



4700 HWY 22, #1&2
Mandeville, Louisiana 70471

Parkview Plaza Units 1 & 2 was previously a sit down casual restaurant.

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 flawlessly appointed and consists of 40 rooms and 44 beds.

- **Other Parkview Plaza tenants include Delta Optical/Caplan Eye Clinic, Neely's Pizza, Dollar General, Megumi Sushi, Kim's Nails, Shall We Dance, Shipping Post, Heavenly Blessings and Gifts, Realty Executives SELA, Four Points Title, and Tip Top Shoe Repair**
- **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**
- **Offering Price \$12 sf/yr**
- **Monthly Rate On Gross Basis: Approximately \$2,690**

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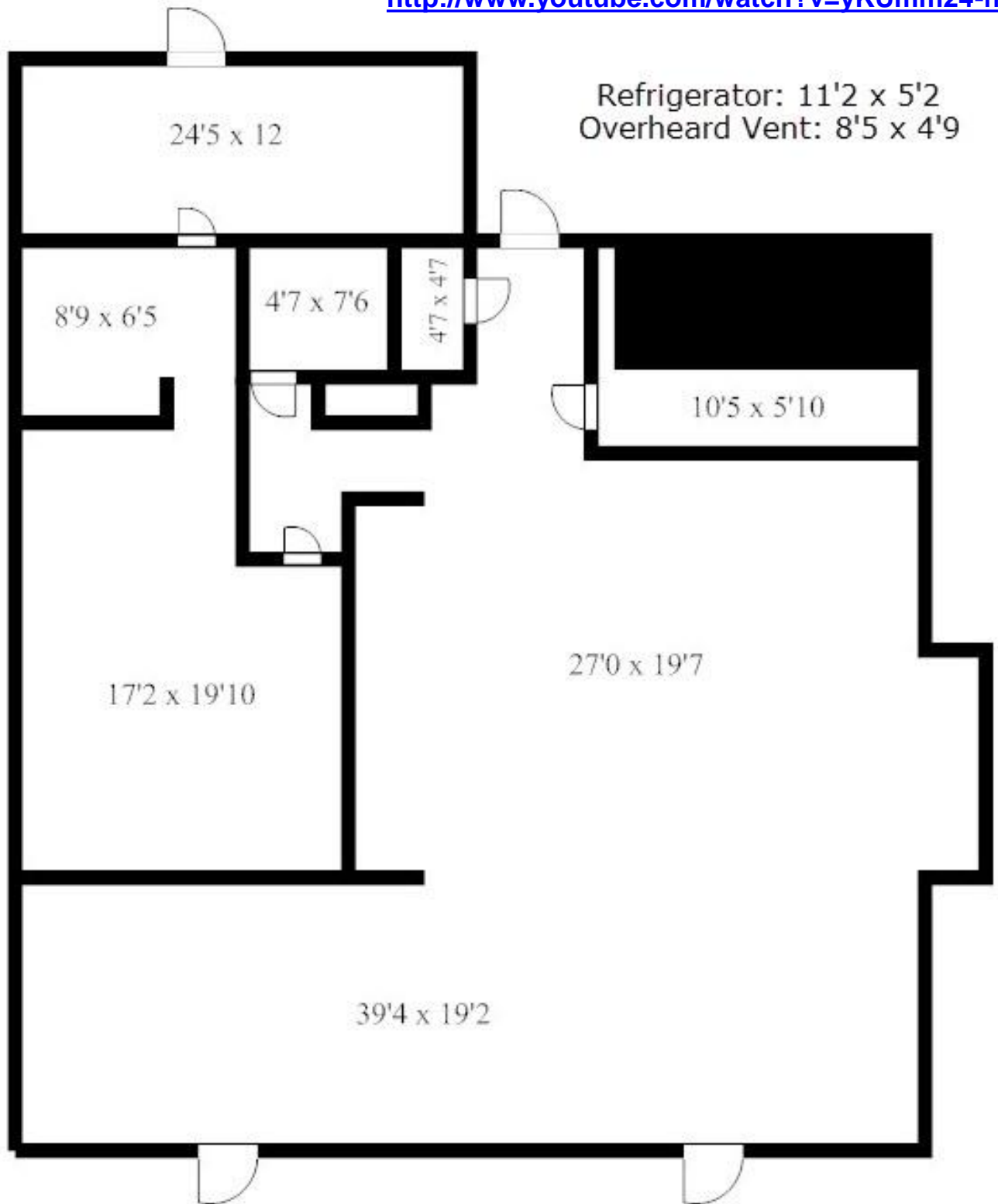
For Lease

Retail Space

Floor Plan

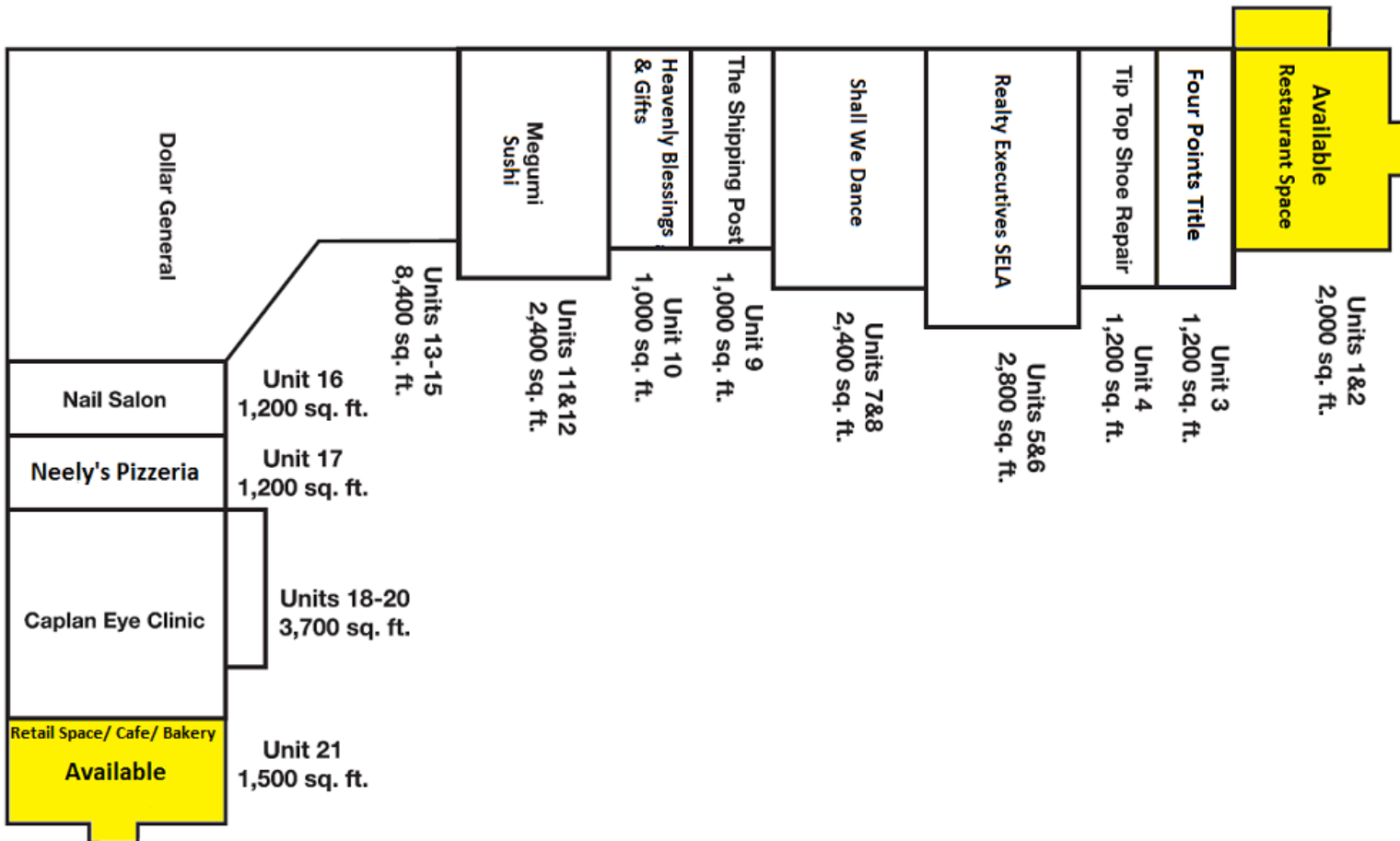
Video Tour Link:

<http://www.youtube.com/watch?v=yKUmm24-frg>



For Lease

Retail Space



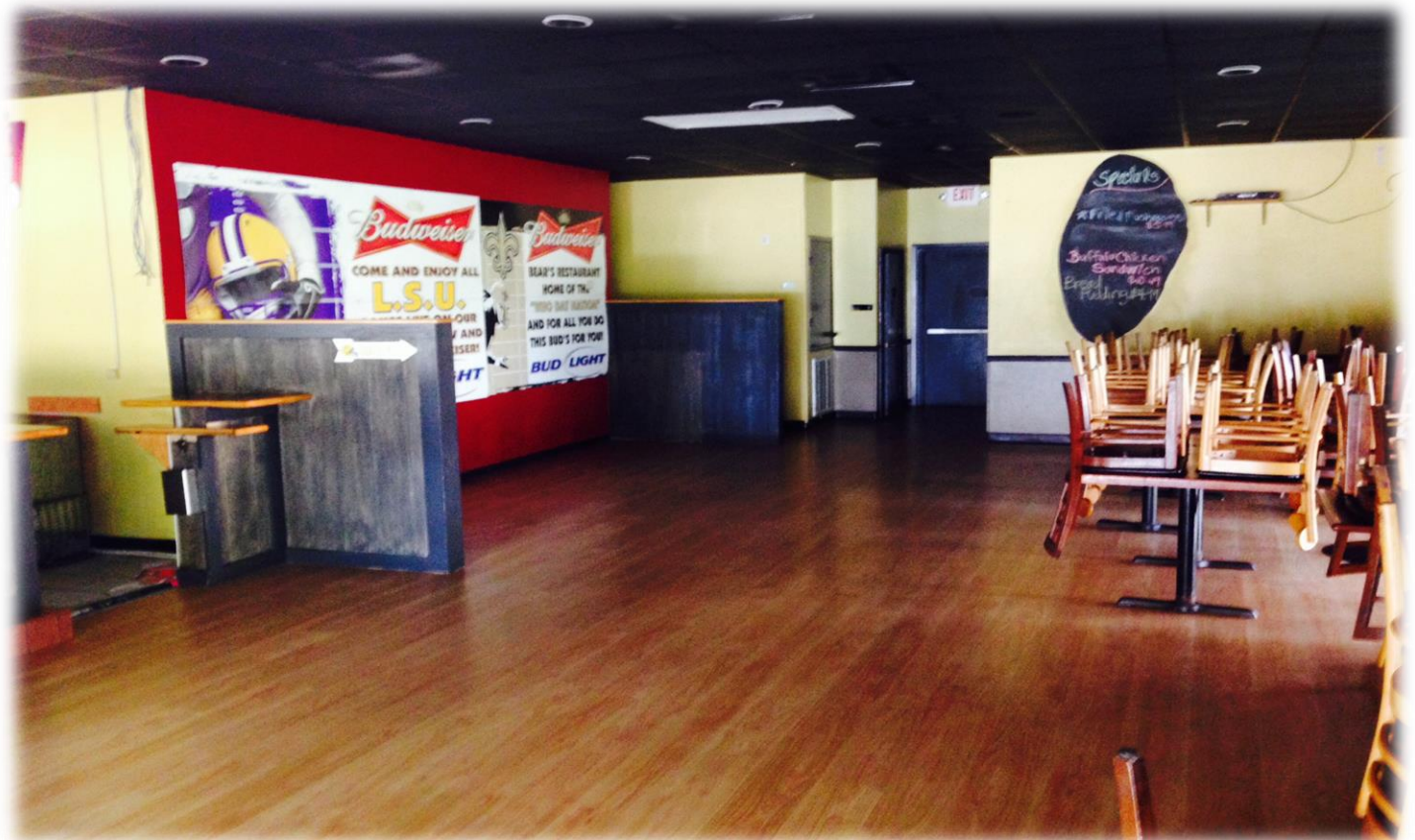
Parkview Plaza Shopping Center Site Plan

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Retail Space

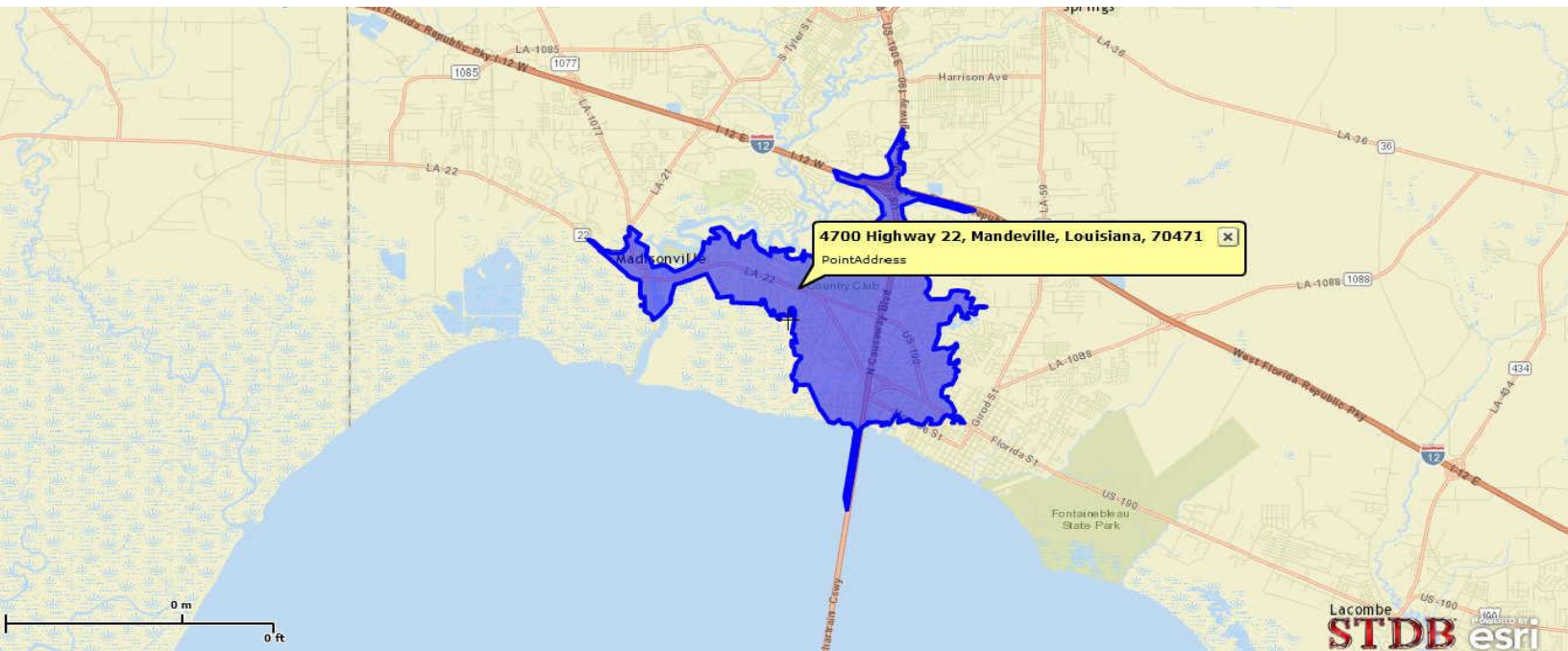
Pictures



For Lease
Retail Space

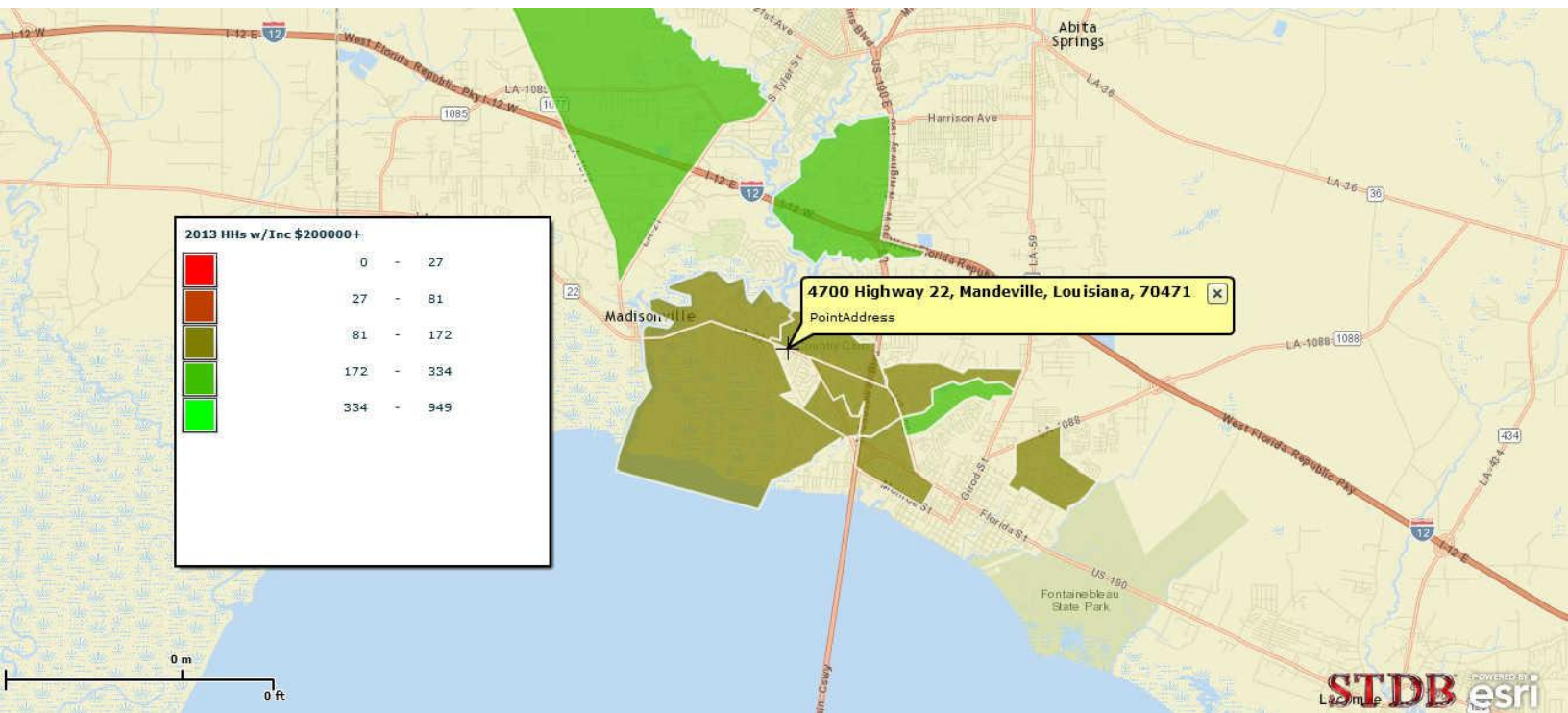


Traffic Count Map and 7 Minute Drive Time Map Indicating The Study Area For Demographics and Statistics

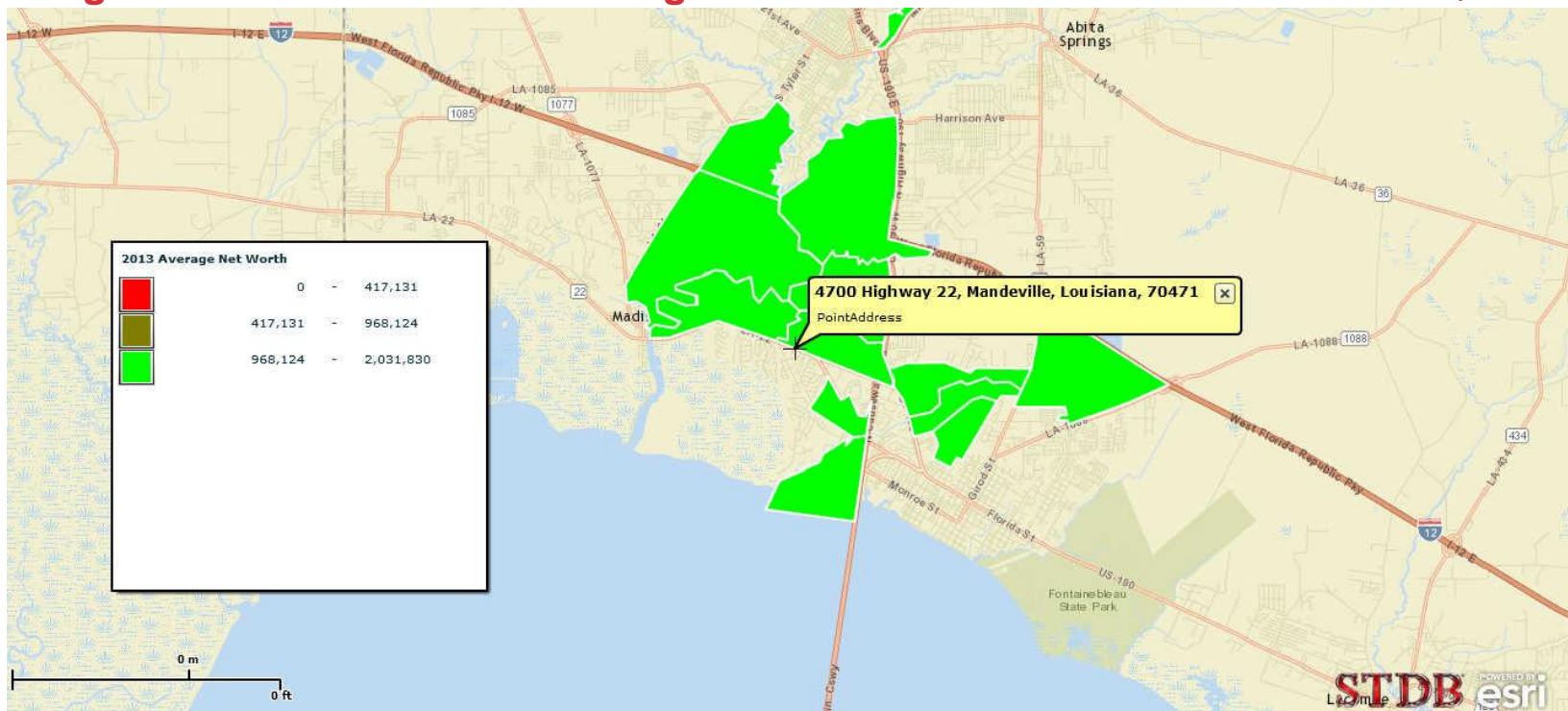


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Concentration Of Households With Income In Excess of \$200K/Year



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



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Restaurant Market Potential

Parkview Plaza
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Demographic Summary		2013	2018
Population		24,913	26,264
Population 18+		18,924	20,401
Households		9,768	10,340
Median Household Income		\$79,191	\$88,264

Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Went to family restaurant/steak house in last 6 months	15,445	81.6%	114
Family restaurant/steak house last month: <2 times	5,051	26.7%	104
Family restaurant/steak house last month: 2-4 times	6,125	32.4%	120
Family restaurant/steak house last month: 5+ times	4,270	22.6%	116
Family restaurant/steak house last 6 months: breakfast	2,809	14.8%	113
Family restaurant/steak house last 6 months: lunch	5,590	29.5%	119
Family restaurant/steak house last 6 months: snack	549	2.9%	103
Family restaurant/steak house last 6 months: dinner	12,088	63.9%	121
Family restaurant/steak house last 6 months: weekday	9,155	48.4%	126
Family restaurant/steak house last 6 months: weekend	9,677	51.1%	115
Family restaurant/steak house last 6 months: Applebee's	5,642	29.8%	118
Family restaurant/steak house last 6 months: Bennigan's	522	2.8%	124
Family restaurant/steak house last 6 months: Bob Evans Farm	918	4.9%	107
Family restaurant/steak house last 6 months: Cheesecake Factory	1,888	10.0%	150
Family restaurant/steak house last 6 months: Chili's Grill & Bar	3,117	16.5%	141
Family restaurant/steak house last 6 months: Cracker Barrel	2,343	12.4%	113
Family restaurant/steak house last 6 months: Denny's	1,734	9.2%	101
Family restaurant/steak house last 6 months: Friendly's	952	5.0%	128
Family restaurant/steak house last 6 months: Golden Corral	972	5.1%	71
Family restaurant/steak house last 6 months: Intl Hse of Pancakes	2,625	13.9%	119
Family restaurant/steak house last 6 months: Lone Star Steakhouse	605	3.2%	119
Family restaurant/steak house last 6 months: Old Country Buffet	452	2.4%	85
Family restaurant/steak house last 6 months: Olive Garden	4,484	23.7%	134
Family restaurant/steak house last 6 months: Outback Steakhouse	2,952	15.6%	137
Family restaurant/steak house last 6 months: Perkins	616	3.3%	90
Family restaurant/steak house last 6 months: Red Lobster	2,856	15.1%	113
Family restaurant/steak house last 6 months: Red Robin	1,778	9.4%	167
Family restaurant/steak house last 6 months: Ruby Tuesday	2,019	10.7%	128
Family restaurant/steak house last 6 months: Ryan's	317	1.7%	45
Family restaurant/steak house last 6 months: Sizzler	380	2.0%	66
Family restaurant/steak house last 6 months: T.G.I. Friday's	2,702	14.3%	139
Went to fast food/drive-in restaurant in last 6 months	17,228	91.0%	103
Went to fast food/drive-in restaurant <6 times/month	6,499	34.3%	98
Went to fast food/drive-in restaurant 6-13 times/month	5,893	31.1%	108
Went to fast food/drive-in restaurant 14+ times/month	4,836	25.6%	103
Fast food/drive-in last 6 months: breakfast	5,623	29.7%	109
Fast food/drive-in last 6 months: lunch	12,463	65.9%	112
Fast food/drive-in last 6 months: snack	3,744	19.8%	114
Fast food/drive-in last 6 months: dinner	9,727	51.4%	106

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.

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Restaurant Market Potential

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Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Fast food/drive-in last 6 months: weekday	13,991	73.9%	112
Fast food/drive-in last 6 months: weekend	9,429	49.8%	103
Fast food/drive-in last 6 months: A & W	927	4.9%	108
Fast food/drive-in last 6 months: Arby's	4,330	22.9%	112
Fast food/drive-in last 6 months: Boston Market	1,347	7.1%	148
Fast food/drive-in last 6 months: Burger King	6,903	36.5%	101
Fast food/drive-in last 6 months: Captain D's	608	3.2%	63
Fast food/drive-in last 6 months: Carl's Jr.	1,274	6.7%	106
Fast food/drive-in last 6 months: Checkers	457	2.4%	76
Fast food/drive-in last 6 months: Chick-fil-A	3,344	17.7%	137
Fast food/drive-in last 6 months: Chipotle Mex. Grill	1,887	10.0%	162
Fast food/drive-in last 6 months: Chuck E. Cheese's	821	4.3%	97
Fast food/drive-in last 6 months: Church's Fr. Chicken	500	2.6%	62
Fast food/drive-in last 6 months: Dairy Queen	3,289	17.4%	110
Fast food/drive-in last 6 months: Del Taco	718	3.8%	111
Fast food/drive-in last 6 months: Domino's Pizza	2,275	12.0%	89
Fast food/drive-in last 6 months: Dunkin' Donuts	2,869	15.2%	132
Fast food/drive-in last 6 months: Fuddruckers	754	4.0%	141
Fast food/drive-in last 6 months: Hardee's	903	4.8%	71
Fast food/drive-in last 6 months: Jack in the Box	1,947	10.3%	98
Fast food/drive-in last 6 months: KFC	4,850	25.6%	94
Fast food/drive-in last 6 months: Little Caesars	1,127	6.0%	82
Fast food/drive-in last 6 months: Long John Silver's	903	4.8%	76
Fast food/drive-in last 6 months: McDonald's	10,817	57.2%	103
Fast food/drive-in last 6 months: Panera Bread	3,126	16.5%	170
Fast food/drive-in last 6 months: Papa John's	1,950	10.3%	118
Fast food/drive-in last 6 months: Pizza Hut	3,773	19.9%	91
Fast food/drive-in last 6 months: Popeyes	1,183	6.3%	86
Fast food/drive-in last 6 months: Quiznos	2,351	12.4%	137
Fast food/drive-in last 6 months: Sonic Drive-In	2,191	11.6%	98
Fast food/drive-in last 6 months: Starbucks	4,213	22.3%	148
Fast food/drive-in last 6 months: Steak n Shake	1,114	5.9%	117
Fast food/drive-in last 6 months: Subway	6,443	34.0%	108
Fast food/drive-in last 6 months: Taco Bell	6,290	33.2%	104
Fast food/drive-in last 6 months: Wendy's	6,354	33.6%	108
Fast food/drive-in last 6 months: Whataburger	825	4.4%	89
Fast food/drive-in last 6 months: White Castle	711	3.8%	95
Fast food/drive-in last 6 months: eat in	7,804	41.2%	110
Fast food/drive-in last 6 months: home delivery	2,014	10.6%	102
Fast food/drive-in last 6 months: take-out/drive-thru	10,649	56.3%	108
Fast food/drive-in last 6 months: take-out/walk-in	5,241	27.7%	113

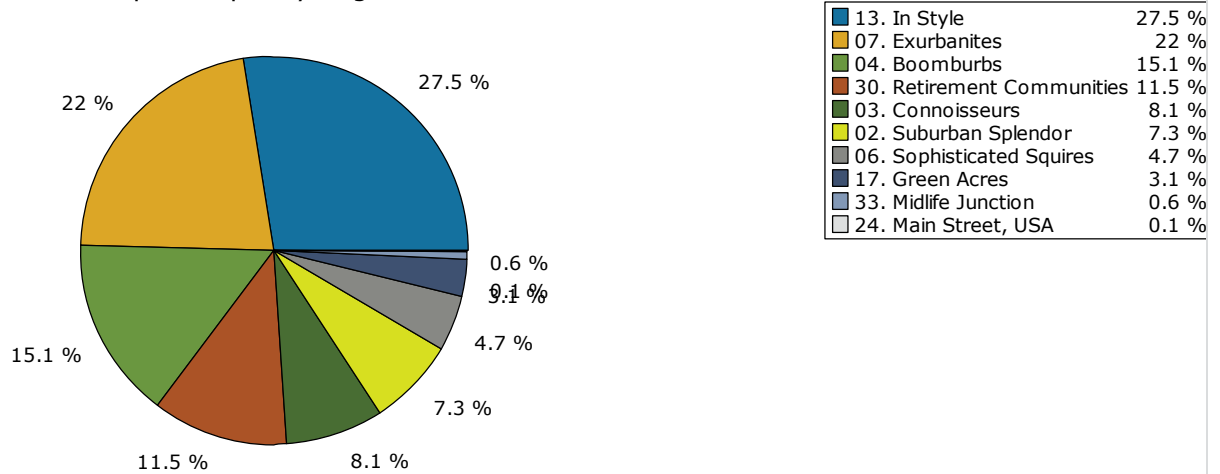
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Lifestyle Report

Parkview Plaza
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 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

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

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

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

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

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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

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

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

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

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

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

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