



ADDITIONAL PAD SITE  
NOW AVAILABLE  
FOR LEASE OR SALE

**THE CROSSING**  
SLIDELL, LA  
CORNER OF GAUSE BLVD W & FRONT ST

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**LOCATION**

104-110 Gause Blvd  
Slidell, LA 70458



**SPACE AVAILABLE**

Space E: 1,100 SF  
Space K: 3,000 SF (Restaurant Space)  
Space N: 1,100 SF  
Space P: 1,126 SF  
Space 3: 11,250 SF (Restaurant Space)  
Pad Site: 23,700 SF



**ASKING RATE**

\$14.00 PSF  
NNN: \$3.76



**TOTAL SIZE**

113,989 SF



**TRAFFIC COUNT**

16,875 ADT (Gause Blvd)  
15,631 ADT (Front St)

**FOR LEASE: THE CROSSING**

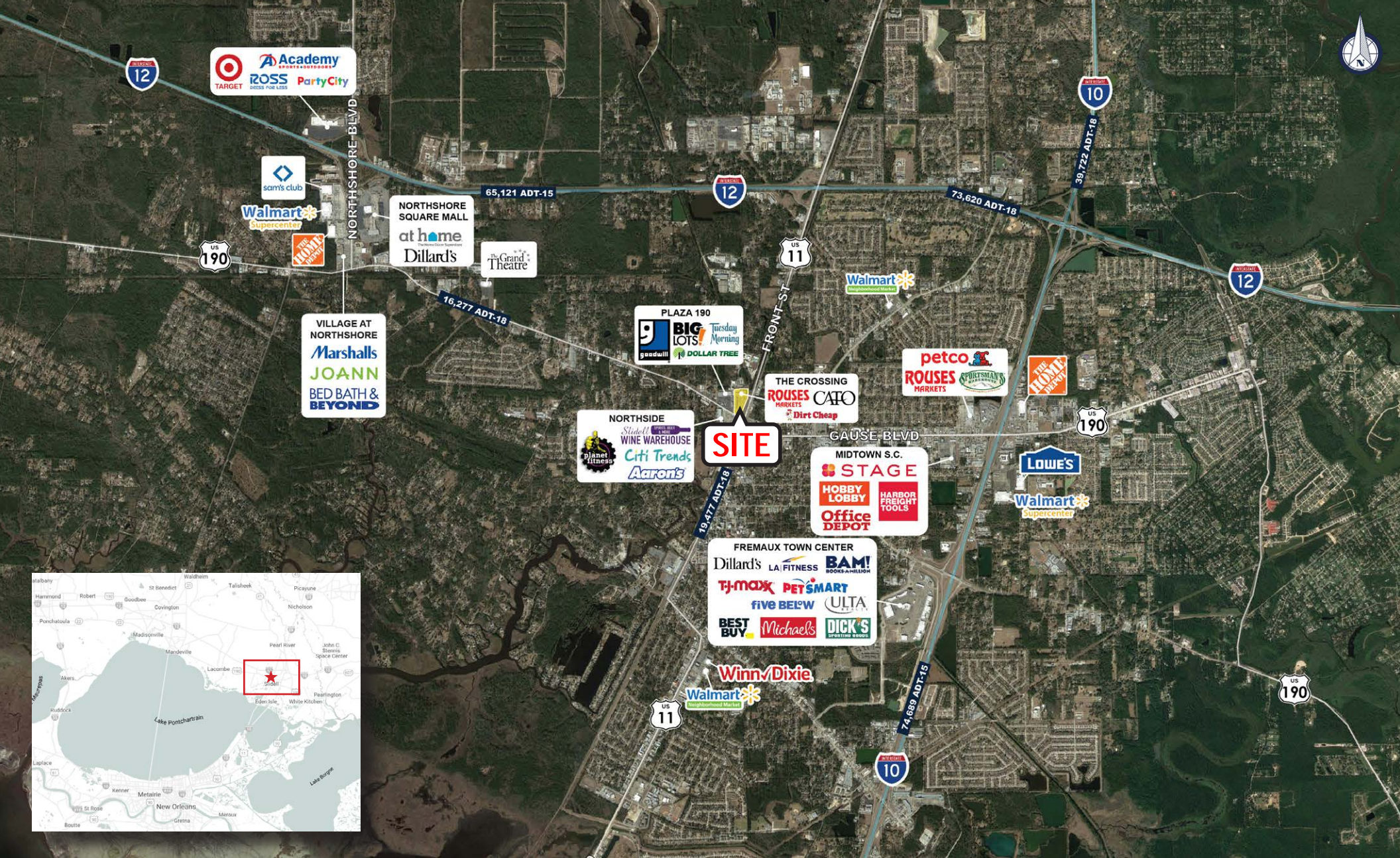
104-110 Gause Blvd, Slidell, LA 70458

**PROPERTY HIGHLIGHTS**

35 miles northeast of New Orleans, The Crossing is located at the northwest quadrant of Gause Boulevard and Front Street in Slidell, Louisiana. Anchored by Rouses Market, the 113,989 square foot shopping center has a variety of retail spaces available. A pad site is available for lease and/or sale.

Slidell is the largest city in St Tammany Parish with a population of 90,000 residents. Slidell is connected to New Orleans via the Interstate 10 Twin Span Bridge which crosses over Lake Pontchartrain. Interstates 10, 12, and 59 meet in Slidell and conveniently connect the community to the rest of the region.





## MARKET AERIAL

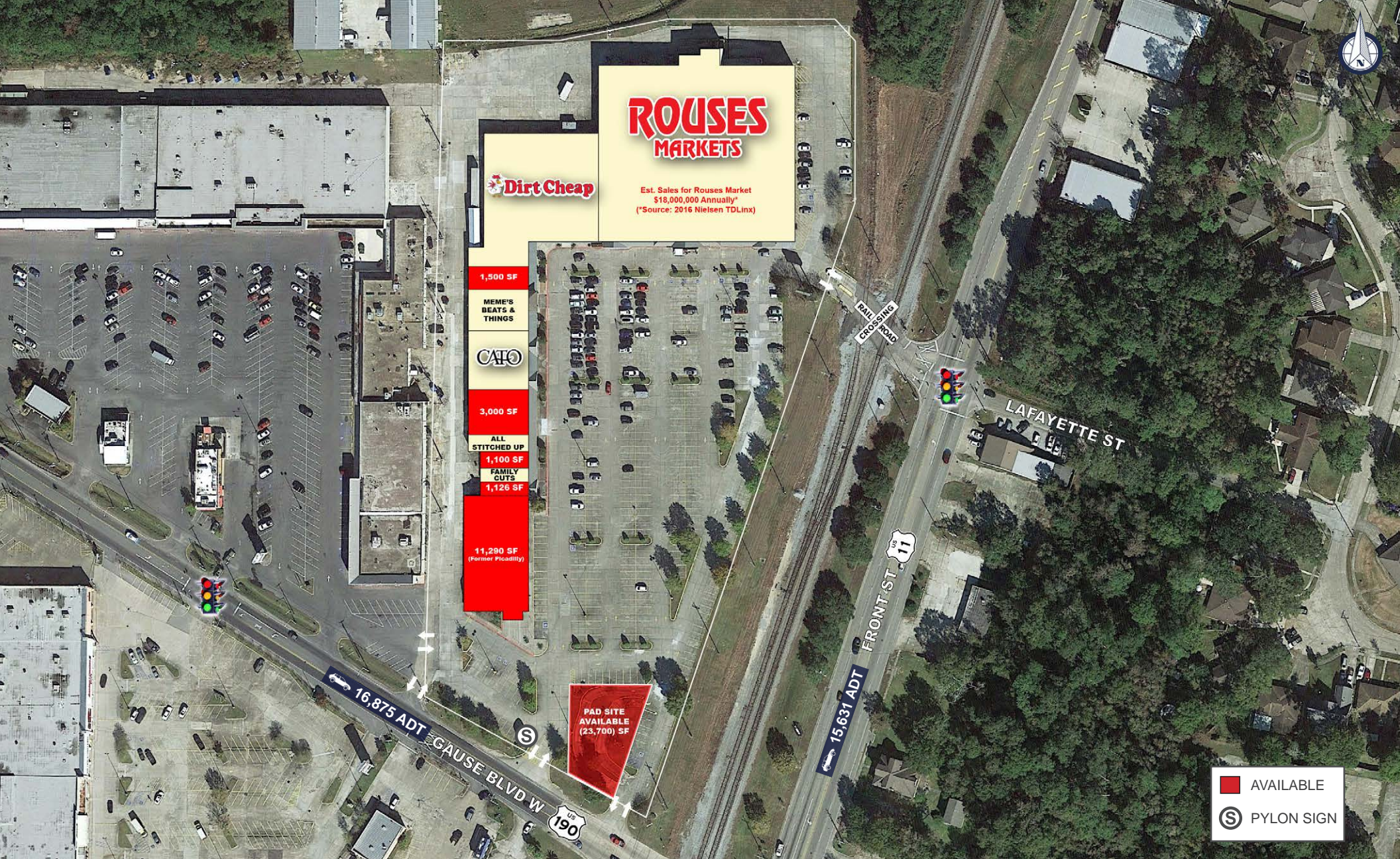
104-110 Gause Blvd, Slidell, LA 70458





ZOOM-IN VICINITY MAP  
 104-110 Gause Blvd, Slidell, LA 70458

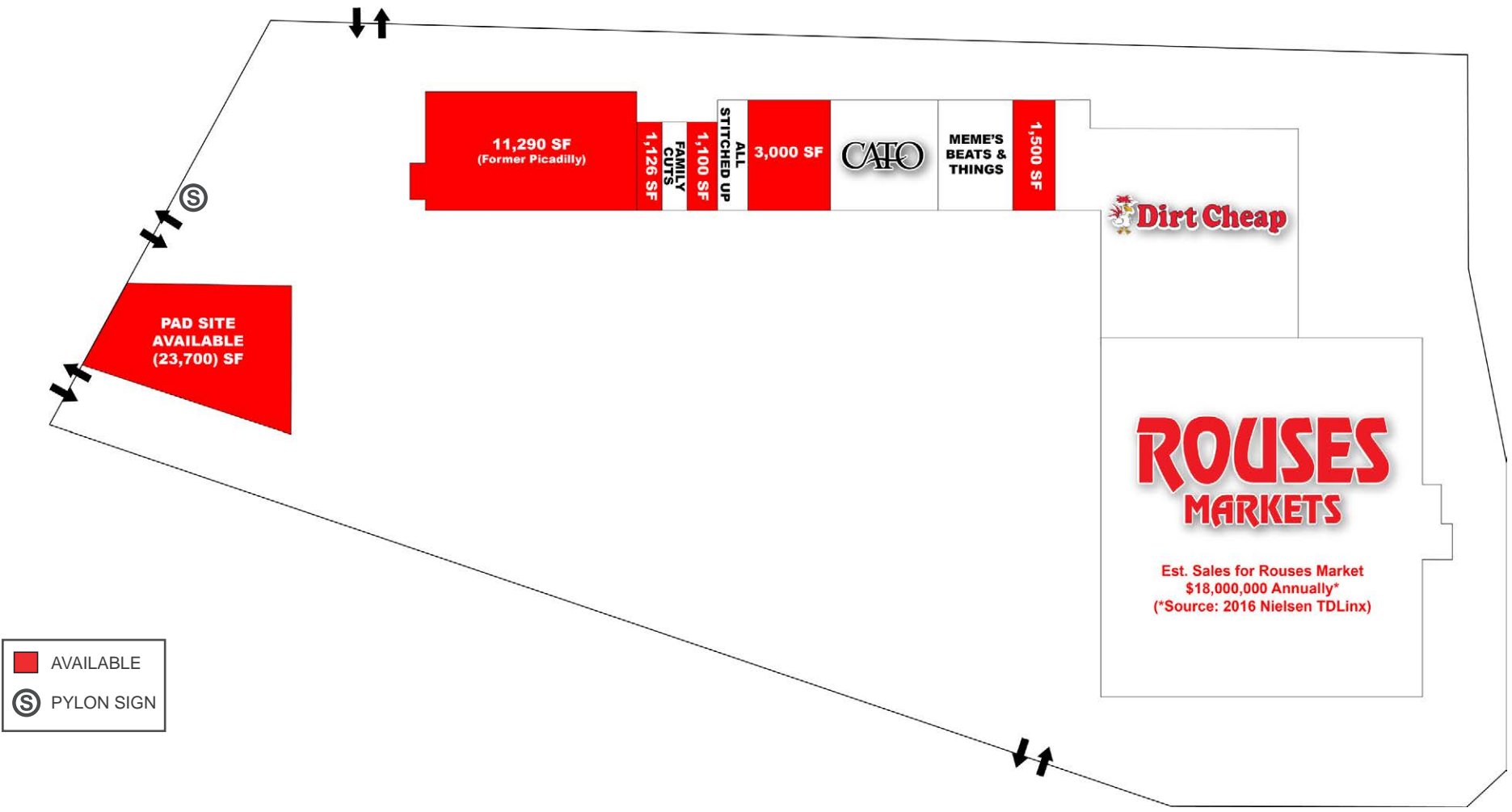




## ZOOM-IN NEIGHBORHOOD LEVEL MAP

104-110 Gause Blvd, Slidell, LA 70458



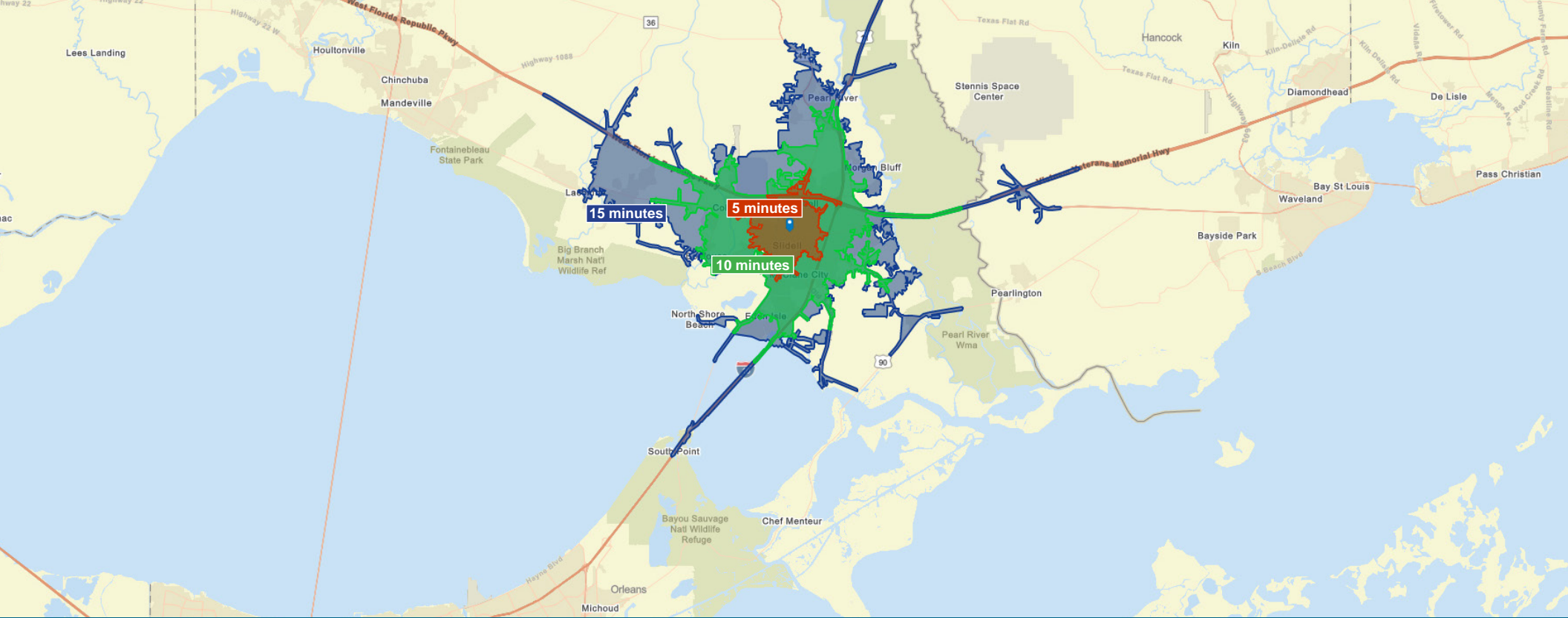







■ AVAILABLE  
S PYLON SIGN

**SITE PLAN**  
 104-110 Gause Blvd, Slidell, LA 70458







 DRIVE TIME	 TOTAL POPULATION	 DAYTIME POPULATION	 TOTAL # HOUSEHOLDS	 AVERAGE HH INCOME
<b>5 MINUTES</b>	20,030	22,749	7,455	\$66,166
<b>10 MINUTES</b>	68,810	69,450	25,738	\$74,542
<b>15 MINUTES</b>	100,524	94,645	37,336	\$77,871

## DRIVE TIME & DEMOGRAPHICS

104-110 Gause Blvd, Slidell, LA 70458



# Customer Information Form

## What Customers Need to Know When Working With Real Estate Brokers or Licensees

*This document describes the various types of agency relationships that can exist in real estate transactions.*

**AGENCY** means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

**DESIGNATED AGENCY** means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

**DUAL AGENCY** means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

**CONFIDENTIAL INFORMATION** means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

\_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

