



FOR LEASE

2040 LA-59

Open Retail Space on Highway 59

2040 LA-59

Mandeville, LA 70448 · St. Tammany Parish

LEASE RATE

\$17/SF/YR

NNN EXPENSES

\$4.50/SF

AVAILABLE SF

1,450 SF

AVAILABLE

06/30/2026

NEAREST INTERSTATE

I-12 · 3 mi

PROPERTY OVERVIEW

Open retail space available on the Highway 59 corridor in Mandeville. The listing offers 1,450 SF with excellent visibility and a flexible layout suitable for a variety of retail or service uses.

The space is offered at \$17/SF/YR plus \$4.50/SF NNN, with published rent incentives for qualifying 3-year and 5-year lease terms.

KEY HIGHLIGHTS

- 1,450 SF open retail space
- Flexible open layout
- Nearest highway: Hwy 59
- Available June 30, 2026
- Highway 59 visibility
- On-building and monument signage
- Approx. 3 miles to I-12
- 3-year and 5-year incentive options

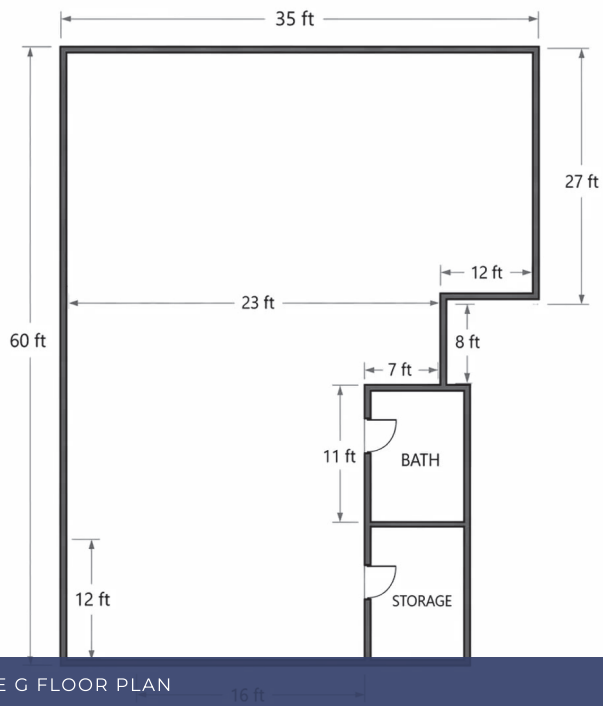
LEASE INCENTIVES

Listing notes 3 months rent free on a 3-year term or 5 months free on a 5-year term.



HIGHWAY 59 RETAIL SPACE

2040 Hwy 59 Suite G



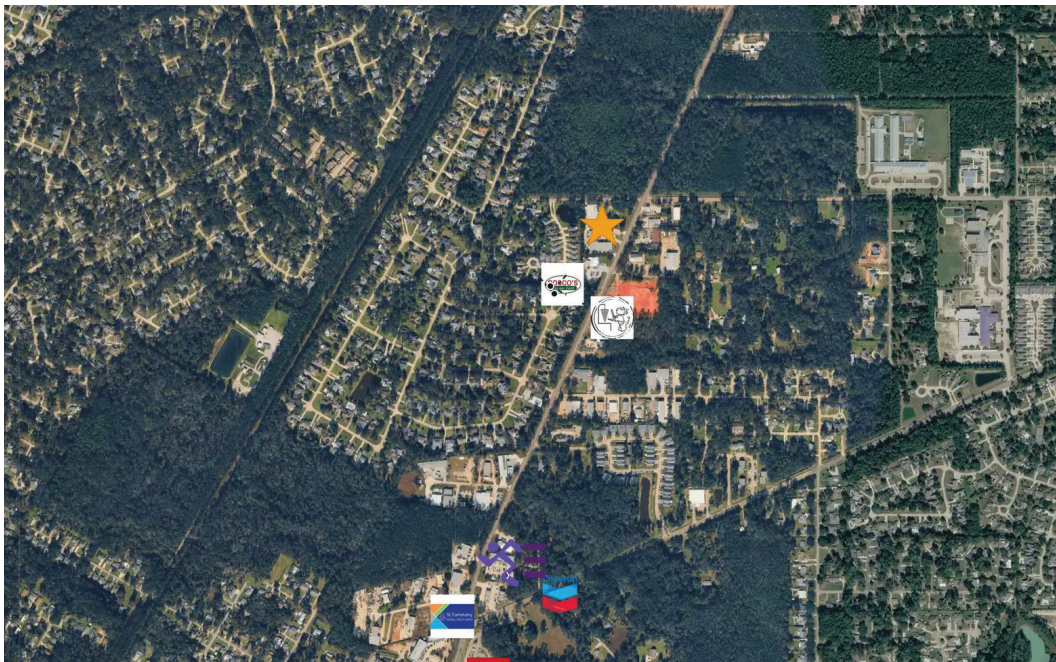
SUITE G FLOOR PLAN



PARCEL AERIAL



SITE AERIAL



RETAIL CORRIDOR AERIAL

LEASE TERMS

Lease Rate	\$17/SF/YR
Expenses	\$4.50/SF NNN
Lease Type	NNN
Expenses Type	NET
Available SF	1,450 SF
Available Date	06/30/2026

INFORMATION

Property Type	Retail
Year Built	2002
Signage	On Building and Monument
Nearest Hwy	Hwy 59
Nearest Interstate	I-12 - 3 mi
Parcel APN	1120263281
Listing ID	ca1957dc

POTENTIAL USES

Retail	Service Business
Showroom	Boutique
Studio	Professional Office

LOCATION NOTES

Market	Mandeville / Highway 59
Parish	St. Tammany
Showing	Contact Broker/Agent

Tenant to verify square footage, permitted uses, signage, operating expenses, lease incentives, and all lease terms.

Schedule a Showing

2040 LA-59 · Mandeville, LA 70448

\$17/SF/YR + \$4.50 NNN · 1,450 SF

PROPERTY SNAPSHOT

Address	2040 LA-59
Market	Mandeville / Highway 59
Parish	St. Tammany
Available	06/30/2026
Lease Incentives	3 months free / 3 years; 5 months free / 5 years

High Visibility

Monument Signage

Flexible Layout

Hwy 59 Corridor

Contact



Jessica Keating

COMMERCIAL BROKER · KPG REALTY, LLC

(985) 789-4315

jessica.cordelleustis@gmail.com



Brent Cordell

COMMERCIAL BROKER · KPG REALTY, LLC

(985) 373-6417

brent@cordelleustis.com