

The Shops

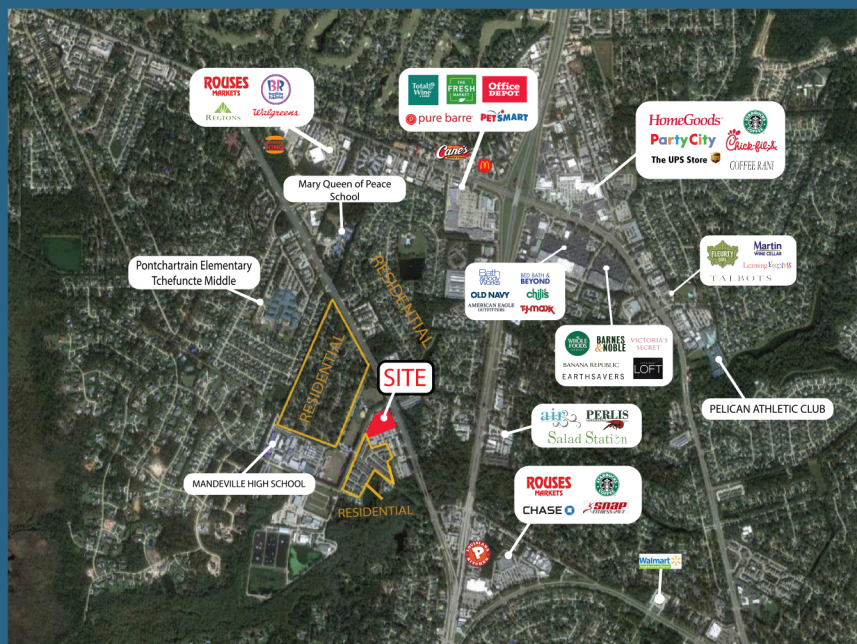
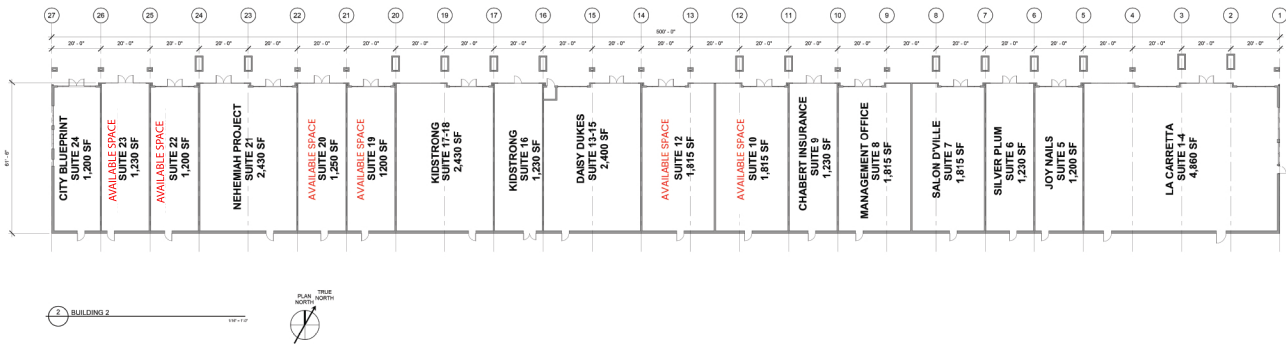
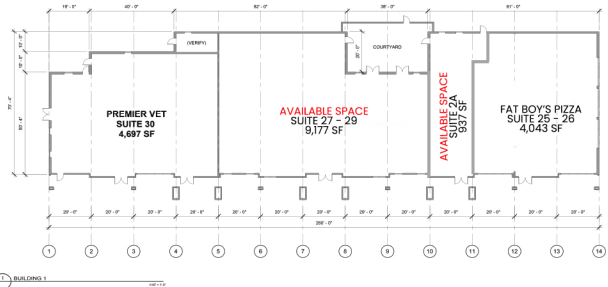
at 1200 WEST



www.shop1200west.com

The Shops

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PROPERTY HIGHLIGHTS

- LOCATION**
1200 W. CAUSEWAY APPROACH
MANDEVILLE, LA 70471
- TRAFFIC COUNT**
13, 630 ADT
- ASKING RATE:**
MARKET VALUE
- ZONING**
B-2
- PARKING**
APPROX 220 SPACES
- TOTAL SIZE**
BUILDING (GLA): 47,437 SF
LAND: 3.5 ACRES
- @shop1200west
- THE SHOPS AT 1200 WEST

PROPERTY DESCRIPTION

The Shops at 1200 West is located along West Causeway Approach in Mandeville. The center is anchored by La Caretta Mexican Restaurant & Fat Boy's Pizza (Opening July 2022), and home to numerous other local and regional tenants. The center offers two access points from West Causeway Approach, ample parking, great signage and is surrounded by several schools and strong residential communities. The property was acquired by Richards Collection Properties in early 2021 and has made substantial improvements since.

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DRIVE TIME	TOTAL POPULATION	DAYTIME POPULATION	TOTAL # HOUSEHOLDS	AVERAGE HH INCOME
5 MINUTES	12,093	15,986	4,994	\$114,243
10 MINUTES	47,451	52,853	18,267	\$119,460
15 MINUTES	82,451	90,034	30,993	\$113,043