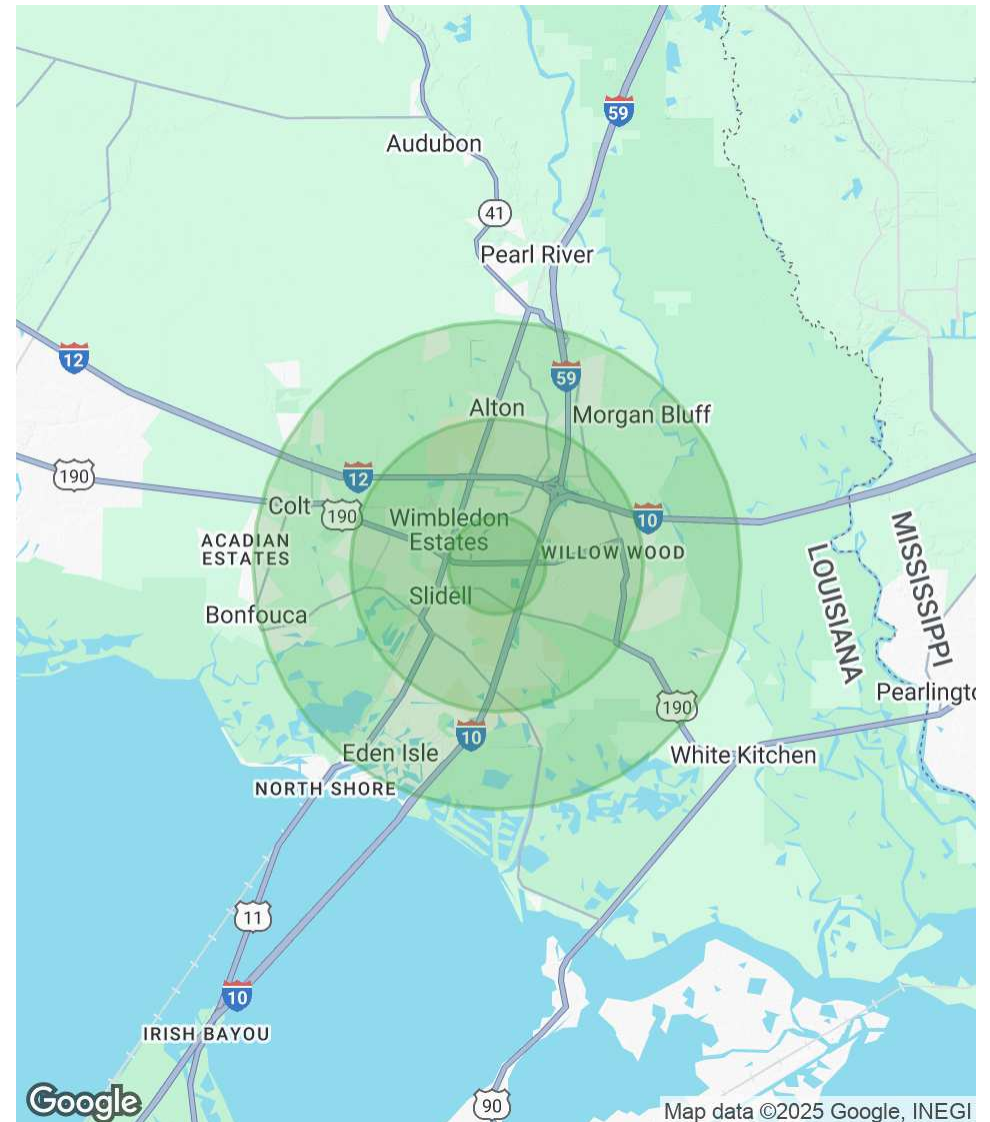
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,901	57,769	83,670
Average Age	42	40	41
Average Age (Male)	40	39	39
Average Age (Female)	44	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,521	22,359	32,274
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$93,383	\$86,353	\$89,968
Average House Value	\$216,583	\$233,299	\$258,028

Demographics data derived from AlphaMap



RETAIL PROPERTY FOR LEASE

DEMOGRAPHICS MAP & REPORT

