



PARKVIEW PLAZA
4700 HWY 22, MANDEVILLE 70471

- Situated Amidst the Highest Concentration of Wealth in Greater New Orleans
- Excellent Traffic Count: 25K+ Vehicles Per Day
- Tallest Pylon Sign on HWY 22 East of the Tchefuncte River
- Professionally Managed by Latter & Blum Property Management
- Ample Parking/Multiple Points of Ingress & Egress
- NNN Charges Estimated @ (\$5.36 SF/YR)

Offering Summary

Lease Rate/Structure:	\$15/SF/YR + NNN
Unit 10 (1,000 SF)	\$1,697/Month Total

Demographics **1 Mile** **5 Miles** **10 Miles**

Total Households	1,412	23,264	40,531
Total Population	3,627	60,464	109,746
Average HH Income	\$106,049	\$96,185	\$89,547



Property Description

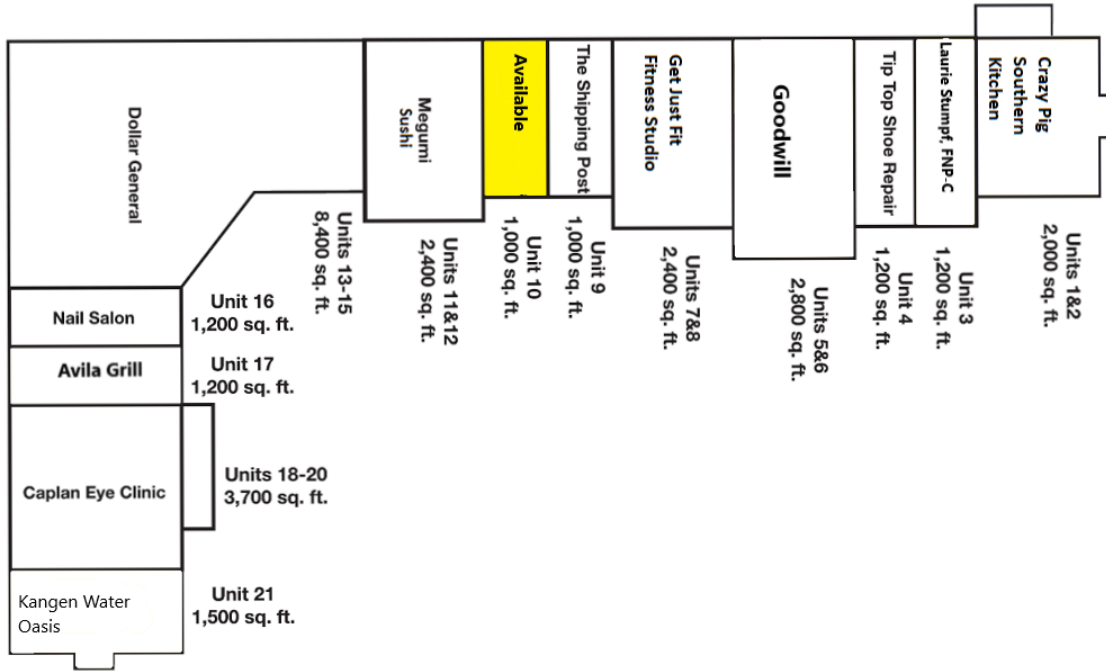
Subject property is a Dollar General anchored Neighborhood Strip Center that is well positioned to service nearby residents as well as the Greater Northshore Community. Parkview Plaza's Co-Tenancy provides an idea mix of health/wellness/beauty/professional services, award winning dining options, as well as general and specialty retailers.

Current Tenants: Delta Optical/Caplan Eye Clinic, Kangen Oasis, Parish Tacos, Dollar General, Megumi Sushi, Angel's Touch Nails, Shipping Post, Tip Top Shoe Repair, Get Just Fit Training Studio, Goodwill, Laurie Stumpf FNP-C, and Crazy Pig Southern Kitchen.

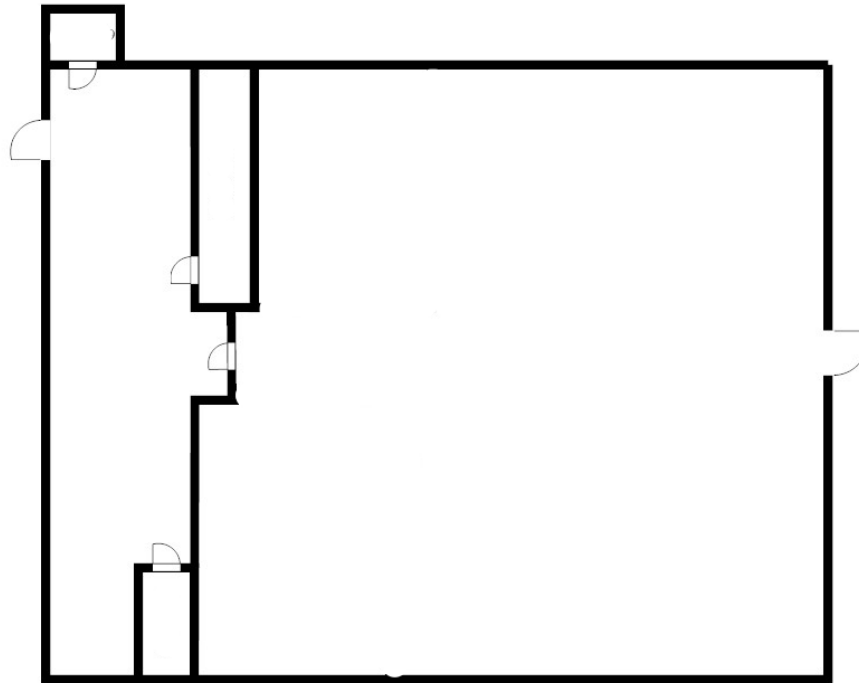
Location Description

Parkview Plaza is Multi-tenant Neighborhood Strip Center immediately adjacent to the gated residential communities of Beau Chene, Mandeville Lake Apartments, and Parkview Condominiums. Beau Chene is a well established gated country club community comprised of 1,173 single-family homes & 339 condominiums. Beau Chene's residents constitute one of the highest concentrations of households earning in excess of \$200K/Year in Greater New Orleans. There are nearly 250 units between Mandeville Lake Apartments and Parkview Condominiums. Mandeville Lake is a Class "A" luxury apartment community where rental rates currently range between \$1395 to \$1120/mo.





Site Plan



UNIT 10

For Lease

DOLLAR GENERAL ANCHORED STRIP CENTER
Office | Retail

