

### SUMMARY

### RETAIL COMPETITION

### SITE PLAN

### PHOTOS

### DEMOGRAPHICS

## FOR LEASE

### PROPERTY DESCRIPTION

Join co-tenants Club Pilates, Playa Bowls and Whiskey Kitchen in this newer construction retail opportunity in the heart of Slidell, LA. Fremaux Retail Center is located directly off of Interstate-10 and is strategically positioned across from Fremaux Town Center, a 640,000-SF lifestyle development and premier retail destination.

Fremaux Retail Center offers superior visibility with immediate access to Interstate 10 at Fremaux Avenue, with over 100,000 vehicles passing per day. The center is part of the new Fremaux Medical Development, a newly constructed 62,000 SF Class-A medical office building. It is also adjacent to Our Lady of the Lake Surgical Hospital, a 12+ year medical practice with 105+ practicing physicians that sees 240+ patient visitors per day.

### AVAILABLE

- 2,701 SF End Cap Space with I-10 Visibility

### RENTAL RATE

- \$32 PSF NNN

### CO-TENANTS

- Whiskey Kitchen
- Playa Bowls
- Club Pilates

### ZONING

- C-4

### TRAFFIC COUNTS (ADT 2025)

- On I-10, south of site: 86,217
- On Fremaux Avenue (US Business 190): 17,194



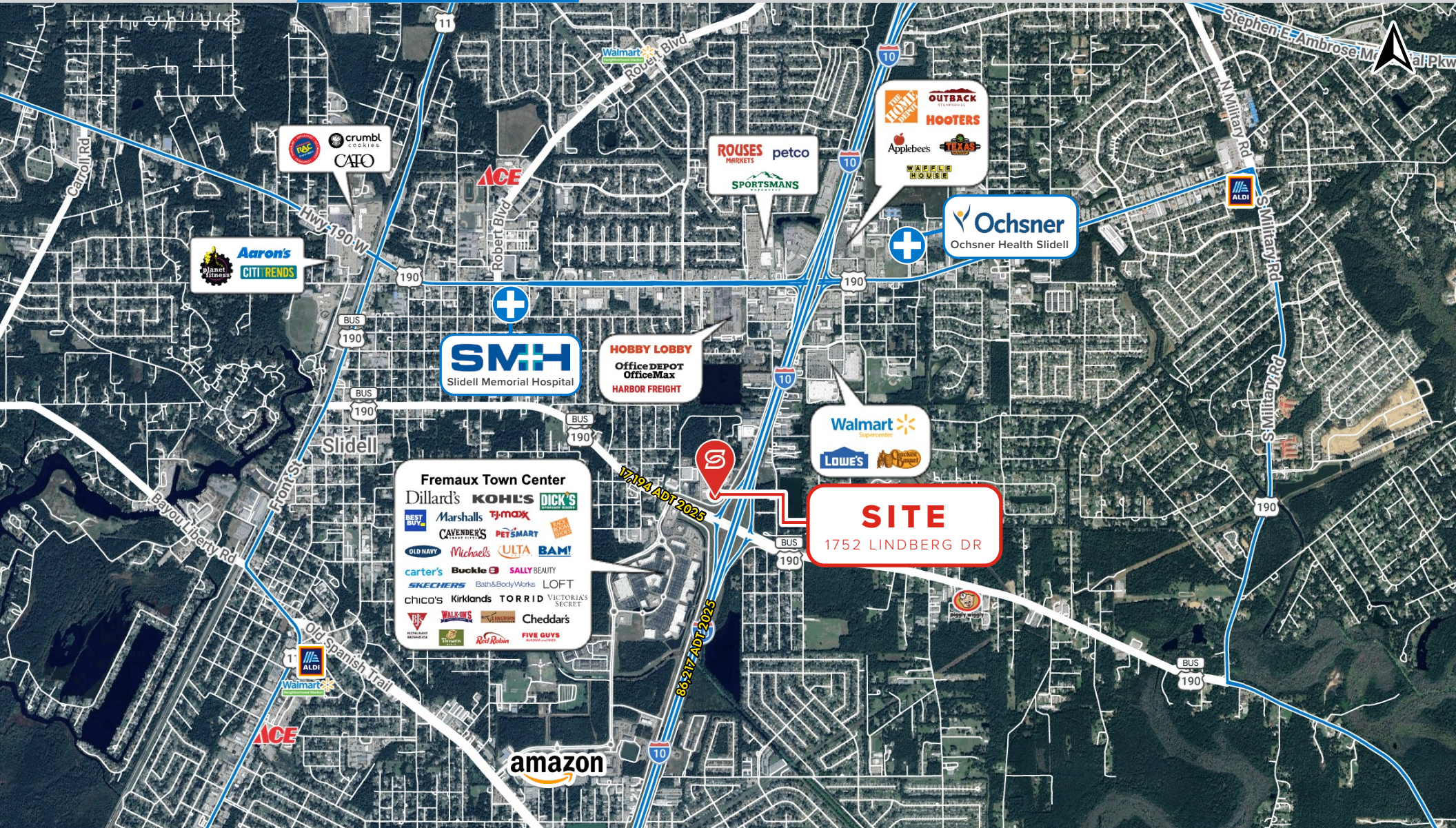
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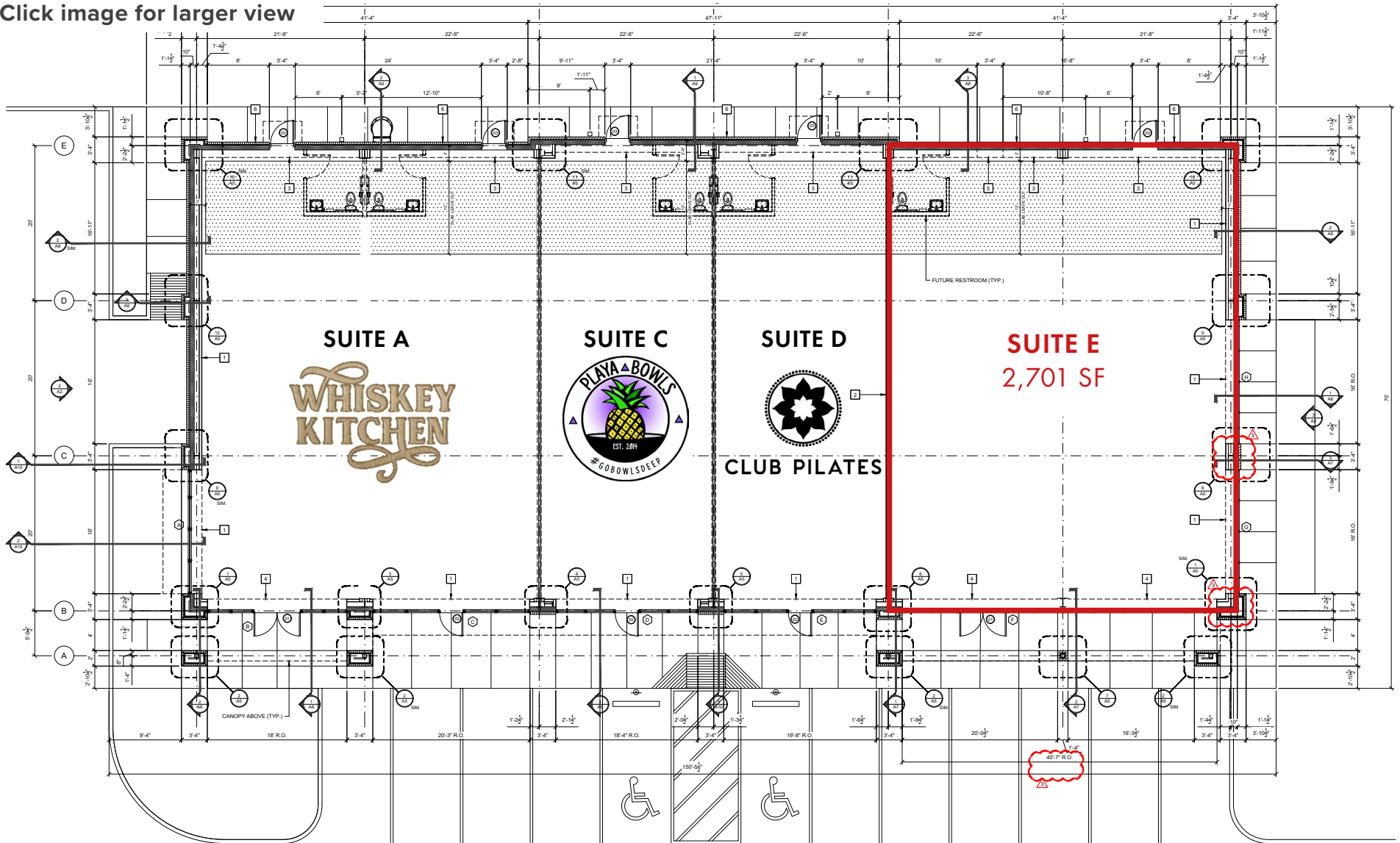
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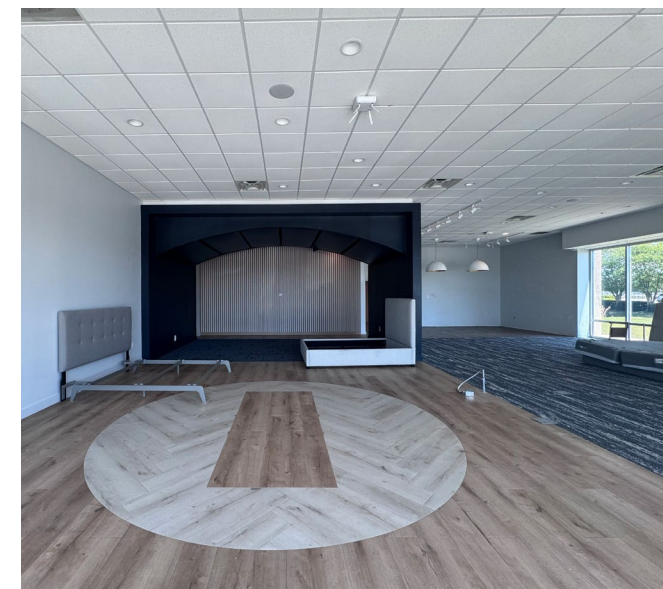
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### 2025 DRIVE TIME DEMOGRAPHICS

