

## FOR LEASE

### PROPERTY SUMMARY

This 2-story building has excellent visibility with signage available on North Causeway Blvd! The 1st floor was formerly a Hancock Whitney Bank branch location. It has 6,417 SF with 12ft ceilings, white marble floors, a beautiful chandelier, extensive wood molding, a kitchen and a bank vault.

The 6 offices have floor to ceiling wood and glass doors on all sides and above. The 2nd floor has 10ft ceilings and is excellent for many different types of uses. It has 23 small offices, a large open area, and is in move-in condition.

### AVAILABLE

- 1st Floor: 6,417 SF | \$20 PSF
- 2nd Floor: 5,018 SF | \$18 PSF

### ZONING

- OR

### BUILDING

- Two Stories
- Year built: 1995

### TRAFFIC COUNT (ADT 2020)

- On N. Causeway Blvd: 61,274

### 2021 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	6,190	37,562	64,189
Avg. HH Income	\$109,539	\$115,336	\$109,775



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