

For Lease  
1,000 SF Office/Retail Space  
Parkview Plaza Shopping Center



**4700 HWY 22, STE #10**  
**Mandeville, Louisiana 70471**

Parkview Plaza Unit 10 was previously used as an office; but, could be used as a retail space.

Parkview Plaza is adjacent to the residential communities of Beau Chene, Parkview Condo's , Mandeville Lake Apartments, and Beau Provence Assisted Living Center. Beau Chene is a well established gated country club community with two renowned 18-hole golf courses , a marina with 140 boat slips, 339 condominium units, 1,173 single-family homes, 38 un-built home lots, and one of the highest concentrations of wealth & households earning in excess of \$200k per year on the Northshore . There are nearly 250 units between Parkview Condo's and Mandeville Lake Apartments. Mandeville Lake is a Class "A" apartment community. Beau Provence Assisted Living Center is near the end of its construction; and, (once operational) consists of 40 rooms and 44 beds.

- Other Parkview Plaza tenants include Great Harvest Bread Co., Delta Optical/Caplan Eye Clinic, Neely's Pizza, Dollar General, Megumi Sushi, Kim's Nails, Shall We Dance, Shipping Post, and Tip Top Shoe Repair
- Unit 10 includes two semi-private offices
- HWY 22 's traffic count near Parkview is approximately 25,000 vehicles per day
- Zoned: (HC-2) Highway Commercial -2
- NNN/CAM Currently Estimated at \$4.14 sf/yr
- Base Rent Offering Price \$6.67 sf/yr
- Monthly Rate On Gross Basis: Approximately \$900

For more information, contact:

**Ryan Pearce**

504-444-1503

[rpearce@latterblum.com](mailto:rpearce@latterblum.com)

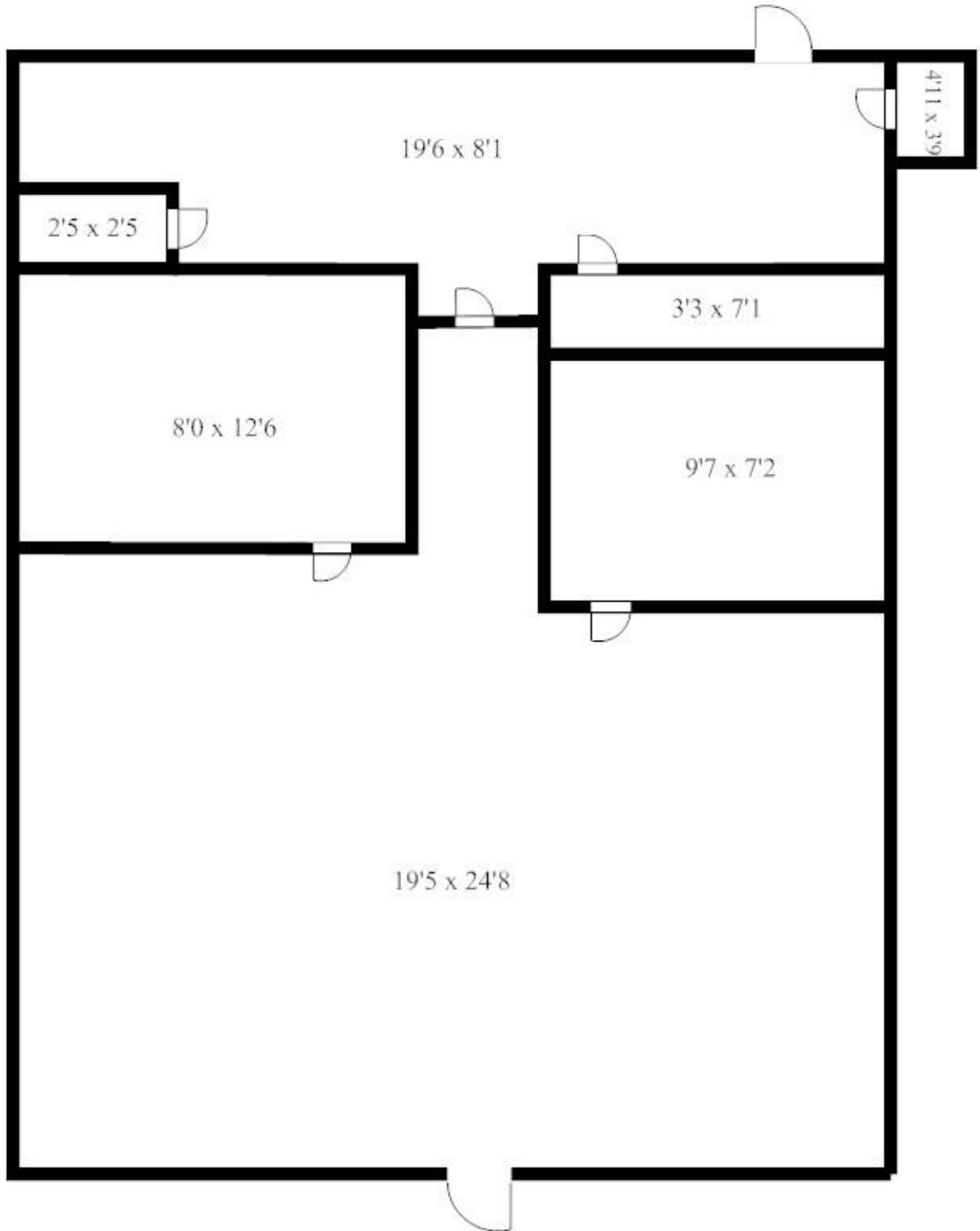
**NAI**Latter & Blum

430 Notre Dame Street  
New Orleans, LA 70130 USA  
504.569.9300  
[www.latterblum.com](http://www.latterblum.com)

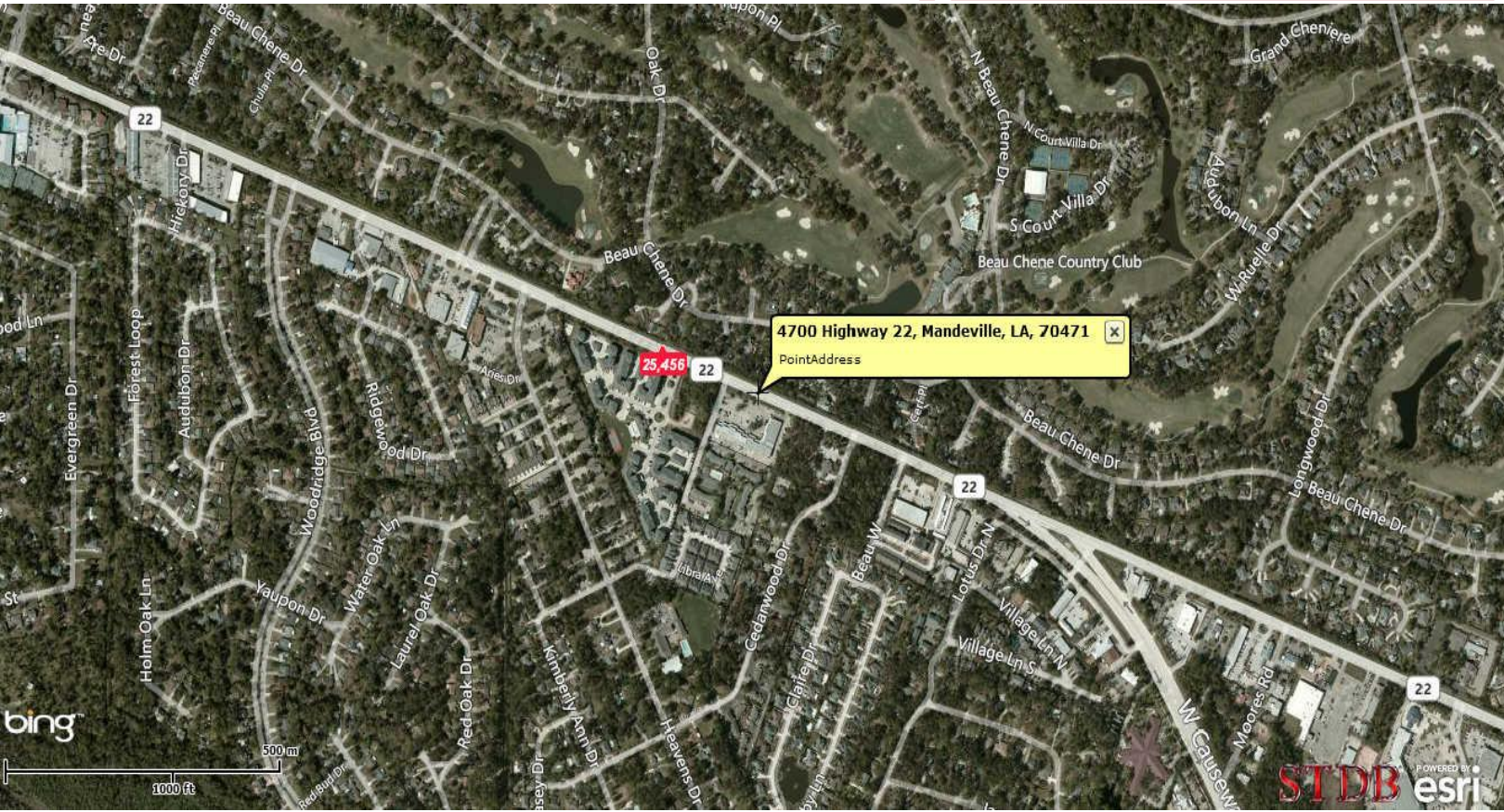
# Floor Plan

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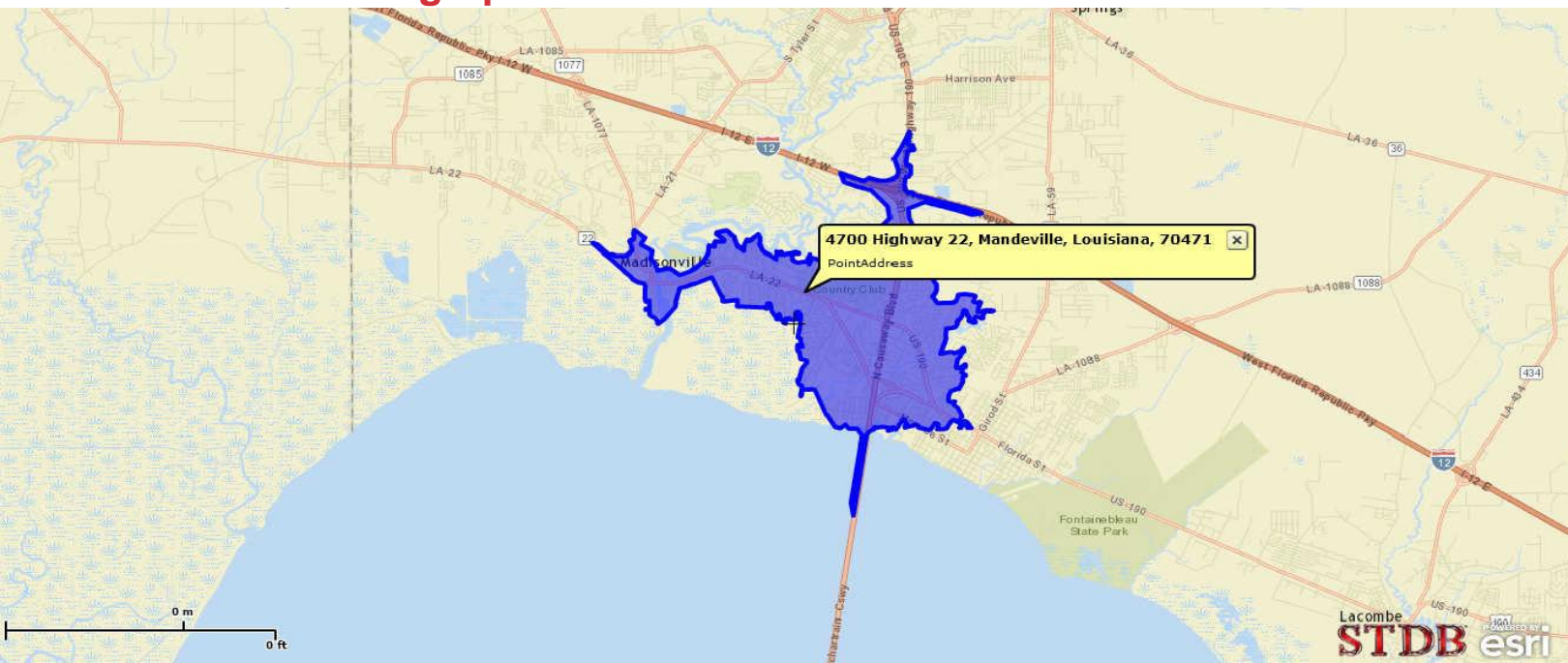
To View the Video Tour Please Follow the Link:  
<http://www.youtube.com/watch?v=a3vVFRAX-Ns>



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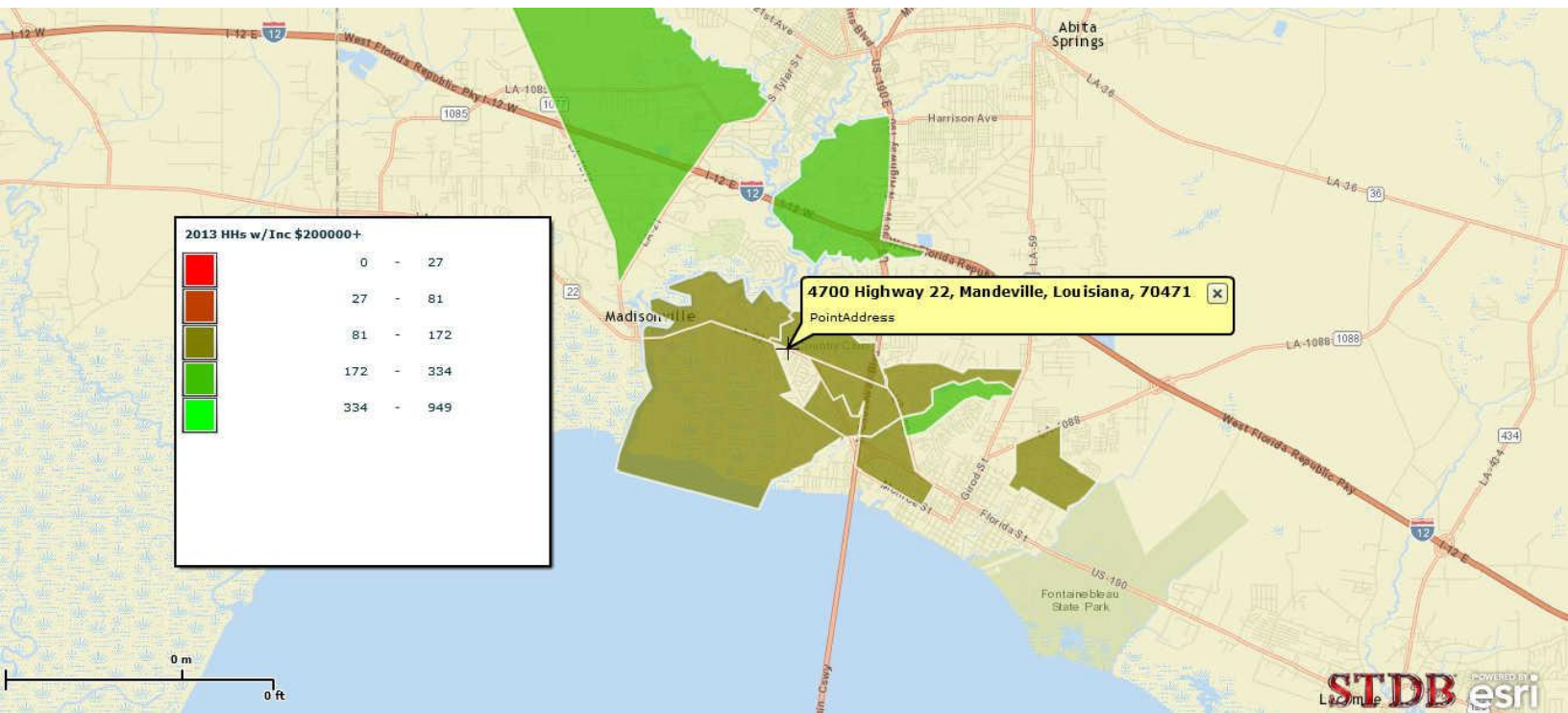


### Traffic Count Map and 7 Minute Drive Time Map Indicating The Study Area For Demographics and Statistics

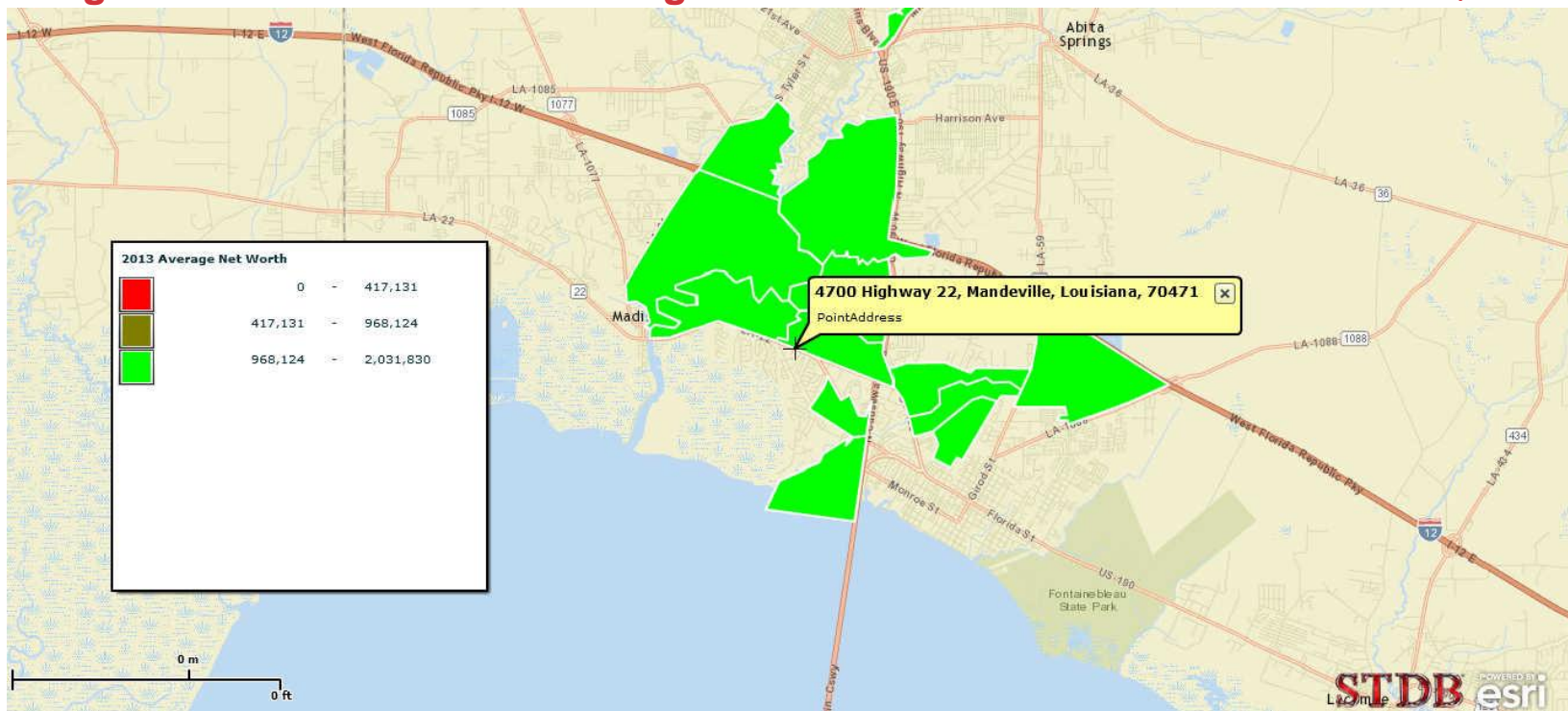


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## Concentration Of Households With Income In Excess of \$200K/Year

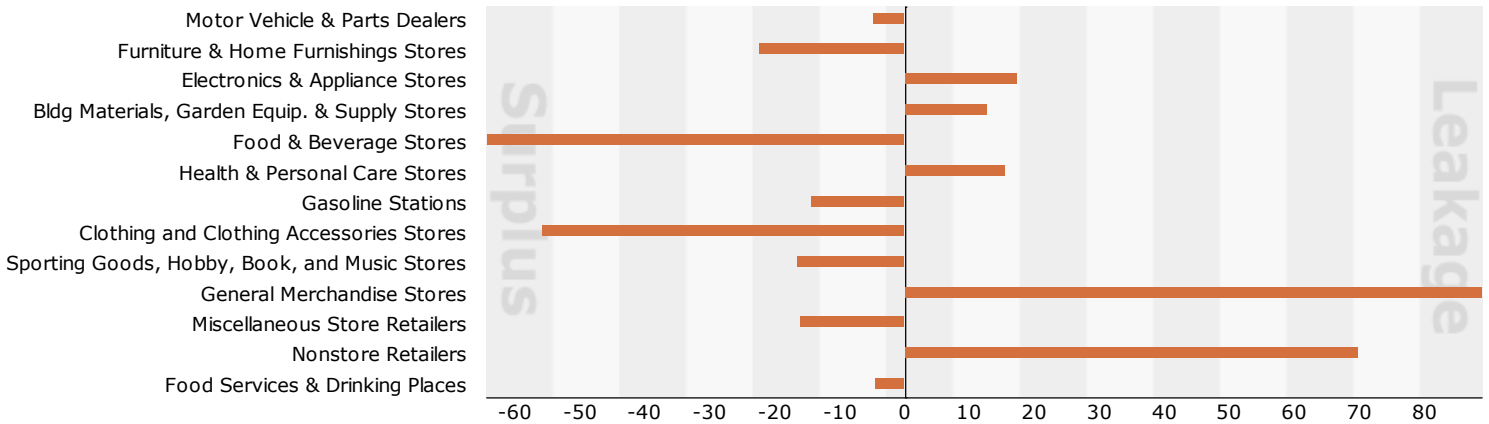


## Neighborhoods Where The Average Household Net Worth Is In Excess of \$1M

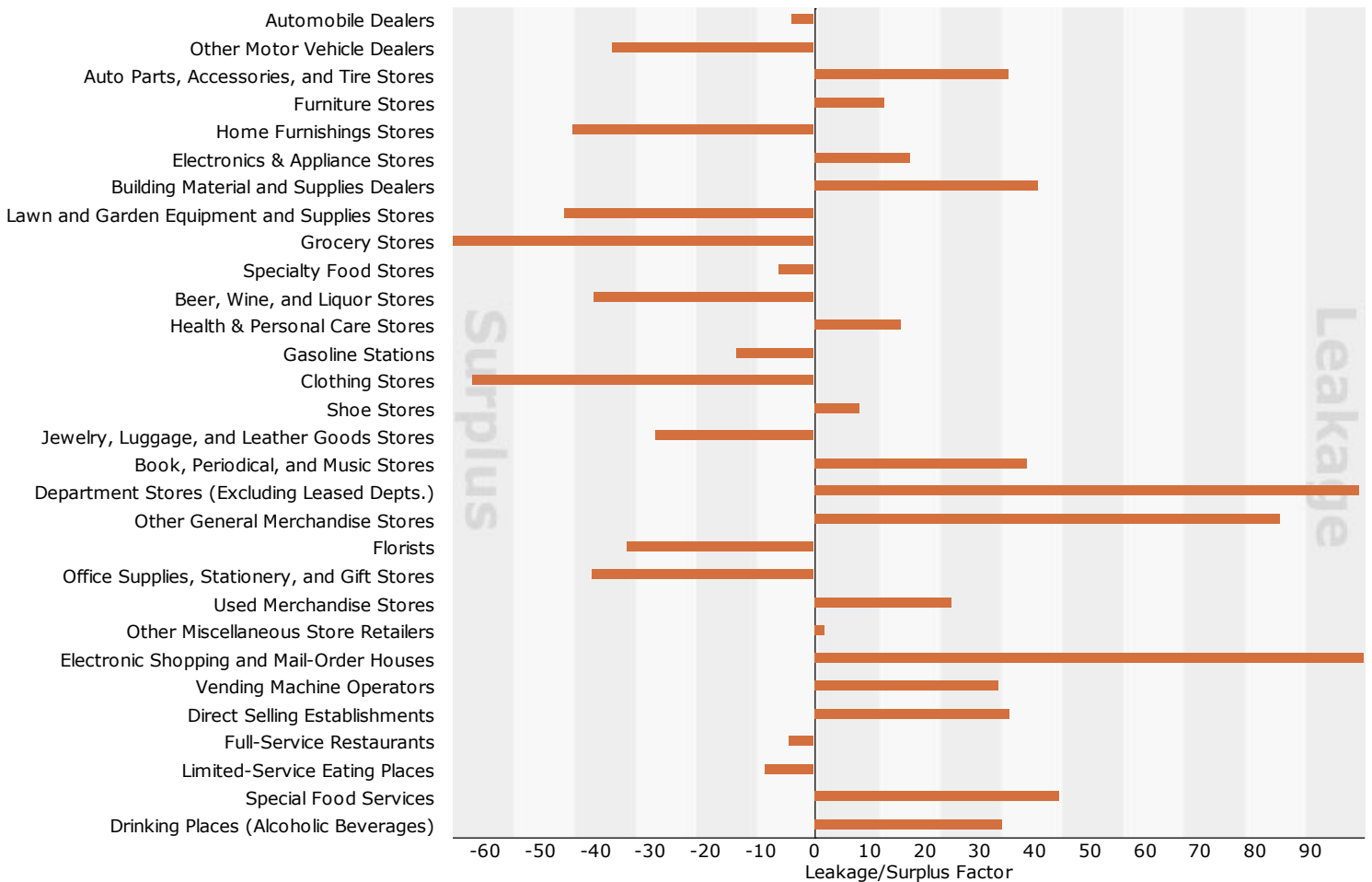


## Within 7 Minute Drive Time

### Leakage/Surplus Factor by Industry Subsector



### Leakage/Surplus Factor by Industry Group



Leakage Indicates Demand Not Being Met and Surplus Indicates Market Saturation. Source ESRI

<b>Retail Market Potential</b>			
Parkview Plaza			
4700 Highway 22, Mandeville, Louisiana, 70471,			
Drive Time: 7 minutes			

<b>Demographic Summary</b>		<b>2013</b>	<b>2018</b>	
Population		24,913	26,264	
Population 18+		18,924	20,401	
Households		9,768	10,340	
Median Household Income		\$79,191	\$88,264	
<b>Product/Consumer Behavior</b>		<b>Expected Adults/HHS</b>	<b>Percent of Adults/HHS</b>	<b>MPI</b>
<b>Apparel (Adults)</b>				
Bought any men's apparel in last 12 months		10,388	54.9%	110
Bought any women's apparel in last 12 months		9,010	47.6%	105
Bought apparel for child <13 in last 6 months		5,404	28.6%	101
Bought any shoes in last 12 months		10,802	57.1%	110
Bought costume jewelry in last 12 months		4,457	23.6%	113
Bought any fine jewelry in last 12 months		4,386	23.2%	105
Bought a watch in last 12 months		3,566	18.8%	97
<b>Automobiles (Households)</b>				
HH owns/leases any vehicle		9,024	92.4%	108
HH bought/leased new vehicle last 12 mo		1,346	13.8%	143
<b>Automotive Aftermarket (Adults)</b>				
Bought gasoline in last 6 months		17,612	93.1%	107
Bought/changed motor oil in last 12 months		9,527	50.3%	97
Had tune-up in last 12 months		6,578	34.8%	112
<b>Beverages (Adults)</b>				
Drank bottled water/seltzer in last 6 months		12,460	65.8%	106
Drank regular cola in last 6 months		8,504	44.9%	88
Drank beer/ale in last 6 months		9,049	47.8%	112
<b>Cameras &amp; Film (Adults)</b>				
Bought any camera in last 12 months		2,658	14.0%	110
Bought film in last 12 months		3,658	19.3%	102
Bought digital camera in last 12 months		1,679	8.9%	129
Bought memory card for camera in last 12 months		1,771	9.4%	123
<b>Cell Phones/PDAs &amp; Service (Adults)</b>				
Bought cell/mobile phone/PDA in last 12 months		6,895	36.4%	103
Avg monthly cell/mobile phone/PDA bill: \$1-\$49		4,277	22.6%	106
Avg monthly cell/mobile phone/PDA bill: \$50-99		6,340	33.5%	103
Avg monthly cell/mobile phone/PDA bill: \$100+		4,859	25.7%	121
<b>Computers (Households)</b>				
HH owns a personal computer		8,458	86.6%	117
Spent <\$500 on most recent home PC purchase		845	8.6%	100
Spent \$500-\$999 on most recent home PC purchase		2,011	20.6%	115
Spent \$1000-\$1499 on most recent home PC purchase		1,689	17.3%	132
Spent \$1500-\$1999 on most recent home PC purchase		889	9.1%	127
Spent \$2000+ on most recent home PC purchase		855	8.8%	139

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2013 and 2018.

## Retail Market Potential

Parkview Plaza  
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 Drive Time: 7 minutes

Product/Consumer Behavior	Expected Adults/HHs	Percent of Adults/HHs	MPI
<b>Convenience Stores (Adults)</b>			
Shopped at convenience store in last 6 months	11,654	61.6%	103
Bought cigarettes at convenience store in last 30 days	2,013	10.6%	69
Bought gas at convenience store in last 30 days	6,054	32.0%	96
Spent at convenience store in last 30 days: <\$20	2,324	12.3%	127
Spent at convenience store in last 30 days: \$20-39	2,051	10.8%	107
Spent at convenience store in last 30 days: \$40+	6,216	32.8%	92
<b>Entertainment (Adults)</b>			
Attended movies in last 6 months	12,664	66.9%	114
Went to live theater in last 12 months	3,561	18.8%	142
Went to a bar/night club in last 12 months	4,133	21.8%	114
Dined out in last 12 months	11,553	61.1%	124
Gambled at a casino in last 12 months	3,715	19.6%	122
Visited a theme park in last 12 months	4,928	26.0%	121
DVDs rented in last 30 days: 1	578	3.1%	115
DVDs rented in last 30 days: 2	1,126	5.9%	129
DVDs rented in last 30 days: 3	784	4.1%	129
DVDs rented in last 30 days: 4	901	4.8%	124
DVDs rented in last 30 days: 5+	2,858	15.1%	114
DVDs purchased in last 30 days: 1	1,106	5.8%	117
DVDs purchased in last 30 days: 2	1,022	5.4%	114
DVDs purchased in last 30 days: 3-4	799	4.2%	91
DVDs purchased in last 30 days: 5+	785	4.1%	80
Spent on toys/games in last 12 months: <\$50	1,128	6.0%	98
Spent on toys/games in last 12 months: \$50-\$99	453	2.4%	87
Spent on toys/games in last 12 months: \$100-\$199	1,438	7.6%	106
Spent on toys/games in last 12 months: \$200-\$499	2,349	12.4%	115
Spent on toys/games in last 12 months: \$500+	1,435	7.6%	133
<b>Financial (Adults)</b>			
Have home mortgage (1st)	5,452	28.8%	150
Used ATM/cash machine in last 12 months	11,741	62.0%	122
Own any stock	2,840	15.0%	163
Own U.S. savings bond	1,800	9.5%	140
Own shares in mutual fund (stock)	3,016	15.9%	170
Own shares in mutual fund (bonds)	1,835	9.7%	164
Used full service brokerage firm in last 12 months	1,927	10.2%	164
Have savings account	8,754	46.3%	128
Have 401K retirement savings	4,908	25.9%	147
Did banking over the Internet in last 12 months	7,276	38.4%	140
Own any credit/debit card (in own name)	16,183	85.5%	116
Avg monthly credit card expenditures: <\$111	2,720	14.4%	105
Avg monthly credit card expenditures: \$111-225	1,628	8.6%	111
Avg monthly credit card expenditures: \$226-450	1,648	8.7%	116
Avg monthly credit card expenditures: \$451-700	1,534	8.1%	127
Avg monthly credit card expenditures: \$701+	4,203	22.2%	165

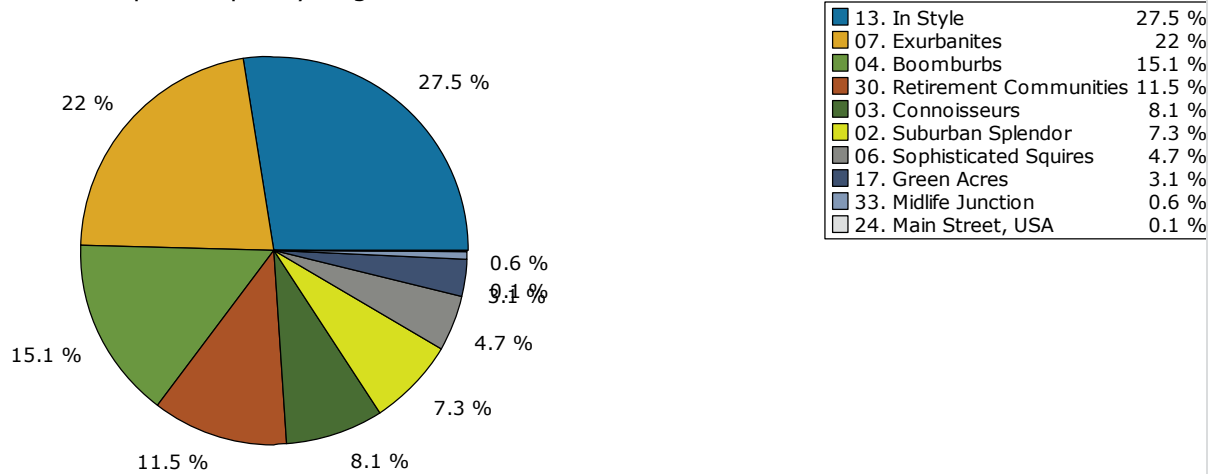
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## Lifestyle Report

Parkview Plaza  
 4700 Highway 22, Mandeville, Louisiana, 70471,  
 Drive Time: 7 minutes

Top 10 Tapestry Segments



### Top 10 Tapestry Segments:

#### 13. In Style

In Style residents live in the suburbs but prefer the city lifestyle. Professional couples predominate. Household distributions by type are similar to those of the United States. Married-couple families represent 54 percent of households. Households without children (married couples without children, single-person, shared, and other family types), comprise more than two-thirds of all households. This count is increasing. The population is slightly older, with a median age of 40.8 years. There is little diversity in these neighborhoods. In Style residents are prosperous, with a median household income of \$67,502. Wages and salaries provide income for 84 percent of the households; 47 percent also receive some form of investment income. For additional information on this lifestyle, click here:  
[http://www.esri.com/-/media/Files/Pdfs/data/esri\\_data/pdfs/tapestry-singles/13\\_in\\_style.pdf](http://www.esri.com/-/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/13_in_style.pdf)

#### 07. Exurbanites

Exurbanites residents prefer an affluent lifestyle in open spaces beyond the urban fringe. Although 40 percent are empty nesters, another 32 percent are married couples with children still living at home. Half of the householders are aged between 45 and 64 years. They may be part of the "sandwich generation," because their median age of 46.6 years places them directly between paying for children's college expenses and caring for elderly parents. There is little ethnic diversity; most residents are white. Approximately half work in substantive professional or management positions. These residents are educated; more than 40 percent of the population aged 25 years and older hold a bachelor's or graduate degree. For additional information on this lifestyle, click here:  
[http://www.esri.com/-/media/Files/Pdfs/data/esri\\_data/pdfs/tapestry-singles/07\\_exurbanites.pdf](http://www.esri.com/-/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/07_exurbanites.pdf)

#### 04. Boomburbs

The newest additions to the suburbs, these communities are home to busy, affluent young families. Both the neighborhoods and the families are growing. Boomburbs is the fastest-growing market in the United States; the population has been growing at a rate of 1.44 percent annually since 2000. It is also home to one of the highest concentrations of young families with children. The median age is 36.1 years; one-fifth of Boomburbs residents are between 35 and 44 years of age. There is little ethnic diversity in the population; most of the residents are white. The Boomburbs market includes one of the highest concentrations of two-income households. For additional information on this lifestyle, click here:  
[http://www.esri.com/-/media/Files/Pdfs/data/esri\\_data/pdfs/tapestry-singles/04\\_boomburbs.pdf](http://www.esri.com/-/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/04_boomburbs.pdf)

#### 30. Retirement Communities

Most of the households in Retirement Communities neighborhoods are single seniors who live alone; a fourth is married couples with no children living at home. This older market has a median age of 50.9 years. One-third of the residents and 44 percent of householders are aged 65 years or older. Twenty-three percent of the population and 31 percent of householders are aged 75 years or older. Most of the residents are white. The median household income for Retirement Communities is \$48,319, slightly below the U.S. median. Nearly half of the households earn income from interest, dividends, and rental properties; 45 percent receive Social Security benefits; and 26 percent receive retirement income. For additional information on this lifestyle, click here:  
[http://www.esri.com/-/media/Files/Pdfs/data/esri\\_data/pdfs/tapestry-singles/30\\_retirement\\_communities.pdf](http://www.esri.com/-/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/30_retirement_communities.pdf)

**Data Note:** This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or population in the area, by Tapestry segment, to the percent of households or population in the United States, by segment. An index of 100 is the US average.

**Source:** Esri

<b>Lifestyle Report</b>	
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**03. Connoisseurs**

Residents of Connoisseurs neighborhoods are somewhat older, with a median age of 47.7 years. Approximately 70 percent of the population is married. Although residents appear closer to retirement than child-rearing age, 30 percent of the households are married couples with children living at home. Ethnic diversity is negligible. Connoisseurs are second in affluence only to the Top Rung segment. This market is well educated; 63 percent of the population aged 25 years and older hold a bachelor's or graduate degree. Employed residents earn wages from high-paying management, professional, and sales jobs. Many are self-employed; the rate is twice that of the national average. For additional information on this lifestyle, click here:

[http://www.esri.com/~mediaFiles/Pdfs/data/esri\\_data/pdfs/tapestry-singles/03\\_connoisseurs.pdf](http://www.esri.com/~mediaFiles/Pdfs/data/esri_data/pdfs/tapestry-singles/03_connoisseurs.pdf)

**02. Suburban Splendor**

Suburban Splendor residents are families who live in growing suburban neighborhoods. Married couple families with and without children comprise 8 in 10 of these households. Household growth in these suburbs is 0.69 percent annually. The median age is 43.4 years, and half of the population is aged 35–64 years. These low-diversity neighborhoods are predominantly white. These successful suburbanites are the epitome of upward mobility, just a couple of rungs below Top Rung in affluence. Suburban Splendor residents have a median household income of \$116,617. Labor force participation rates are high for both men and women; many households are two income. For additional information on this lifestyle, click here:

[http://www.esri.com/~mediaFiles/Pdfs/data/esri\\_data/pdfs/tapestry-singles/02\\_suburban\\_splendor.pdf](http://www.esri.com/~mediaFiles/Pdfs/data/esri_data/pdfs/tapestry-singles/02_suburban_splendor.pdf)

**06. Sophisticated Squires**

Residents of Sophisticated Squires neighborhoods enjoy cultured country life on the urban fringe. These city escapees accept longer commutes to live near fewer neighbors. Mostly married couple families; more than 40 percent of the households are married couples with children that range from toddlers to young adults. The median age is 40 years. Most are baby boomers and are aged between 35 and 54 years. This segment is not ethnically diverse; most residents are white. These residents are educated; more than one-third of the population aged 25 years or older holds a bachelor's or graduate degree; 69 percent has attended college. Labor force participation rates are high; occupations range from management to unskilled labor positions. For additional information on this lifestyle, click here:

[http://www.esri.com/~mediaFiles/Pdfs/data/esri\\_data/pdfs/tapestry-singles/06\\_Sophisticated\\_Squires.pdf](http://www.esri.com/~mediaFiles/Pdfs/data/esri_data/pdfs/tapestry-singles/06_Sophisticated_Squires.pdf)

**17. Green Acres**

Seventy-one percent of the households in Green Acres neighborhoods are married couples with and without children. Many families are blue-collar Baby Boomers, many with children aged 6–17 years. With more than 10 million people, Green Acres represents Tapestry's third largest segment, currently more than 3 percent of the U.S. population and growing by 0.81 percent annually. The median age is 42.3 years. This segment is not ethnically diverse; 92 percent of the residents are white. Educated and hard-working, more than one-fourth of Green Acres residents hold a bachelor's or graduate degree; more than half have attended college. For additional information on this lifestyle, click here:

[http://www.esri.com/~mediaFiles/Pdfs/data/esri\\_data/pdfs/tapestry-singles/17\\_green\\_acres.pdf](http://www.esri.com/~mediaFiles/Pdfs/data/esri_data/pdfs/tapestry-singles/17_green_acres.pdf)

**33. Midlife Junction**

The median age for residents in these neighborhoods is 41.1 years; nearly 20 percent are aged 65 years or older. Households are a mix of family types and singles who live alone or share housing. Nearly half are married-couple families; 31 percent are singles. Most of these residents are white. Most are still working. A third of the households receive Social Security. The median household income of \$43,391 is slightly below the U.S. median. Educational attainment levels are comparable to the U.S. levels. Although scattered in suburbs across the country, these neighborhoods are found more frequently in the South and Midwest. Sixty-two percent of residents own their homes, close to the U.S. rate. For additional information on this lifestyle, click here:

[http://www.esri.com/~mediaFiles/Pdfs/data/esri\\_data/pdfs/tapestry-singles/33\\_midlife\\_junction.pdf](http://www.esri.com/~mediaFiles/Pdfs/data/esri_data/pdfs/tapestry-singles/33_midlife_junction.pdf)

**24. Main Street, USA**

Main Street, USA neighborhoods are a mix of household types, similar to the U.S. distribution. Approximately half of the households are composed of married-couple families, nearly one-third are single-person or shared households, and the rest are single-parent or other family households. The median age of 36.9 years nearly matches the U.S. median. These residents are less diverse than the U.S. population. The median household income is \$50,026, derived from wages, interest, dividends, or rental property. More than one in five residents aged 25 years and older hold a bachelor's or graduate degree; more than half of the residents have attended college. For additional information on this lifestyle, click here:

[http://www.esri.com/~mediaFiles/Pdfs/data/esri\\_data/pdfs/tapestry-singles/24\\_main\\_street\\_usa.pdf](http://www.esri.com/~mediaFiles/Pdfs/data/esri_data/pdfs/tapestry-singles/24_main_street_usa.pdf)

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**Source:** Esri