

SUMMARY

SUITE INFO

PHOTOS

SITE PLAN

AERIALS

RETAIL MAP

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

Now available for lease is a versatile commercial suite located at the high-traffic intersection of East Causeway Approach and Highway 190 in Mandeville, LA. Situated in one of Mandeville's most established and thriving commercial corridors, the property benefits from a signalized intersection directly in front of the center, offering excellent exposure and effortless access for customers and clients.

This space offers prominent façade signage opportunities and benefits from a strong mix of neighboring tenants in a well-maintained multi-tenant center. Located just minutes from the lakefront and nestled within one of Mandeville's most affluent and active submarkets, this suite offers a rare opportunity to establish a presence in a prime Northshore location.

PROPERTY HIGHLIGHTS

- Located at a signalized intersection on Hwy 190 & E. Causeway Approach
- Prime, high-traffic Mandeville corridor
- Strong daily traffic counts and visibility
- Affluent area with average HH income over \$140,000 (2-mile radius)
- Minutes from the Mandeville lakefront
- Surrounded by established retail and service tenants
- 56 shared surface parking spaces
- Close to Mandeville City Hall, police, schools, and churches
- Easy access to I-12 and the Causeway Bridge

AVAILABLE SPACE

- 1695 Hwy 190 - Suite 1695/ 2,300 rsf

LEASE DETAILS

- \$18.50/ SF
- NNN



SUITE 1695

OVERVIEW

Suite 1695 is a versatile, ground-level commercial space offering approximately 2,300 rentable square feet in a well-maintained, multi-tenant center at the corner of Hwy 190 and East Causeway Approach. This high-exposure location sits directly at a signalized intersection, ensuring strong daily traffic counts and optimal visibility for any business.

The suite features a small, welcoming lobby, a large, open main room that can be tailored to a variety of layouts or programming, and two private restrooms. The open floor plan provides flexibility for retail, wellness, or office users and can easily accommodate tenant-specific build-outs. Whether you're a fitness or wellness brand, physical therapist, boutique retailer, or professional service firm, this space can be adapted to suit your operational needs.

HIGHLIGHTS

- 56 shared surface parking spaces
- Prominent façade signage
- Adjacent to a strong mix of tenants, including dining, health & beauty, and professional services
- Minutes from Mandeville lakefront, major schools, and residential neighborhoods
- Average household income in 2-mile radius exceeds \$140,000





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E CAUSEWAY APPROACH
MANDEVILLE, LA 70448

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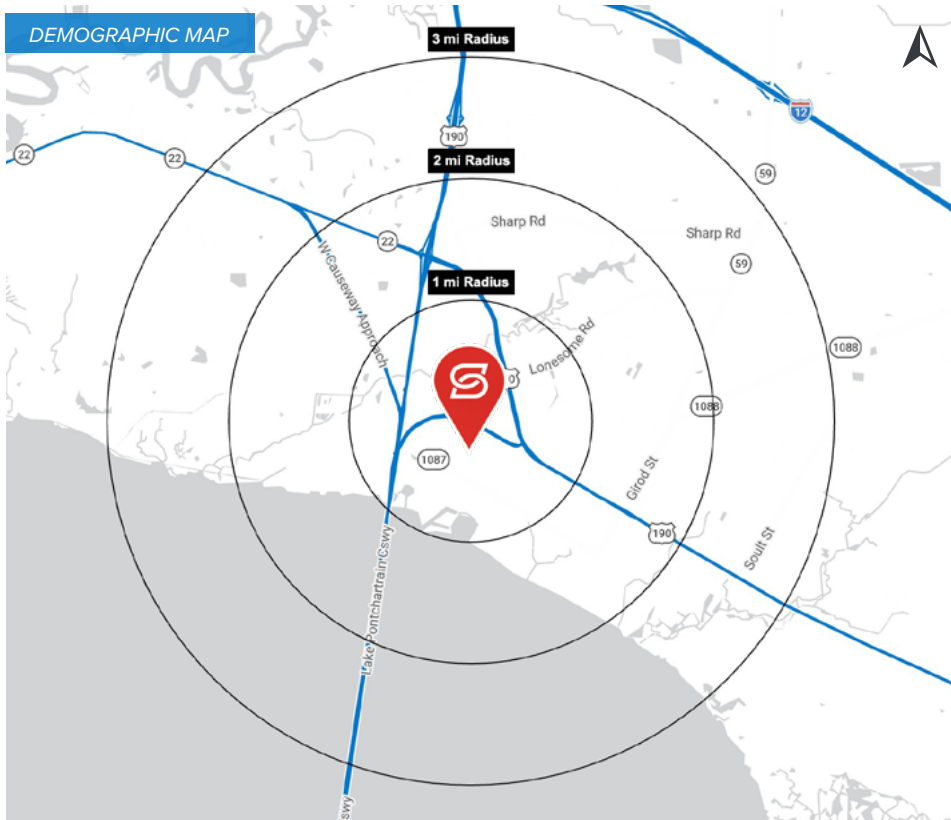
SITE PLAN

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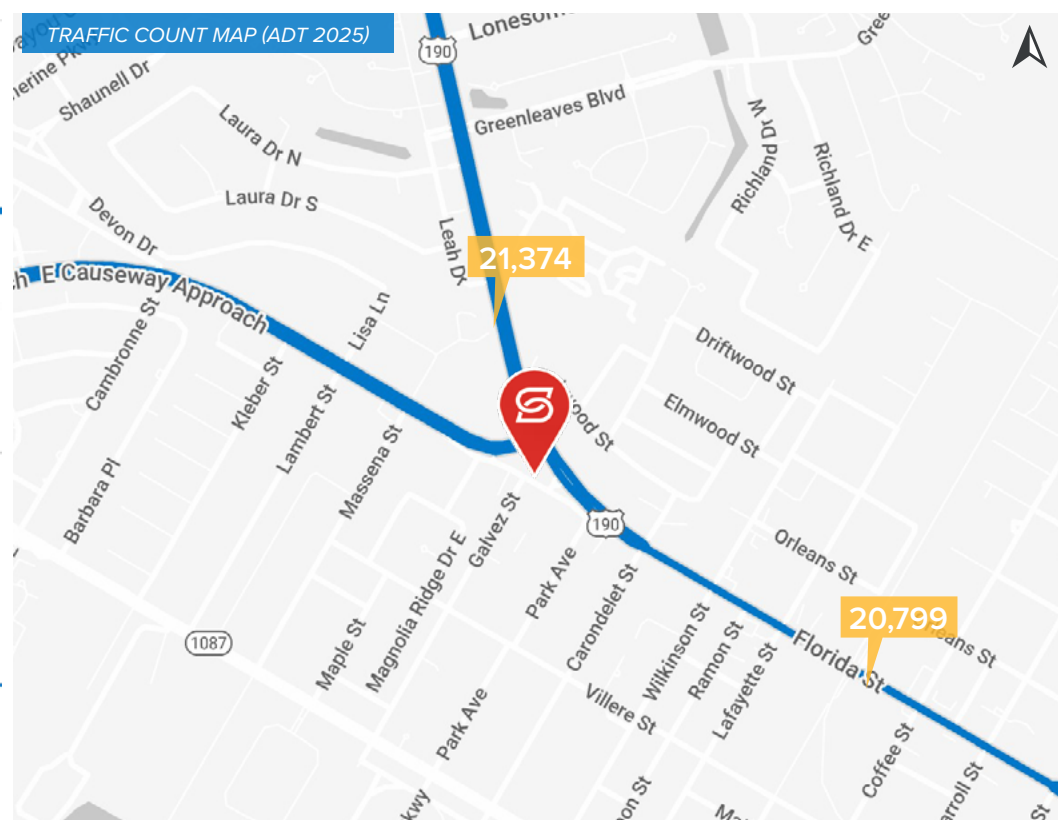
RETAIL MAP

DEMOGRAPHICS

DEMOGRAPHIC MAP



TRAFFIC COUNT MAP (ADT 2025)



2025 DEMOGRAPHICS



1 MI	2 MI	3 MI
6,862	22,974	38,246

POPULATION



AVG. HH INCOME

1 MI	2 MI	3 MI
\$126,866	\$143,300	\$142,160



HOUSEHOLDS

1 MI	2 MI	3 MI
2,783	9,195	15,010