

SUMMARY

RETAIL AERIAL

OVERALL SITE PLAN

BUILDING A PLAN

SUITE 1 PHOTOS

BUILDING C SUITE 6

PHOTOS

DEMOS

FOR LEASE

AVAILABLE

- Suite 1 - 3,561 SF
Former Martin Wine Cellar
- Suite 6 - 1,440 SF
Former Bēon
HVAC- 5-ton capacity, manufactured 2021

APPROXIMATE GLA

- 50,000 SF

DESCRIPTION

Conveniently located on Highway 190 in Mandeville, blocks from the Premier Centre, lies The Village Shopping Center. The cottage-style shopping center is family friendly and positioned in a high-traffic, high-visibility area. It features 16 retail spaces that include national and local boutiques, doctor's offices, and a full-service restaurant. The center also contains executive office suites on the second floor, above the former Martin Wine Cellar space. The property shares cross-access with Hotworx, Jos. A. Bank, Lilly Pulitzer, and Ochsner Urgent Care to the southeast and Genesis Health Club to the east.

The Mandeville community is the metro leader with an average household income over \$152,000. This strong retail corridor coupled with strong growth and high income levels translates into an excellent retail location.

TENANTS

- Genesis Health Club
- Newk's Eatery
- Talbots
- Milan Laser
- Chico's
- Evolve Coffee + Matcha
- Fluerty Girl
- Stella Dallas
- Sunglass Hut & more!

TRAFFIC COUNT (ADT 2026)

- On Highway 190: 24,745

NEARBY RETAILERS

- Hotworx, Jos. A. Bank, Lilly Pulitzer, and Ochsner Urgent Care
- Walgreens and CVS Pharmacy
- Premier Centre includes Target, Whole Foods Market, T.J.Maxx, HomeGoods, Barnes & Noble, Old Navy, Gap, LOFT, Banana Republic, Bath & Body Works, Buckle, and many more!
- Trader Joe's Opening Soon, Chick-fil-A, and Starbucks



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THE VILLAGE SHOPPING CENTER

SEC of Hwy. 190 and Meadowbrook Blvd., Mandeville, LA

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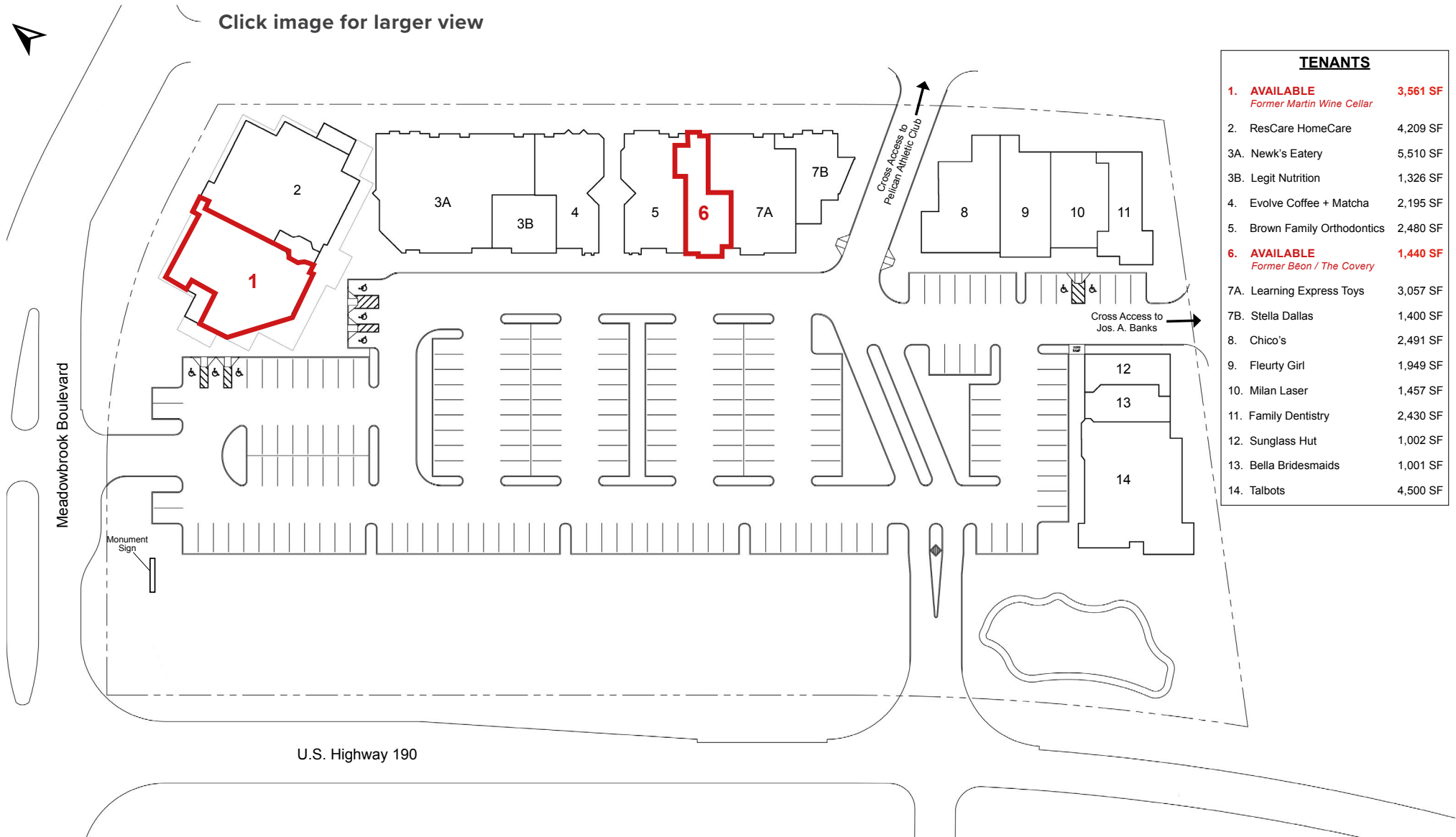
SUITE 1
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BUILDING C
SUITE 6

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DEMOS

Click image for larger view



TENANTS

1. AVAILABLE <i>Former Martin Wine Cellar</i>	3,561 SF
2. ResCare HomeCare	4,209 SF
3A. Newk's Eatery	5,510 SF
3B. Legit Nutrition	1,326 SF
4. Evolve Coffee + Matcha	2,195 SF
5. Brown Family Orthodontics	2,480 SF
6. AVAILABLE <i>Former B&N / The Covey</i>	1,440 SF
7A. Learning Express Toys	3,057 SF
7B. Stella Dallas	1,400 SF
8. Chico's	2,491 SF
9. Fleurty Girl	1,949 SF
10. Milan Laser	1,457 SF
11. Family Dentistry	2,430 SF
12. Sunglass Hut	1,002 SF
13. Bella Bridesmaids	1,001 SF
14. Talbots	4,500 SF

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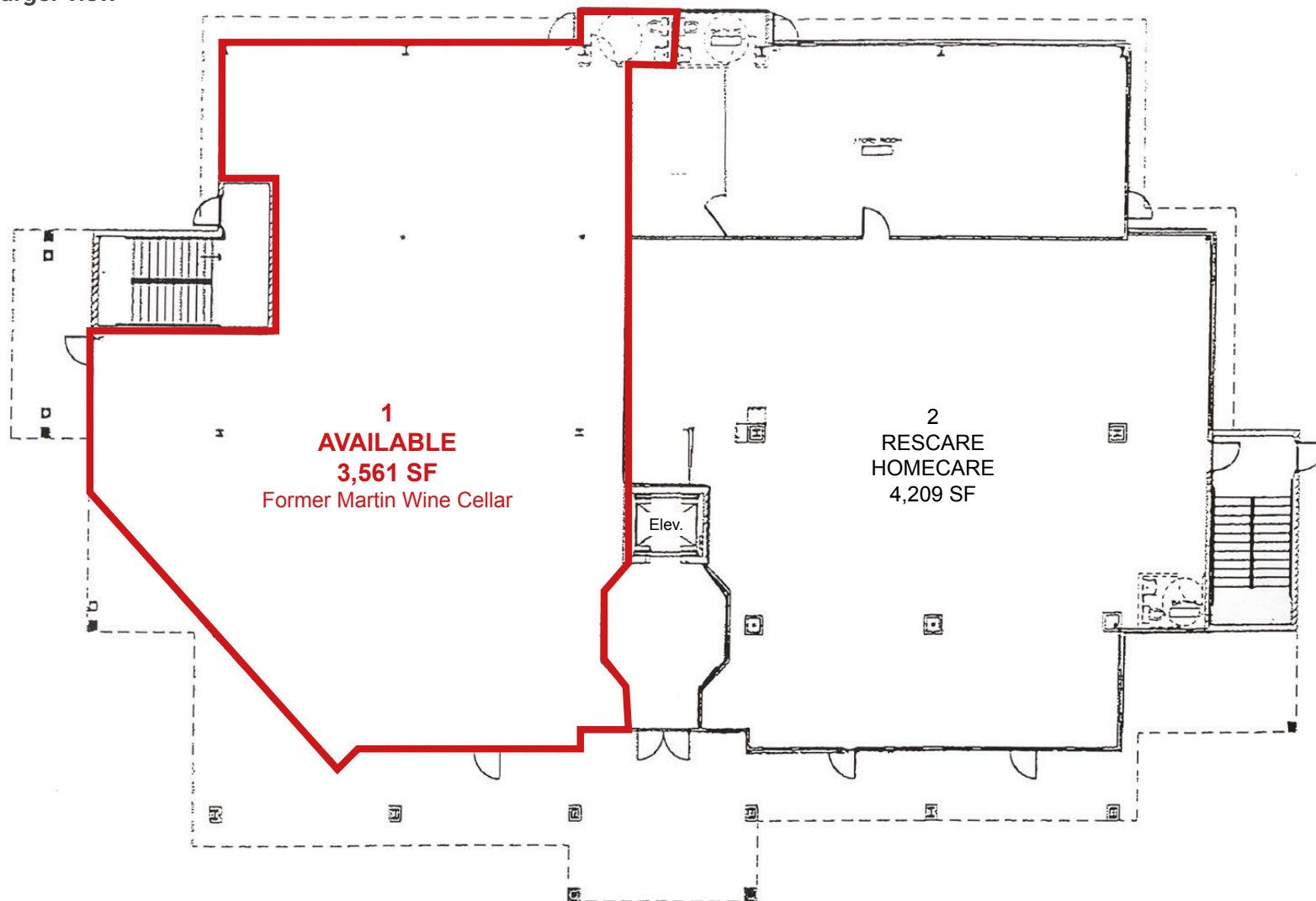
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SUITE 6

PHOTOS

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BUILDING A FLOOR PLAN

Click image for larger view



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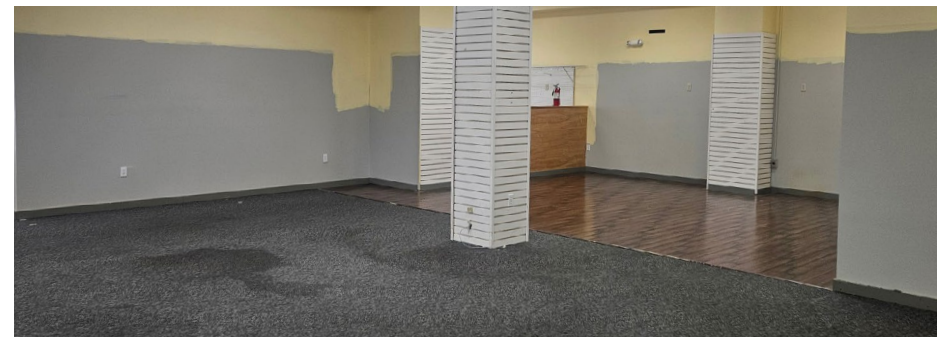
BUILDING C
SUITE 6

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PHOTOS OF SUITE 1 - 3,561 SF

Former Martin Wine Cellar - Shelving to be removed



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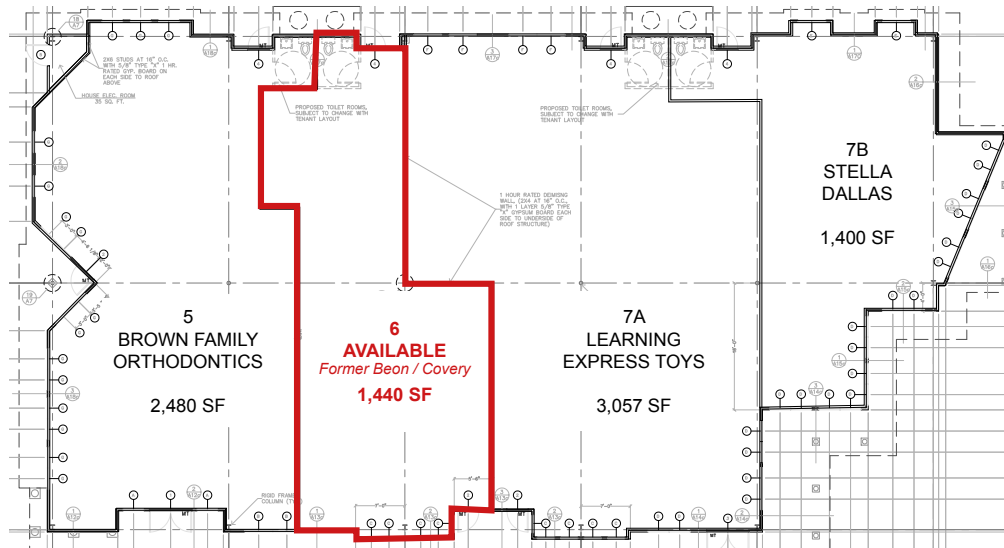
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BUILDING C FLOOR PLAN

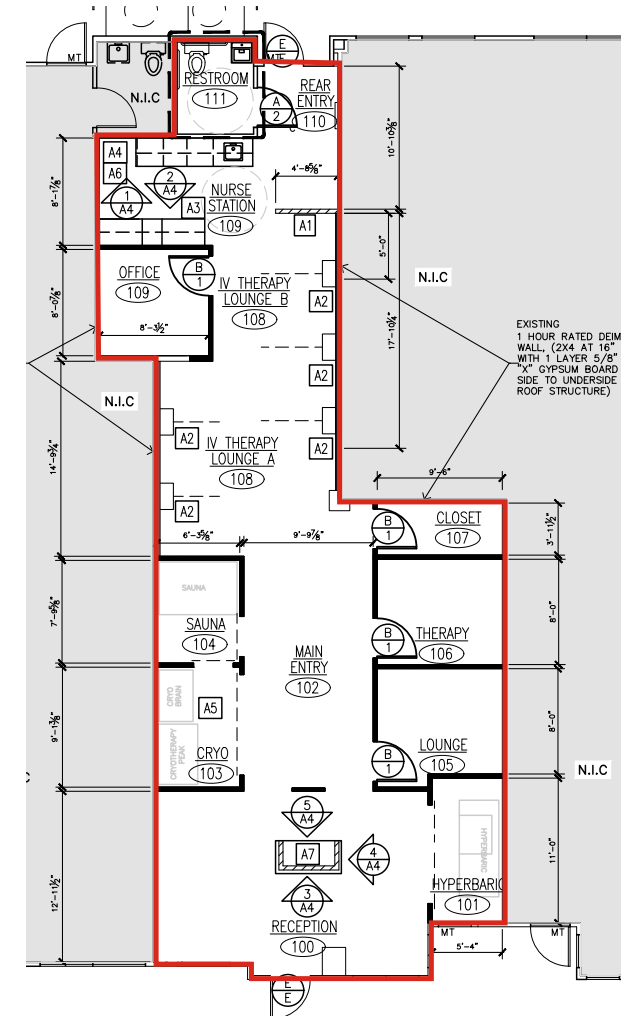
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SUITE 6 LOD PLAN

Click image for larger view

HVAC- 5-ton capacity, manufactured 2021



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Member of
RETAIL BROKERS NETWORK

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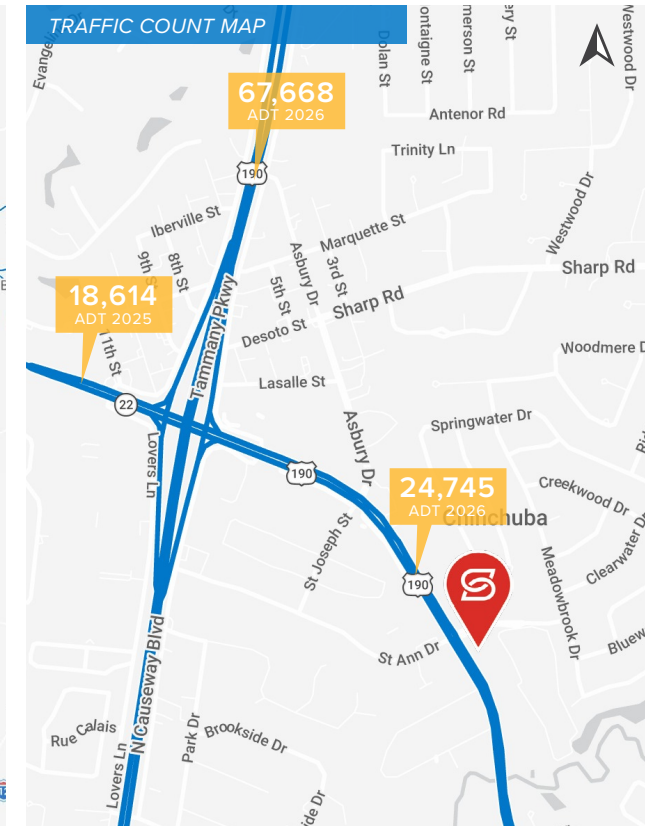
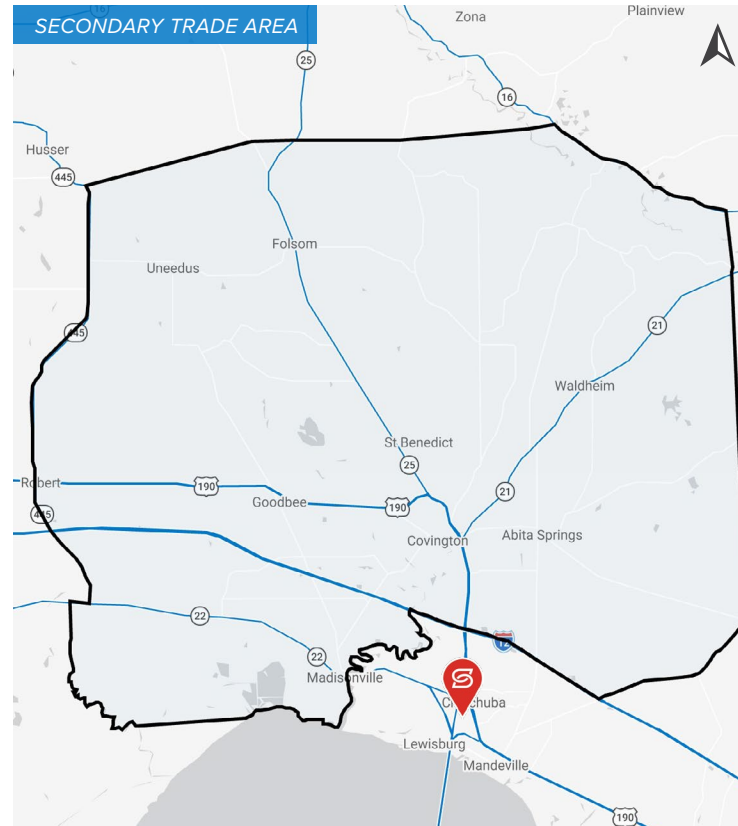
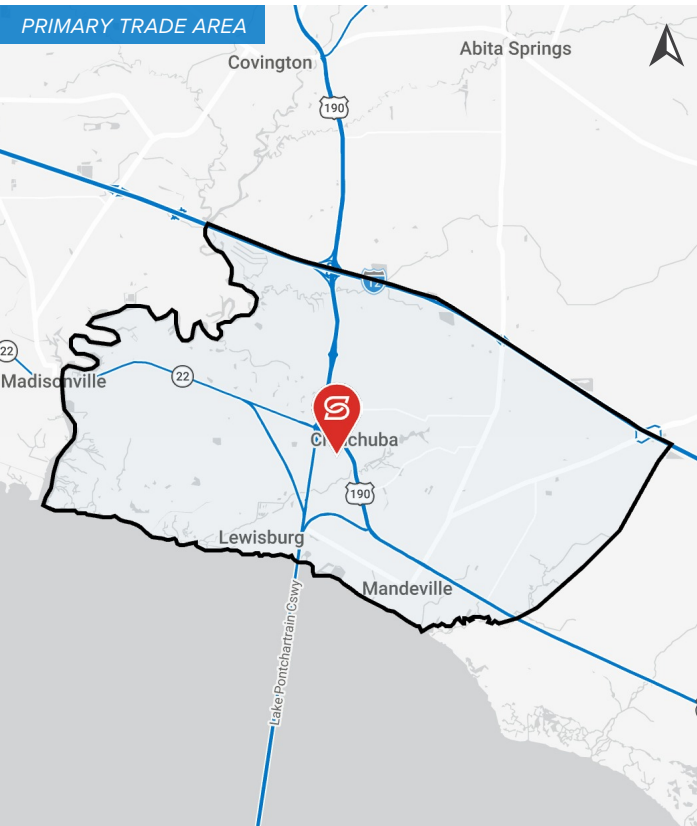
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2026 DEMOGRAPHICS



POPULATION

**PRIMARY
TRADE AREA**

52,250

**SECONDARY
TRADE AREA**

114,227



AVG. HH INCOME

**PRIMARY
TRADE AREA**

\$152,450

**SECONDARY
TRADE AREA**

\$122,578



HOUSEHOLDS

**PRIMARY
TRADE AREA**

20,280

**SECONDARY
TRADE AREA**

45,190