

Hwy 22 Retail

FOR LEASE

4632 Hwy 22
Mandeville, LA 70471

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THE SPACE

Location

4632 Hwy 22
Mandeville, LA 70471

HIGHLIGHTS

- Versatile 1,650 SF layout – Includes a showroom, private office, and ADA-compliant restroom, offering flexibility for retail, service, or professional use.
- Prime visibility – Positioned directly along Hwy 22, providing excellent signage opportunities and exposure to consistent daily traffic.
- Established retail center – Located within a well-anchored shopping center with Subway, Sticks BBQ, and Anytime Fitness, ensuring built-in foot traffic.
- Strong community presence – Surrounded by long-term national and local tenants that attract steady customers and enhance business visibility.
- Competitive lease terms – Offered at \$19 PSF + \$5.00 NNN, totaling \$3,300/month, with a 3-year minimum lease.

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,702	37,315	75,361

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$145,852	\$148,749	\$133,785

NUMBER OF HOUSEHOLDS

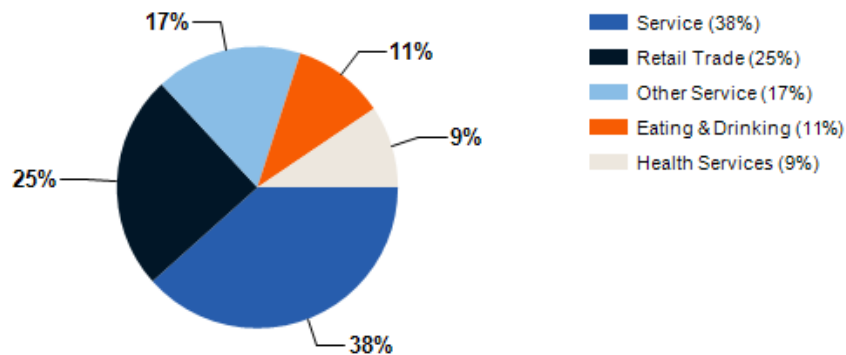
1.00 MILE	3.00 MILE	5.00 MILE
3,293	15,056	30,652



Location Summary

- Highway 22 frontage – Provides direct access and visibility along one of Mandeville's most heavily traveled corridors, ensuring strong daily impressions.
- Accessible location – Easy access from surrounding residential neighborhoods and nearby commercial hubs makes it convenient for both customers and employees.
- Retail synergy – Situated among popular tenants that drive repeat traffic and create natural customer flow across the center.
- Strong demographics – Mandeville's established residential base and professional community support steady retail and service demand.
- Proven trade area – The property benefits from long-standing commercial activity, making it a reliable location for business growth.

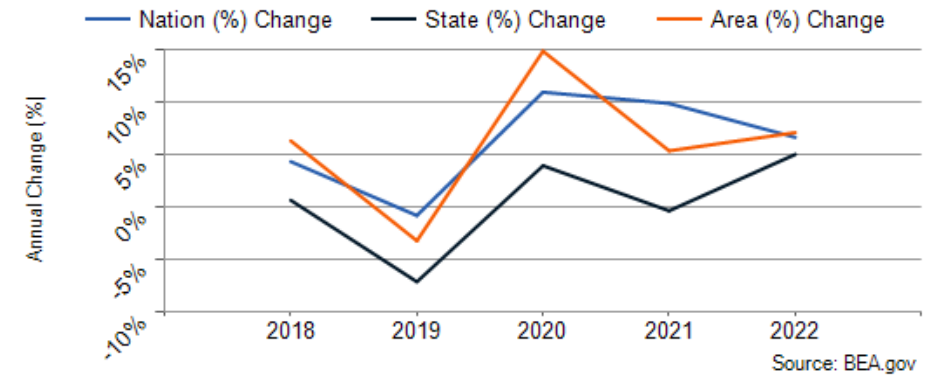
Major Industries by Employee Count



Largest Employers

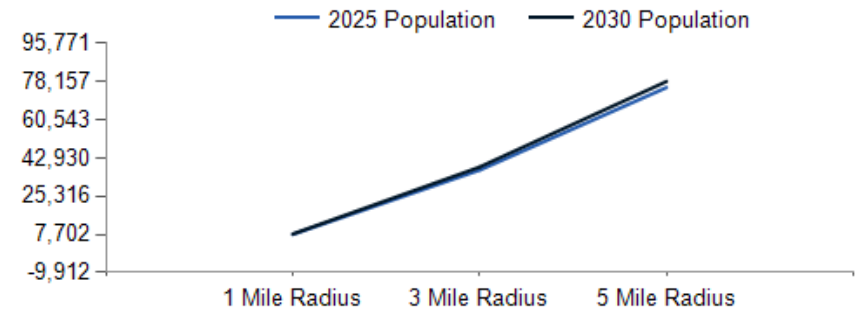
St. Tammany Health System	1,520
Slidell Memorial Hospital	1,096
Ochsner Health System	985
Chevron USA	600
Rotolo Consultants (RCI)	548
Gilsbar	454
Textron Marine & Land Systems	450
Associated Wholesale Grocers	380

St. Tammany Parish GDP Trend

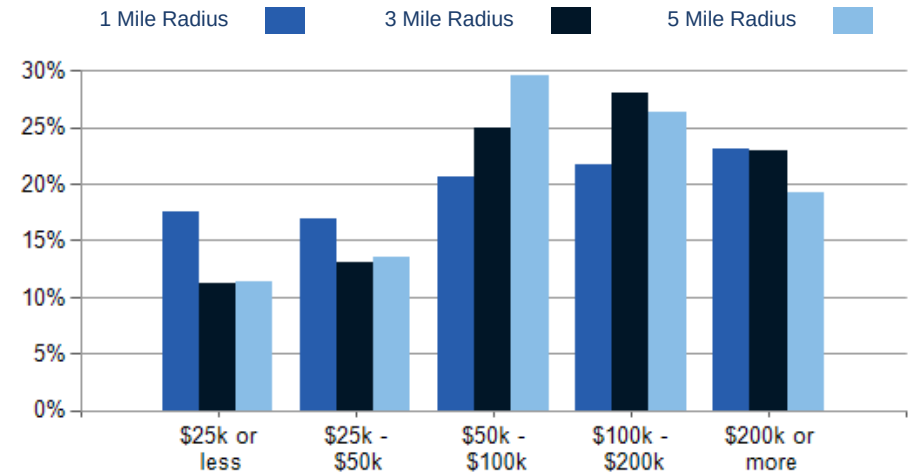


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,702	27,732	50,778
2010 Population	6,937	32,068	63,141
2025 Population	7,702	37,315	75,361
2030 Population	7,900	38,730	78,157
2025 African American	243	1,465	3,649
2025 American Indian	31	115	260
2025 Asian	223	924	1,527
2025 Hispanic	630	3,139	6,914
2025 Other Race	92	532	1,499
2025 White	6,424	30,837	61,113
2025 Multiracial	688	3,429	7,285
2025-2030: Population: Growth Rate	2.55%	3.75%	3.65%

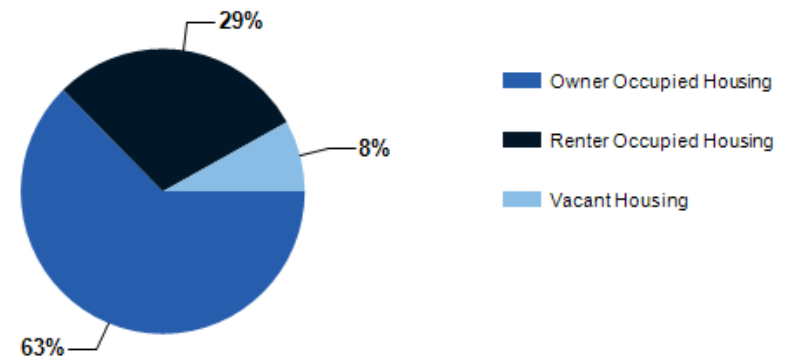
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	226	945	2,139
\$15,000-\$24,999	352	750	1,335
\$25,000-\$34,999	147	674	1,494
\$35,000-\$49,999	411	1,283	2,654
\$50,000-\$74,999	442	2,102	5,205
\$75,000-\$99,999	239	1,640	3,836
\$100,000-\$149,999	332	2,236	4,573
\$150,000-\$199,999	383	1,975	3,512
\$200,000 or greater	762	3,450	5,903
Median HH Income	\$81,142	\$102,668	\$89,727
Average HH Income	\$145,852	\$148,749	\$133,785



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

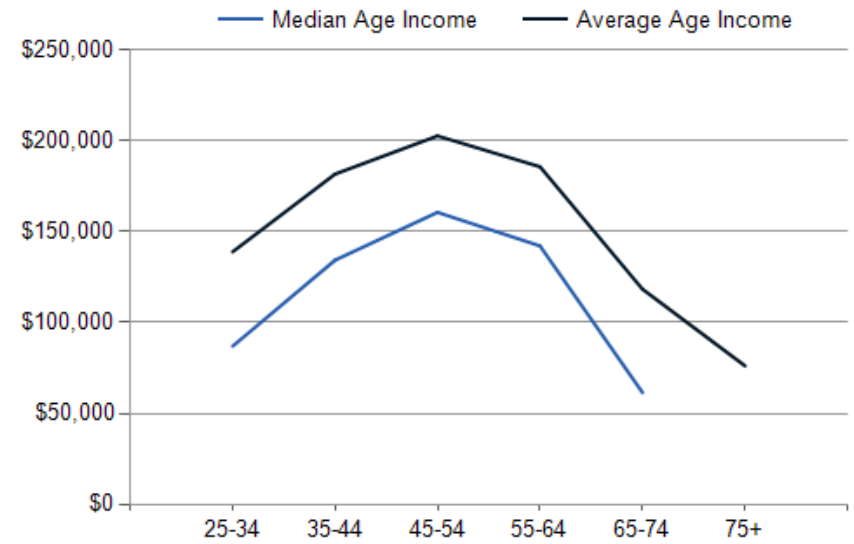
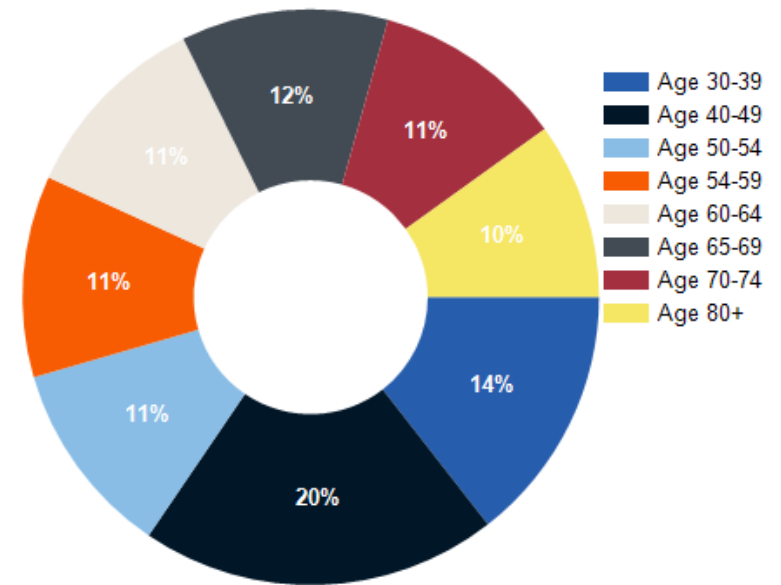


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	319	1,847	3,964
2025 Population Age 35-39	328	1,884	4,171
2025 Population Age 40-44	452	2,305	4,705
2025 Population Age 45-49	444	2,243	4,583
2025 Population Age 50-54	493	2,427	4,922
2025 Population Age 55-59	506	2,513	5,096
2025 Population Age 60-64	487	2,543	5,005
2025 Population Age 65-69	519	2,487	4,916
2025 Population Age 70-74	481	2,152	4,087
2025 Population Age 75-79	444	1,783	3,376
2025 Population Age 80-84	284	1,057	2,028
2025 Population Age 85+	315	1,067	1,880
2025 Population Age 18+	6,262	29,616	59,366
2025 Median Age	46	44	43
2030 Median Age	47	45	44

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,964	\$97,318	\$86,620
Average Household Income 25-34	\$138,923	\$136,713	\$122,654
Median Household Income 35-44	\$134,349	\$128,501	\$111,087
Average Household Income 35-44	\$181,743	\$169,824	\$151,289
Median Household Income 45-54	\$160,695	\$156,523	\$132,285
Average Household Income 45-54	\$202,759	\$194,876	\$172,409
Median Household Income 55-64	\$142,185	\$150,000	\$120,848
Average Household Income 55-64	\$185,778	\$186,621	\$164,405
Median Household Income 65-74	\$61,426	\$80,285	\$74,510
Average Household Income 65-74	\$118,375	\$124,695	\$113,078
Average Household Income 75+	\$76,162	\$80,197	\$75,910

Population By Age



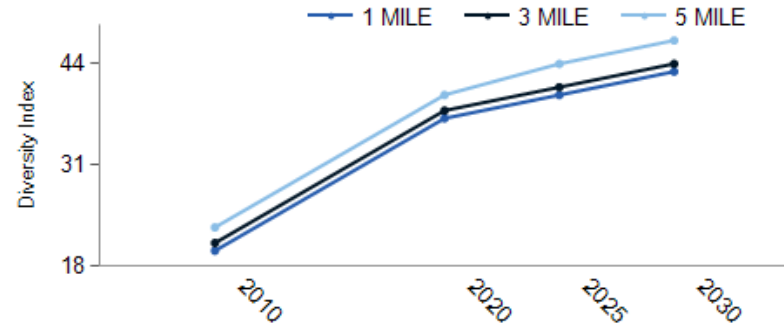
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	43	44	47
Diversity Index (current year)	40	41	44
Diversity Index (2020)	37	38	41
Diversity Index (2010)	20	21	23

POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	4%	4%
American Indian	0%	0%	0%
Asian	3%	2%	2%
Hispanic	8%	8%	8%
Multiracial	8%	8%	9%
Other Race	1%	1%	2%
White	77%	76%	74%

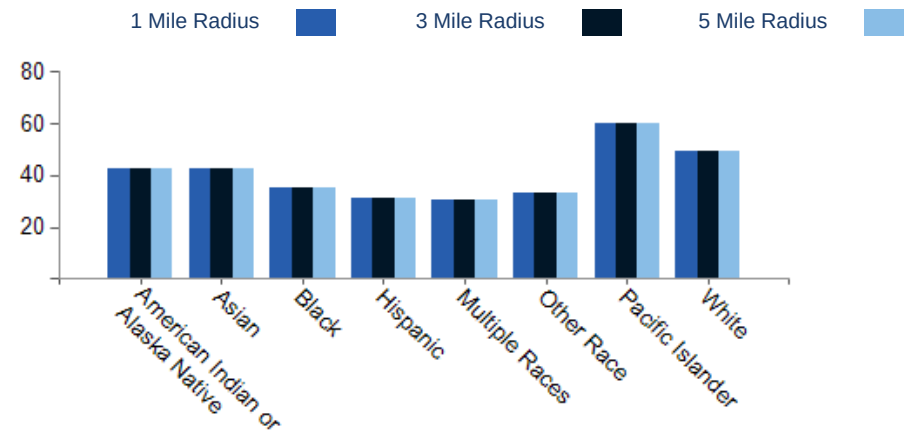
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	43	40	39
Median Asian Age	42	40	40
Median Black Age	35	36	34
Median Hispanic Age	31	32	33
Median Multiple Races Age	30	31	32
Median Other Race Age	33	33	32
Median Pacific Islander Age	60	46	44
Median White Age	49	46	46

2025 MEDIAN AGE BY RACE



Hwy 22 Retail

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Exclusively Marketed by:



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