

North Shore Plaza

4000 Pontchartrain Dr Slidell, LA 70458

PROPERTY SUMMARY



Property Description

North Shore Plaza is a hard corner grocery anchored neighborhood center fronting 900 ft. of Pontchartrain Dr. The center is located within 2 miles of I-10 and hosts a strong variety of tenants including Cash Saver food outlet, Cross Gate fitness, Dollar Tree, Star Nails, Jelly Donuts, Statik Beauty Co, and Crescent City Roofing. Surrounding retail in the area include Walmart, McDonalds, Winn-Dixie, Ace Hardware, etc.

Property Features

- 6 retail spaces available for lease
- 2 outparcels available for sale or ground lease
- High visibility, easy access, and ample parking
- Nearby community: Salmen High School, Westchester Estates, Yester Oaks, Fritchie Park, Eden Isle, Oak Harbor Golf Club, Windsor Place, Abney Elementary, Etc.

Offering Summary

Lease Rate:	\$8.00 - 12.00 SF/yr
Lease Type:	NNN
Contiguous Space:	1,250 - 21,100 SF
Total Available:	48,200 SF

2 Outparcels Available

Ground Lease Rate:	\$20 SF/yr
Sale Price:	\$450,000
Total Available:	14,400 - 28,800 SF

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AVAILABLE SPACES



Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
4010	Available	9,100 SF	NNN	\$9.00 - 11.00 SF/yr	Can be combined with Unit 4015 for 21,100 SF total.
4015	Available	12,000 SF	NNN	\$8.00 - 10.00 SF/yr	Can be combined with Unit 4010 for 21,100 SF total.
4025	Available	10,500 SF	NNN	\$11.00 - 12.00 SF/yr	Can be split into 1 space with 6,750 SF and 3 spaces with 1,250 SF each.
4025-A	Available	1,250 SF	NNN	\$12.00 - 14.00 SF/yr	New vanilla shell space. Can be combined. See Unit 4025.
4037	Available	4,300 SF	NNN	\$11.00 - 12.00 SF/yr	Can be split into 1 space with 2,350 SF and 1 space with 1,950 SF.
4040	Available	6,200 SF	NNN	\$8.00 - 10.00 SF/yr	Can be oriented towards Spartan Dr. Can be combined with Unit 4042 for 12,300 SF total.
4042	Available	6,100 SF	NNN	\$8.00 - 10.00 SF/yr	Can be oriented towards Spartan Dr. Can be combined with Unit 4040 for 12,300 SF total.

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OUTPARCEL OFFERING DETAILS

Property Information

Sales Price:	\$450,000
Ground Lease Rate:	\$20 SF/yr
Property Type:	Land
Zoning:	C-4 Hwy Commercial
Available Lots:	2
Lot Size:	14,400 SF



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LOCATION MAP



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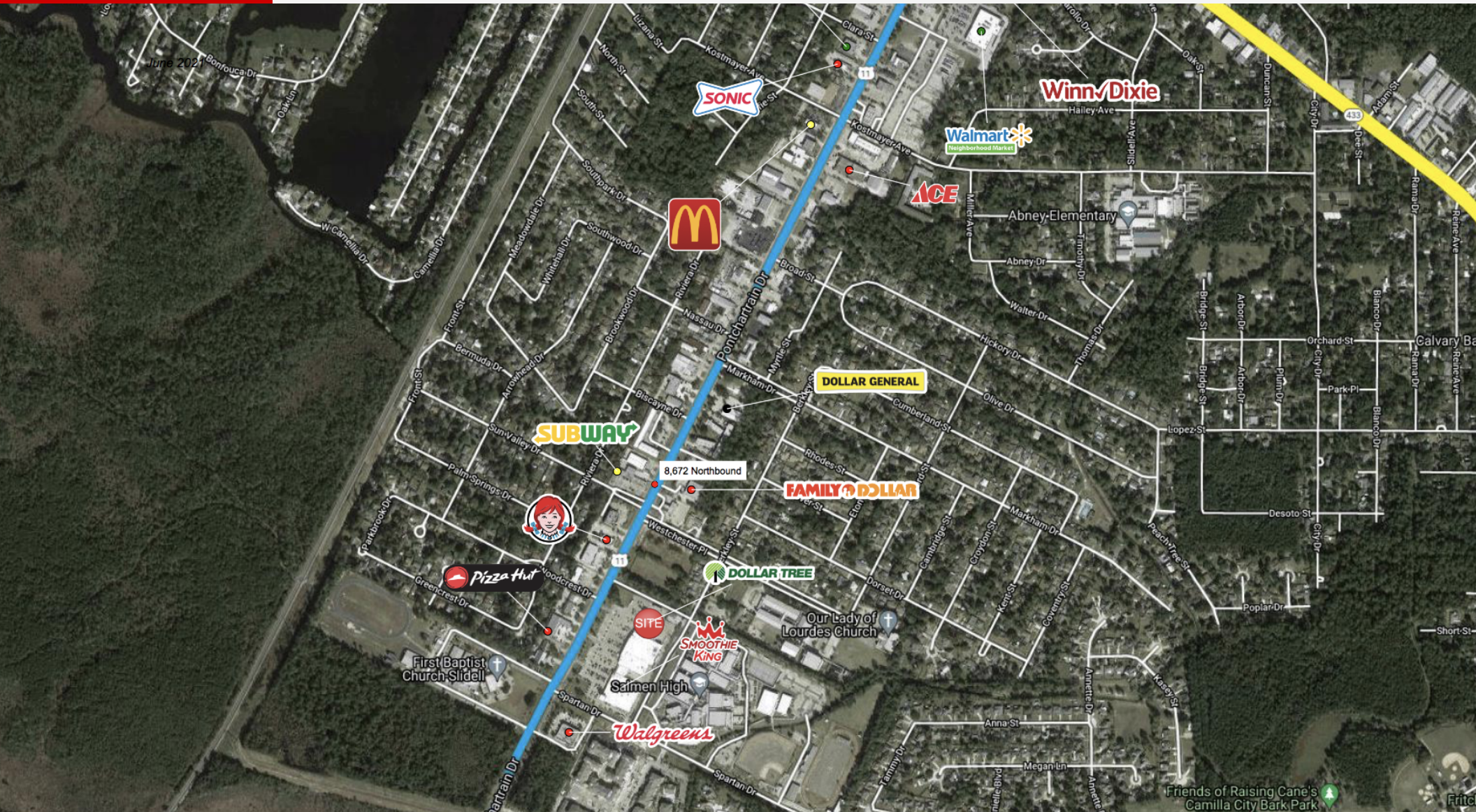
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SURROUNDING RETAIL



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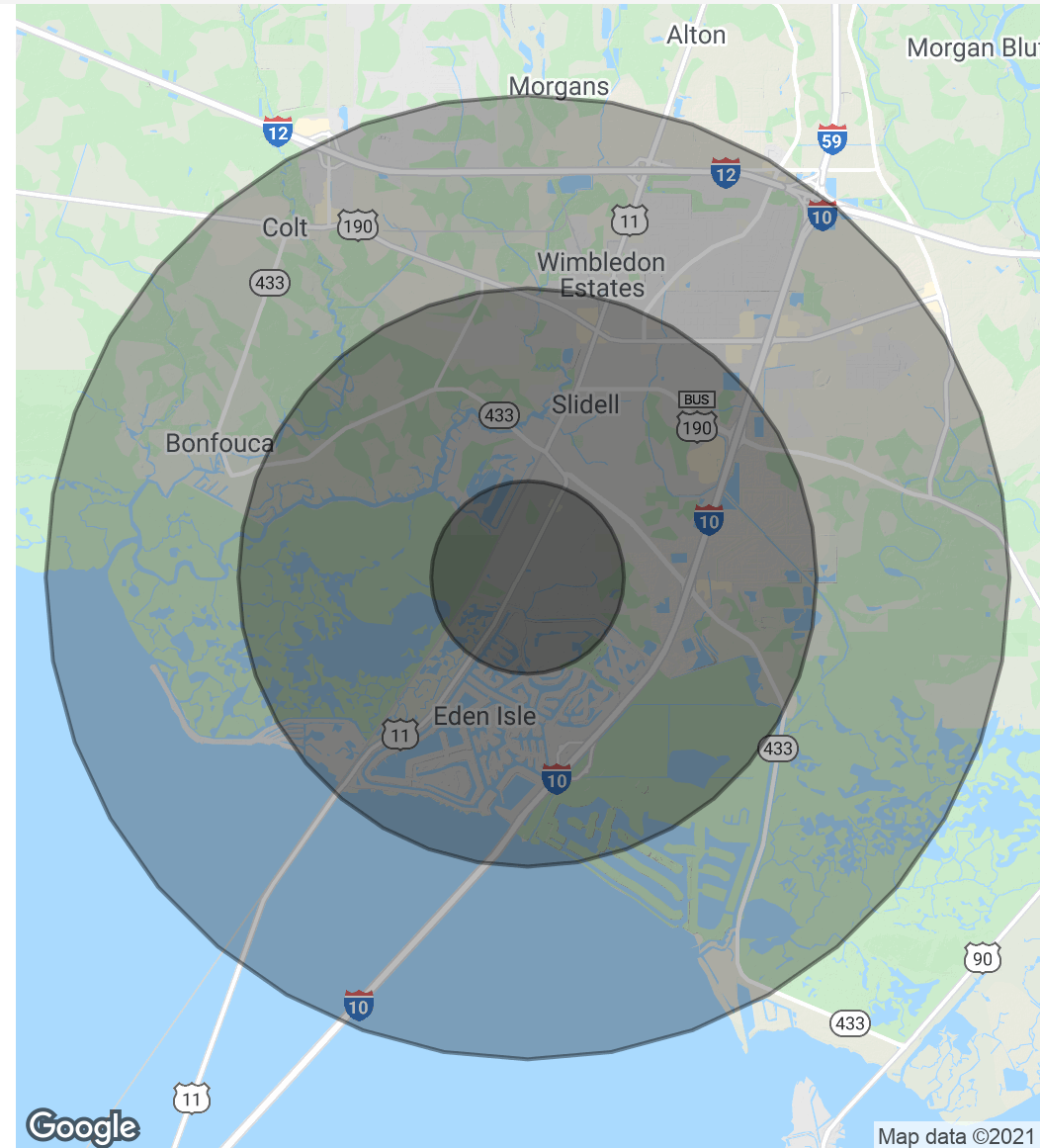
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	4,265	27,999	64,468
Average Age	35.3	37.7	37.9
Average Age (Male)	33.7	37.1	37.3
Average Age (Female)	35.4	38.0	38.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,609	10,583	23,772
# Of Persons Per HH	2.7	2.6	2.7
Average HH Income	\$63,484	\$67,386	\$67,322
Average House Value	\$219,970	\$235,177	\$209,949

** Demographic data derived from 2010 US Census*



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