

FOR SALE

The Justine-Mandeville, LA

2001 Lakeshore Drive
Mandeville LA 70448



OFFERING SUMMARY

ADDRESS	2001 Lakeshore Drive Mandeville LA 70448
COUNTY	St. Tammany
BUILDING SF	5,191 SF
UNDER BEAM SF	8,900
LAND ACRES	.83
LAND SF	36,000 SF
ORIGINALLY CONSTRUCTED	1786
EXPANDED WITH ADDITIONS	1800's

FINANCIAL SUMMARY

PRICE	\$2,500,000
PRICE PSF	\$280.90

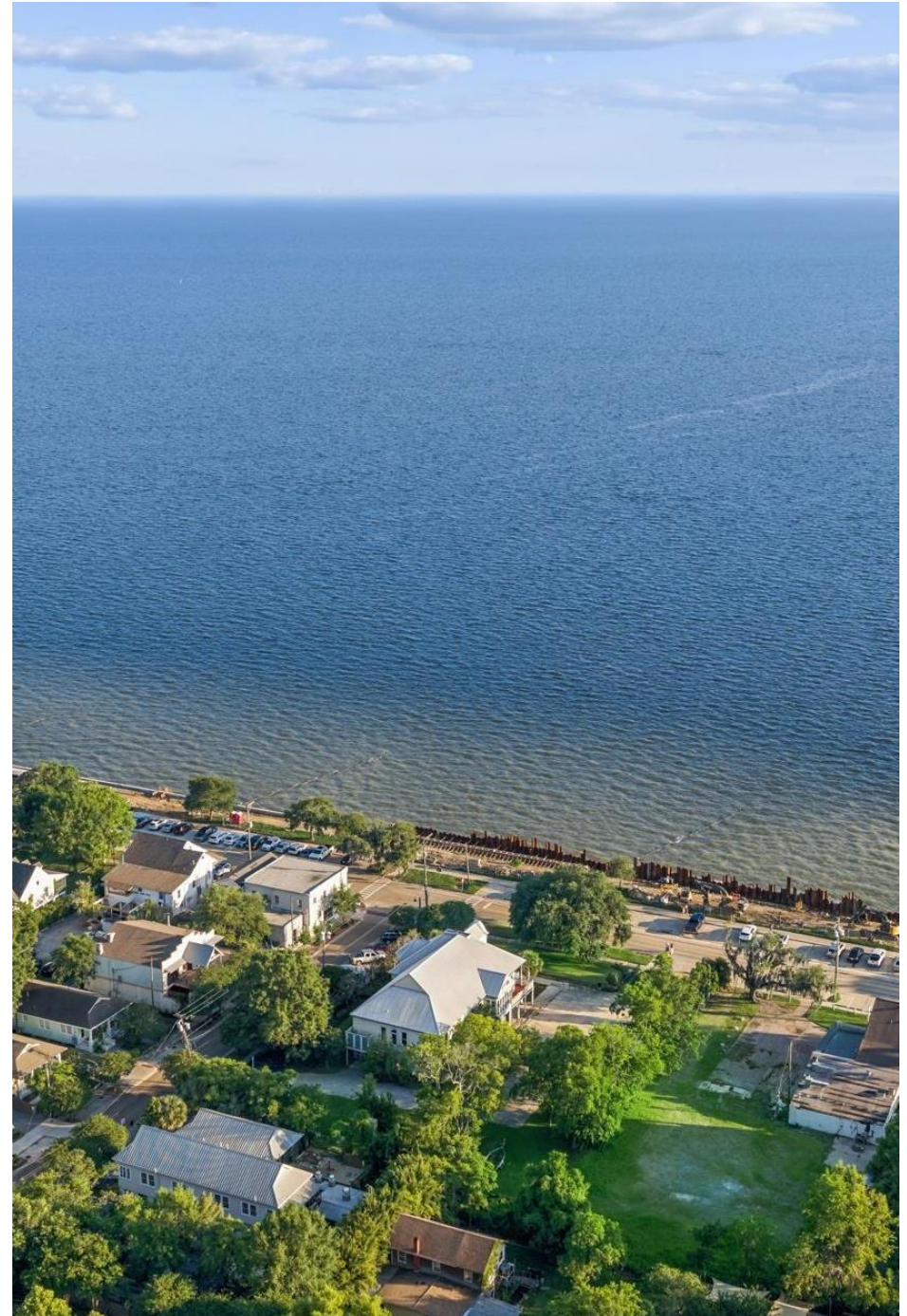
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	2,955	28,188	50,648
2026 Median HH Income	\$75,000	\$93,342	\$96,382
2026 Average HH Income	\$118,204	\$134,186	\$137,373

Property Details

- Situated along the lakefront in the heart of Old Mandeville, Louisiana, The Justine at 2001 Lakeshore Drive offers a rare opportunity to occupy one of the state's most historically significant properties. Located within the Mandeville Historic District, this remarkable property combines historic significance, architectural charm, and modern office functionality in one of the Northshore's most prestigious settings.



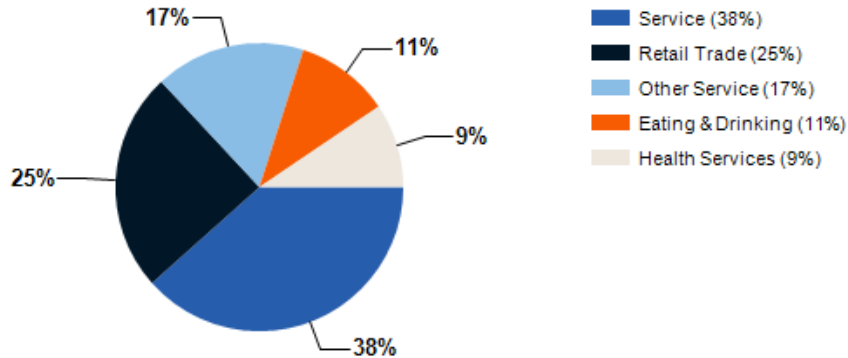
- Originally constructed in 1786 along Bayou Teche near New Iberia, with additions completed throughout the 1800s, the building has survived multiple historic relocations and extensive preservation efforts before arriving at its current Northshore location in 2003.
- Situated on approximately 0.82 acres, the property contains approximately 5,200 square feet of usable office space and approximately 8,900 square feet under beam. The site offers approximately 160 feet of frontage along Girod Street and approximately 225 feet of frontage along Lakeshore Drive, providing exceptional visibility and accessibility along Mandeville's iconic lakefront corridor.
- The building features six large private offices, a spacious conference room, kitchenette, men's and women's multi-stall restrooms, and a large open bullpen workspace on the second floor. Rich in architectural character, The Justine showcases original wood flooring throughout much of the building while benefiting from modern improvements, including a new roof installed in 2023.
- Positioned at the corner of Girod Street and Lakeshore Drive within the commercial corridor of Old Mandeville, the property offers direct lakefront presence, ample on-site parking, and an unmatched professional setting combining history, prestige, and functionality. The property is located in Flood Zone VE with a base flood elevation of 12'.



Location Highlights

- Located in the Mandeville Historic District
- High visibility corner with excellent street presence
- Walkable to restaurants, coffee shops, boutiques, and lakefront attractions
- Minutes from the Mandeville Trailhead and downtown Old Mandeville amenities
- Two miles from the Causeway and three miles Interstate 12

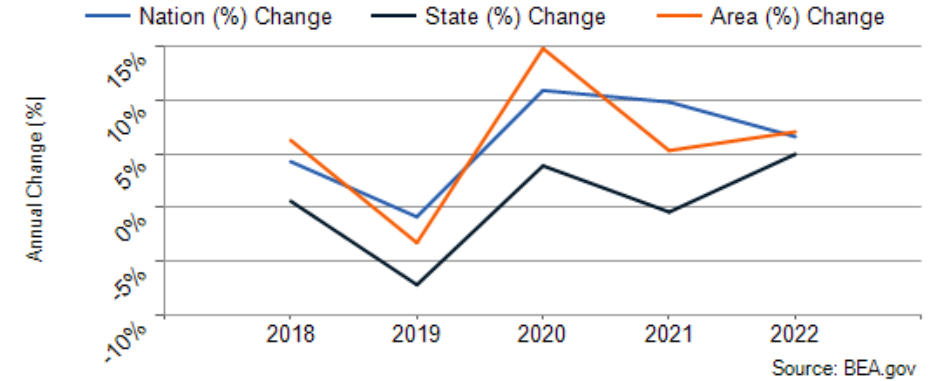
Major Industries by Employee Count



Largest Employers

Lakeshore High School	66.24 (FTE)
Nucor Skyline	5 to 10
Pmolink	25
Pontchartrain Systems LLC	3
Benpro	Not specified
All Mine II	Not specified
Mandeville America Productions Inc.	Not specified
Zephyr Field	Not specified

St. Tammany Parish GDP Trend



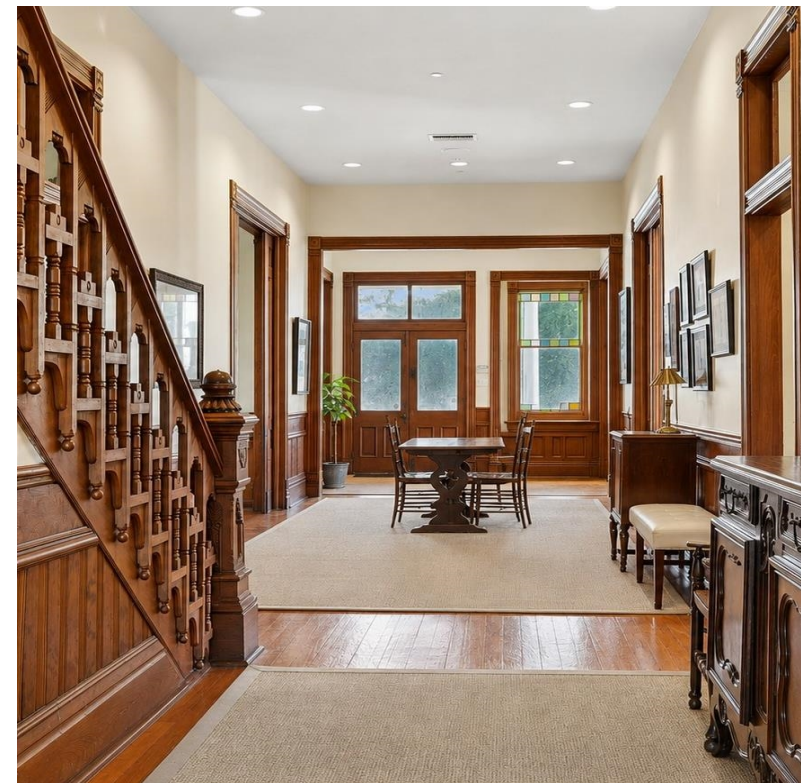




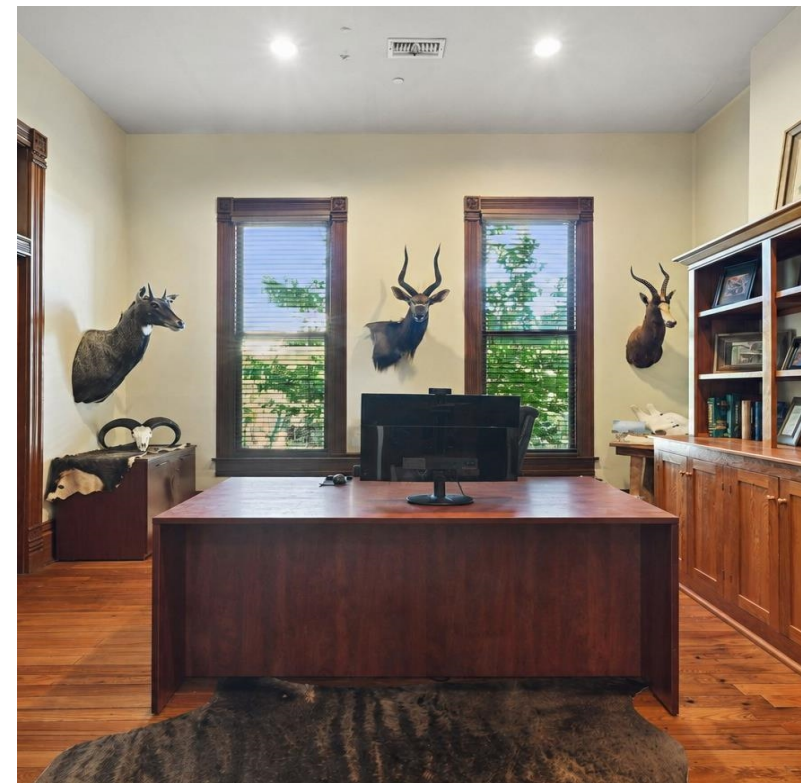












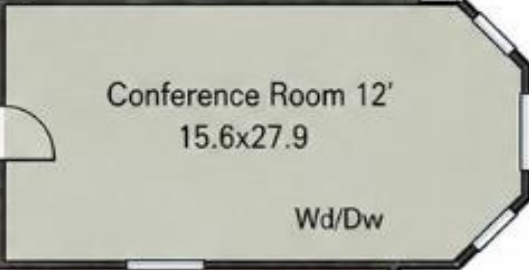
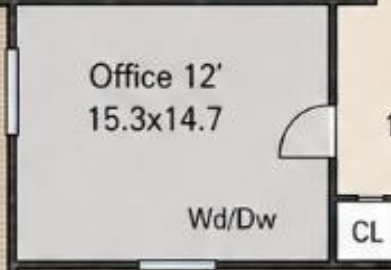
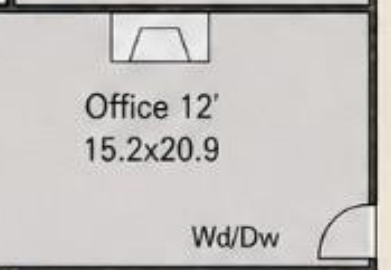
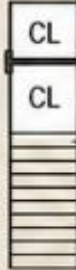
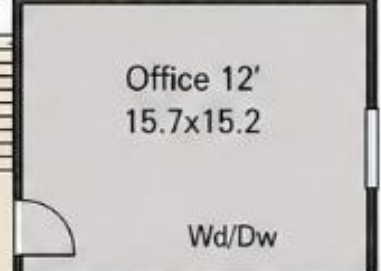
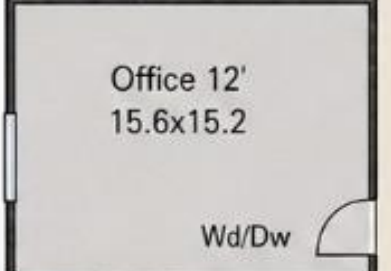
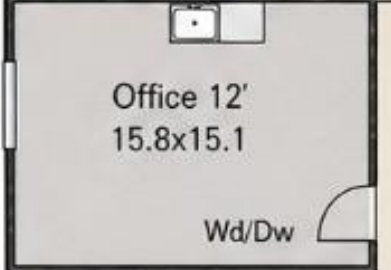


PROPERTY FEATURES

SALE PRICE	2,500,000
BUILDING SF	5,191
UNDER BEAM SF	8,900
LAND SF	36,000
LAND ACRES	.83
ORIGINALLY CONSTRUCTED	1786
EXPANDED WITH ADDITIONS	1800's
NEW ROOF	2023
ZONING TYPE	B-3
FRONTAGE ON LAKESHORE DRIVE	160 feet
FRONTAGE ON GIROD STREET	225 feet
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	160x225
NUMBER OF PARKING SPACES	14+
ELEVATOR	No



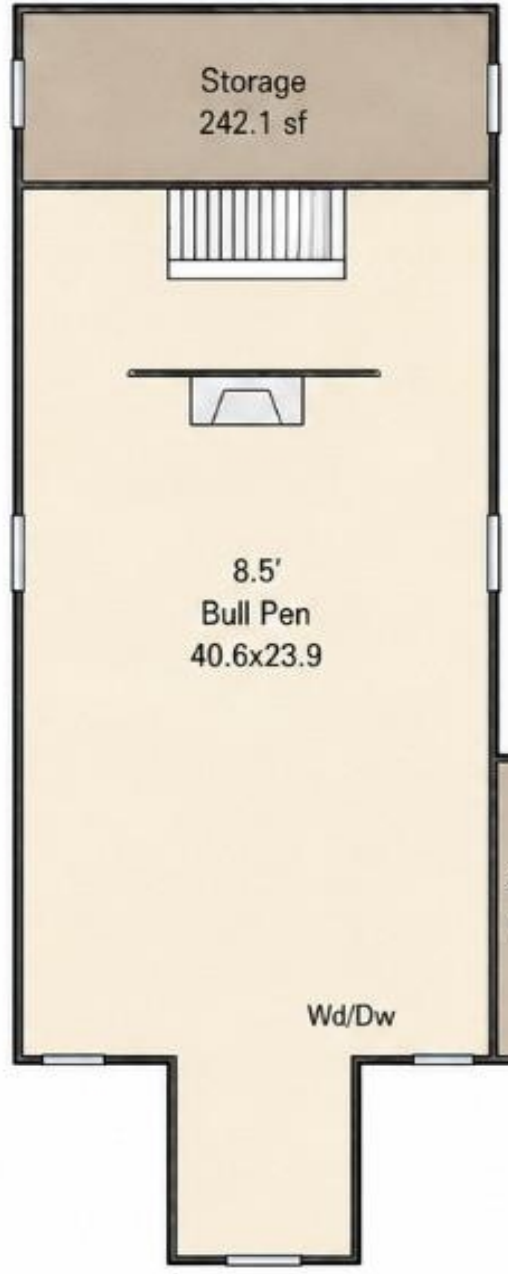
Uncov Deck
52.8 sf



Uncov Deck
144.8 sf



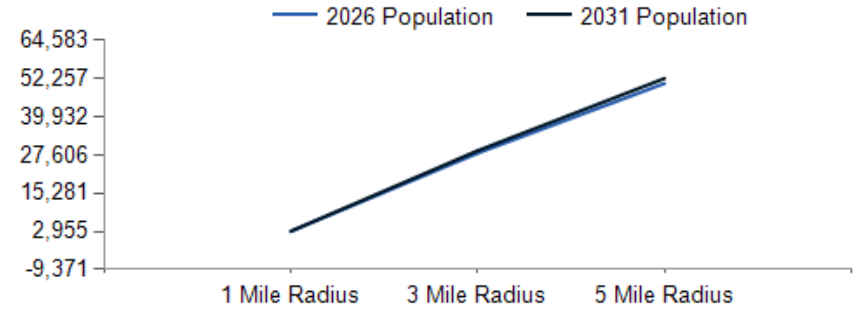
First Floor
3804.4 sf



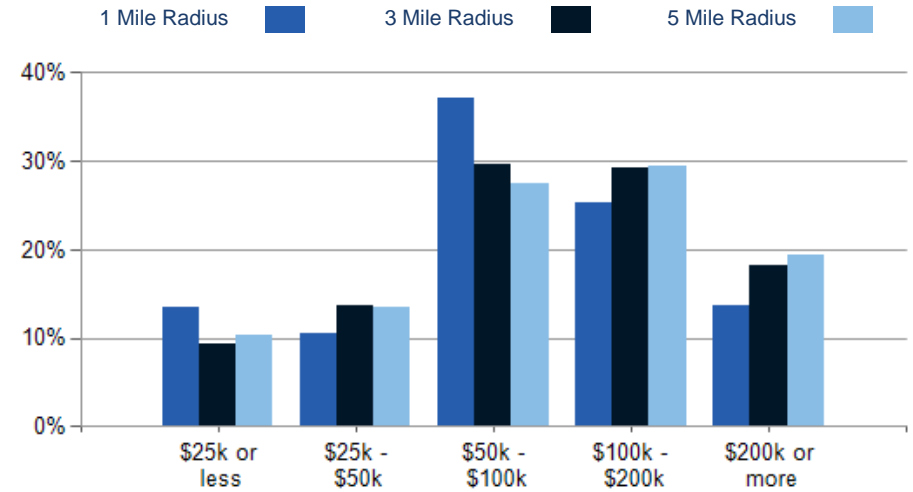
Second Floor
1387.1 sf

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,616	22,356	38,851
2010 Population	2,658	26,334	46,178
2026 Population	2,955	28,188	50,648
2031 Population	3,030	28,970	52,257
2026 African American	162	1,283	2,165
2026 American Indian	10	92	180
2026 Asian	26	491	951
2026 Hispanic	262	2,723	4,764
2026 Other Race	58	647	1,006
2026 White	2,394	22,781	41,322
2026 Multiracial	302	2,879	5,001
2026-2031: Population: Growth Rate	2.50%	2.75%	3.15%

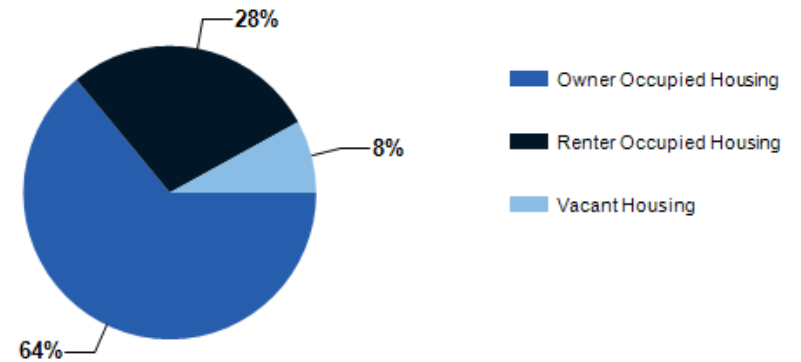
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	143	695	1,156
\$15,000-\$24,999	41	348	878
\$25,000-\$34,999	85	705	1,062
\$35,000-\$49,999	58	814	1,616
\$50,000-\$74,999	357	1,948	3,196
\$75,000-\$99,999	151	1,363	2,245
\$100,000-\$149,999	114	1,848	3,197
\$150,000-\$199,999	233	1,409	2,611
\$200,000 or greater	187	2,021	3,821
Median HH Income	\$75,000	\$93,342	\$96,382
Average HH Income	\$118,204	\$134,186	\$137,373



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

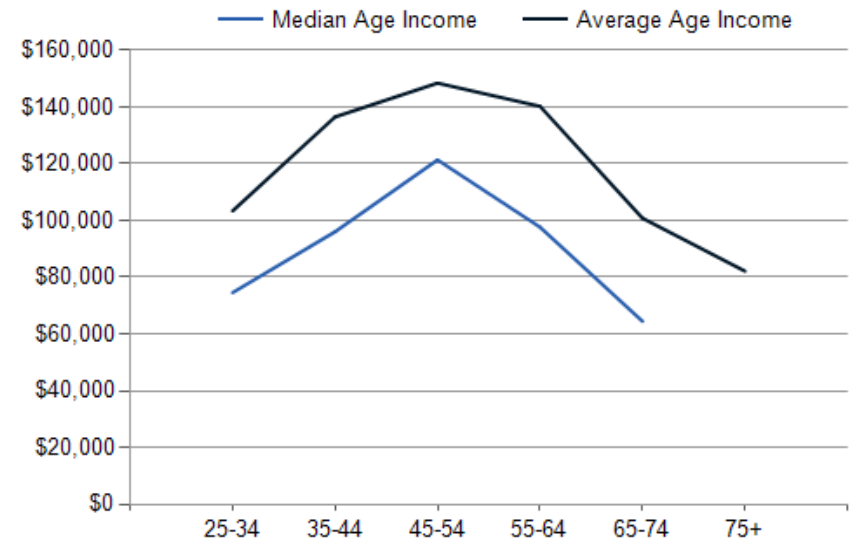
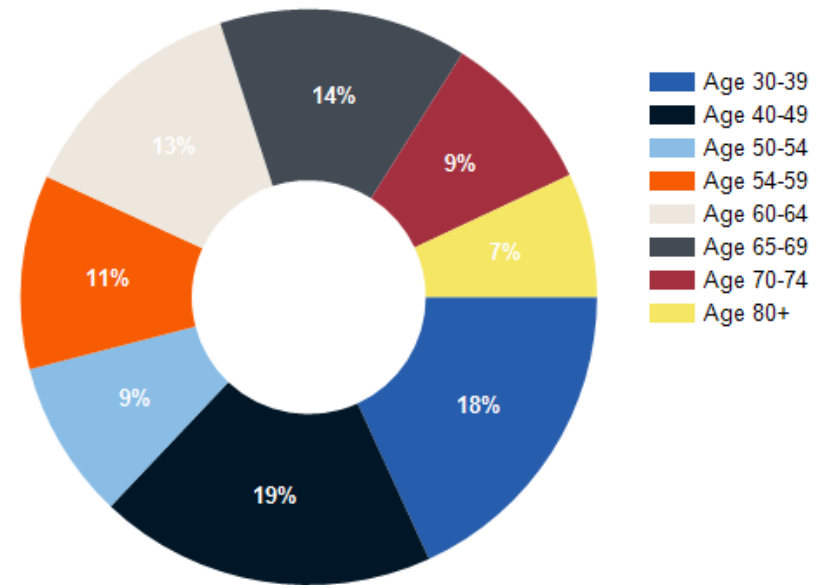


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	152	1,420	2,381
2026 Population Age 35-39	186	1,642	2,836
2026 Population Age 40-44	178	1,785	3,235
2026 Population Age 45-49	174	1,754	3,127
2026 Population Age 50-54	166	1,851	3,338
2026 Population Age 55-59	203	1,978	3,465
2026 Population Age 60-64	245	1,965	3,418
2026 Population Age 65-69	259	1,871	3,310
2026 Population Age 70-74	169	1,422	2,632
2026 Population Age 75-79	130	1,105	2,137
2026 Population Age 80-84	96	665	1,261
2026 Population Age 85+	65	536	1,156
2026 Population Age 18+	2,376	22,011	39,541
2026 Median Age	46	42	43
2031 Median Age	46	43	43

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$74,537	\$91,841	\$95,939
Average Household Income 25-34	\$103,332	\$124,031	\$129,947
Median Household Income 35-44	\$96,008	\$114,957	\$121,429
Average Household Income 35-44	\$136,477	\$150,337	\$157,911
Median Household Income 45-54	\$121,318	\$138,928	\$144,444
Average Household Income 45-54	\$148,391	\$175,617	\$178,534
Median Household Income 55-64	\$97,618	\$120,918	\$124,300
Average Household Income 55-64	\$140,200	\$162,186	\$164,291
Median Household Income 65-74	\$64,445	\$73,532	\$73,611
Average Household Income 65-74	\$100,769	\$106,161	\$110,884
Average Household Income 75+	\$82,116	\$71,407	\$72,778

Population By Age



The Justine-Mandeville, LA

Exclusively Marketed by:

Brent Cordell

KPG Realty- Cordell Eustis Group
Cordell Eustis Group
(985) 373-6417
brent@cordelleustis.com
995690890

Jessica Keating

KPG Realty
Commercial Broker
(985) 789-4315
jessica.cordelleustis@gmail.com
995707926



www.cordelleustis.com

powered by CREOP