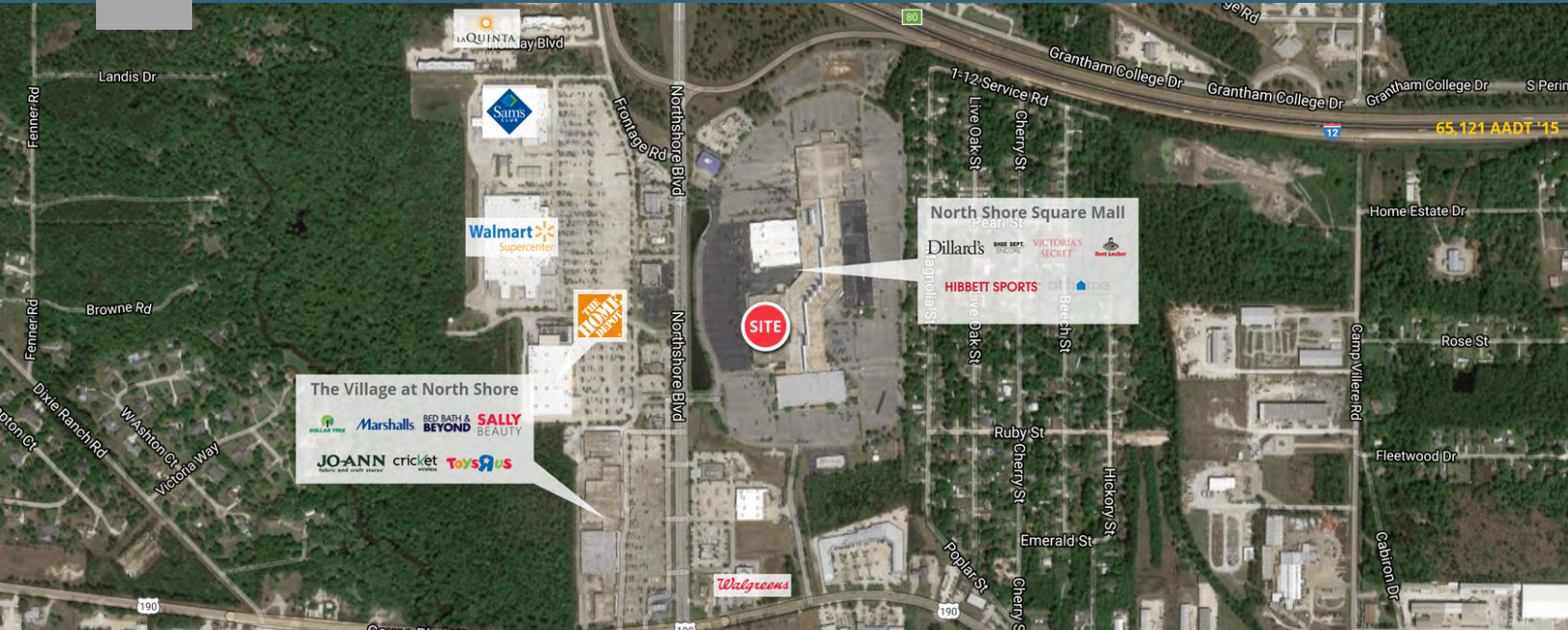


FOR SUBLEASE

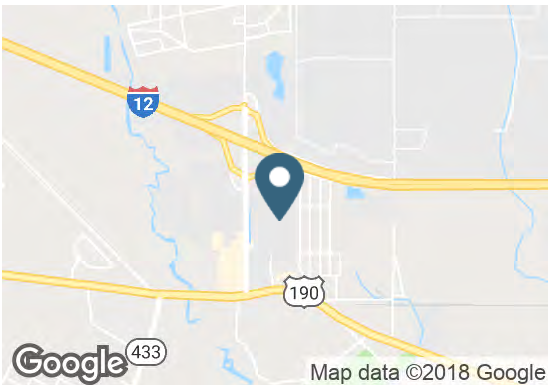
Former JCPenney Box Available

150 Northshore Blvd | Slidell, LA



Overview

LEASE RATE	\$3.50/PSF
AVAILABLE SF	±85,046 SF



Description

Located along Interstate 12 and Northshore Boulevard on an intersection containing over 1.7 million square feet of retail. North Shore Square is a single-level, enclosed regional mall containing a total of 621,292 square feet. North Shore Square's primary market consists of St. Tammany Parish, Washington Parish, Hancock County, Pearl River County, and surrounding municipalities in Louisiana and Mississippi. North Shore Square is the only regional mall within its trade area. Area retailers include Dillard's, At Home, Walmart Supercenter, Sam's Club, Marshalls, Home Depot, Starbucks and Jo-Ann Fabrics.

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Population	1,175	21,842	54,318
Total # Households	409	7,873	21,741
Median HH Income	\$44,466	\$50,362	\$50,792
Daytime Population	3,994	18,341	57,653

Year: 2018 | Source: Esri

Contact

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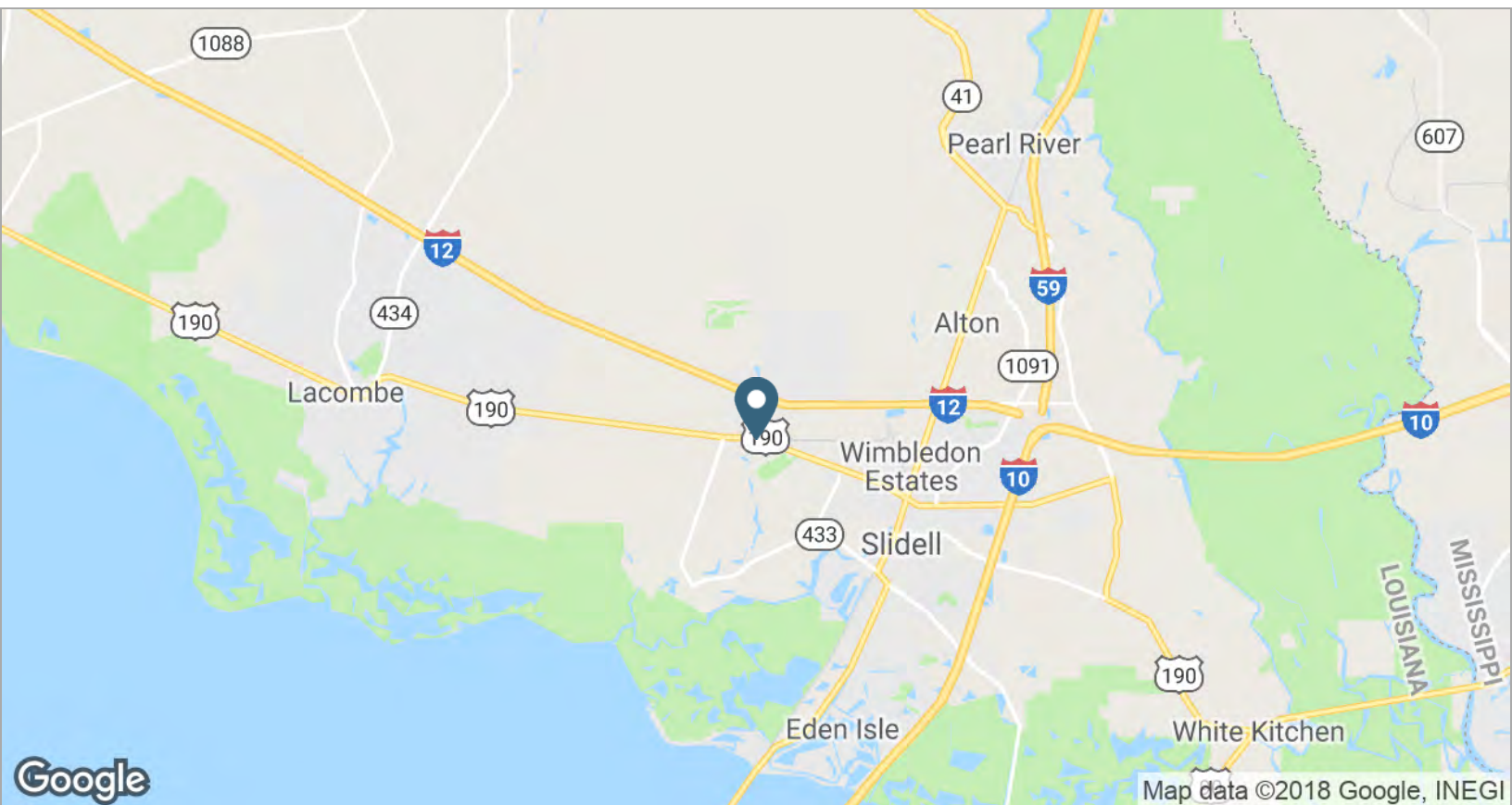
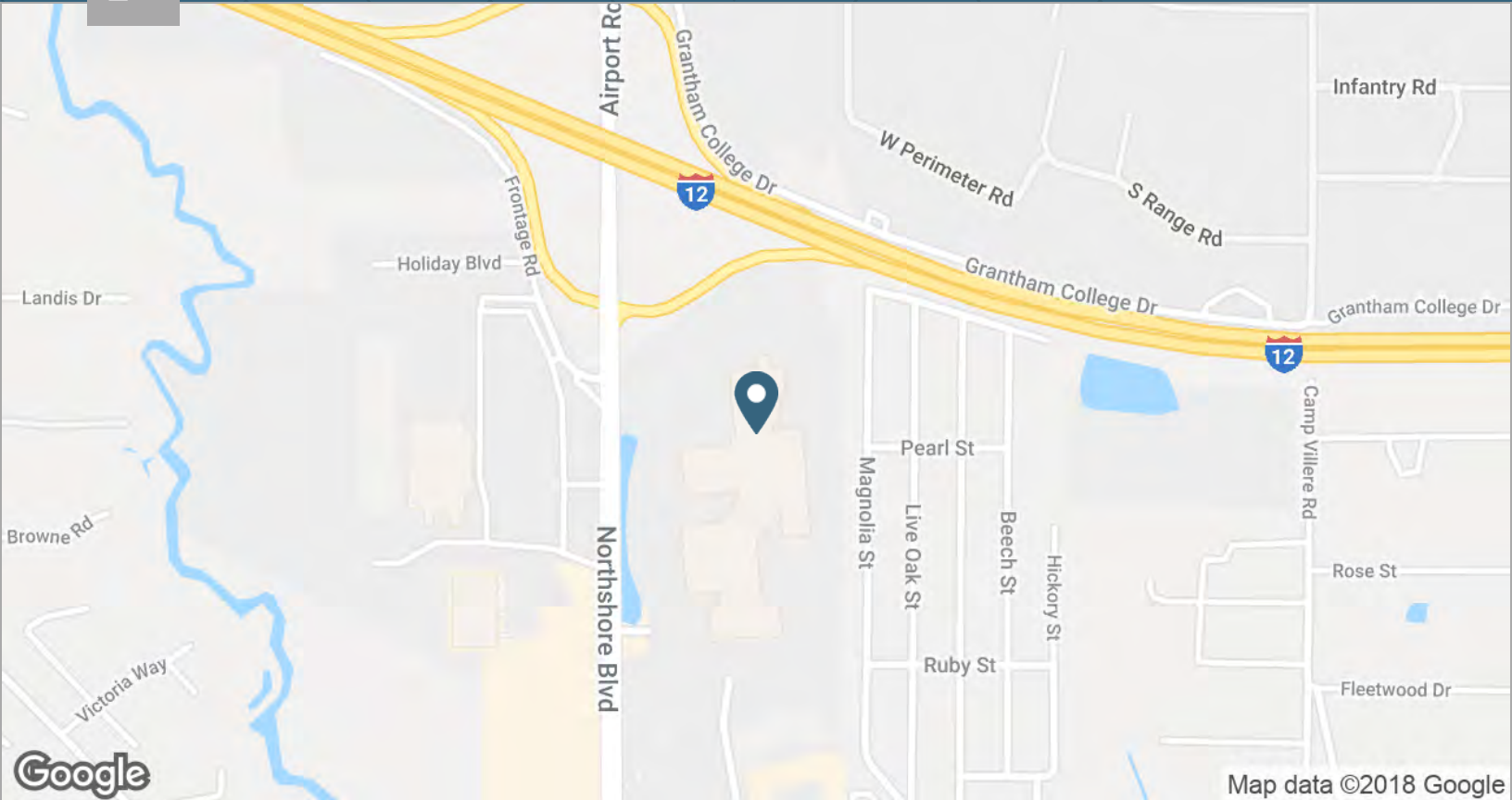
Traffic Counts

Interstate 12	65,121 VPD
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Year: 2015 | Source: LaDOTD

Former JCPenney Box Available

150 Northshore Blvd | Slidell, LA



Former JCPenney Box Available

150 Northshore Blvd | Slidell, LA



CATHERINES

ROSS
DRESS FOR LESS

TARGET

PETSMART

Academy

Comfort INN

LAQUINTA

Sam's CLUB

Walmart Supercenter

THE HOME DEPOT

North Shore Square Mall

Dillard's

HIBBETT SPORTS®

at home

The Village at North Shore

DOLLAR TREE

Marshalls

BED BATH & BEYOND

SALLY BEAUTY

JO-ANN

cricket wireless

Toys R Us

SITE

Walgreens

38,191 AADT '15

65,121 AADT '15

Former JCPenney Box Available

150 Northshore Blvd | Slidell, LA



Former JCPenney Box Available

150 Northshore Blvd | Slidell, LA



150 Northshore Blvd, Slidell, Louisiana, 70460 Rings: 1, 3, 5 mile radii

Prepared by Esri Latitude: 30.30581 Longitude: -89.82576

	1 mile	3 miles	5 miles
Population			
2000 Population	962	18,340	50,330
2010 Population	1,118	20,533	54,318
2018 Population	1,175	21,842	59,076
2023 Population	1,224	22,937	62,592
2000-2010 Annual Rate	1.51%	1.14%	0.77%
2010-2018 Annual Rate	0.60%	0.75%	1.02%
2018-2023 Annual Rate	0.82%	0.98%	1.16%
2018 Male Population	50.1%	49.4%	49.1%
2018 Female Population	49.9%	50.6%	50.9%
2018 Median Age	37.5	37.8	38.7
Households			
2000 Households	335	6,572	18,183
2010 Households	390	7,440	20,006
2018 Total Households	409	7,873	21,741
2023 Total Households	425	8,257	23,024
2000-2010 Annual Rate	1.53%	1.25%	0.96%
2010-2018 Annual Rate	0.58%	0.69%	1.01%
2018-2023 Annual Rate	0.77%	0.96%	1.15%
2018 Average Household Size	2.87	2.77	2.70
Housing Units			
2018 Total Housing Units	453	8,434	23,497
2018 Owner Occupied Housing Units	308	6,168	16,202
2018 Renter Occupied Housing Units	101	1,705	5,539
2018 Vacant Housing Units	44	561	1,756
Race and Ethnicity			
2018 White Alone	68.3%	64.2%	71.0%
2018 Black Alone	23.1%	27.0%	21.2%
2018 American Indian/Alaska Native Alone	0.6%	0.7%	0.7%
2018 Asian Alone	0.9%	1.2%	1.3%
2018 Pacific Islander Alone	0.2%	0.1%	0.1%
2018 Hispanic Origin (Any Race)	8.1%	7.1%	6.8%
Income			
2018 Median Household Income	\$44,466	\$50,362	\$50,792
2018 Average Household Income	\$61,008	\$66,654	\$66,971
Per Capita Income	\$21,638	\$24,176	\$24,989
2018 Population 25+ by Educational Attainment			
Total	792	14,811	40,675
High School Graduate	27.5%	21.5%	22.4%
GED/Alternative Credential	9.2%	8.4%	7.1%
Some College, No Degree	22.9%	27.3%	26.9%
Associate Degree	12.4%	7.7%	7.2%
Bachelor's Degree	6.2%	11.3%	13.8%
Graduate/Professional Degree	4.4%	6.8%	7.2%
Daytime Population			
2018 Total Daytime Population	3,994	18,341	57,653
Workers	3,355	6,025	24,486
Residents	639	12,316	33,167

Source: Esri, U.S. Census

October 09, 2018

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A license holder can represent a party in a real estate transaction.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SRS Real Estate Partners-Southwest, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	600324 License No.	mark.reeder@srsre.com Email	214-560-3200 Phone
Mark B. Reeder Designated Broker of Firm	318755 License No.	mark.reeder@srsre.com Email	214-560-3251 Phone
Mark B. Reeder Licensed Supervisor of Sales Agent/Associate	318755 License No.	mark.reeder@srsre.com Email	214-560-3251 Phone
Ryan Andrews Johnson Sales Agent/Associate's Name	525292 License No.	ryan.johnson@srsre.com Email	214-560-3285 Phone

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date