

SUMMARY

PROPERTY LAYOUT

PHOTOS

RETAIL MAP

DEMOGRAPHICS

FOR LEASE

PROPERTY DESCRIPTION

This ±1,600 SF in-line retail space offers an efficient and highly functional layout ideally suited for a variety of retail, service, medical, or technology-oriented users. Located along the highly desirable Highway 21 corridor on the Northshore, the property benefits from excellent visibility, strong traffic counts, and co-tenancy with established national retailers.

The space features an open and inviting customer showroom/reception area with 11-foot ceilings, creating a bright and spacious environment for customer engagement and product displays. Immediately adjacent is a private consultation or transaction office featuring a pass-through service window, ideal for customer interactions while maintaining operational efficiency. The central portion of the suite includes a flexible workroom that can accommodate intake operations, client consultations, or additional workspace depending on the user's needs.

Additional improvements include a dedicated storage room, a private restroom, and a rear operations room that is well-suited for inventory management, employee workspace, or back-office functions. The suite is fully sprinklered and equipped with a security alarm system, offering a turnkey solution for many retail and service-based concepts.

Situated within a premier retail center alongside Five Guys, Great American Cookies, and Sleep Number, the property enjoys excellent synergy with neighboring tenants and benefits from ample on-site parking for customers and employees. Highway 21 remains one of the Northshore's most sought-after commercial corridors, home to numerous national brands and experiencing continued retail and commercial growth.

PROPERTY DETAILS

- ±1,600 SF in-line retail space
- Zoned HC-2
- 11-foot ceiling heights throughout
- Open customer showroom/reception area
- Private consultation/transaction office with pass-through window
- Flexible operations/workroom
- Dedicated storage room
- Private restroom
- Rear back-of-house operations area
- Fully sprinklered
- Security alarm system in place
- Ample on-site parking
- Excellent frontage and visibility along Highway 21
- Co-tenancy with established national retailers
- Located within one of the Northshore's premier retail corridors
- Suitable for retail, service, medical, and specialty commercial users

LEASE DETAILS

- 1,600 SF
- \$42.00 PSF + NNN



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The vacant space is 1,600 SF which is roughly 17.8% of the building.



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PRIME HWY 21 RETAIL

70415 Hwy 21, Covington, LA 70433

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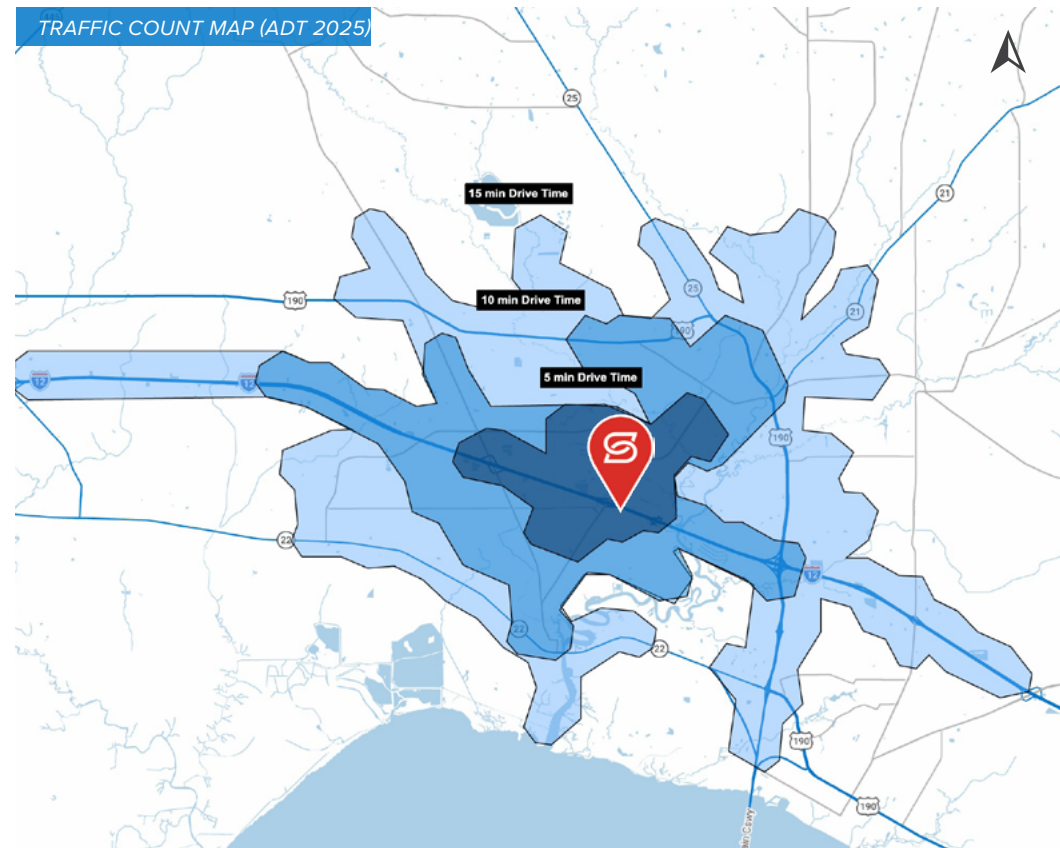
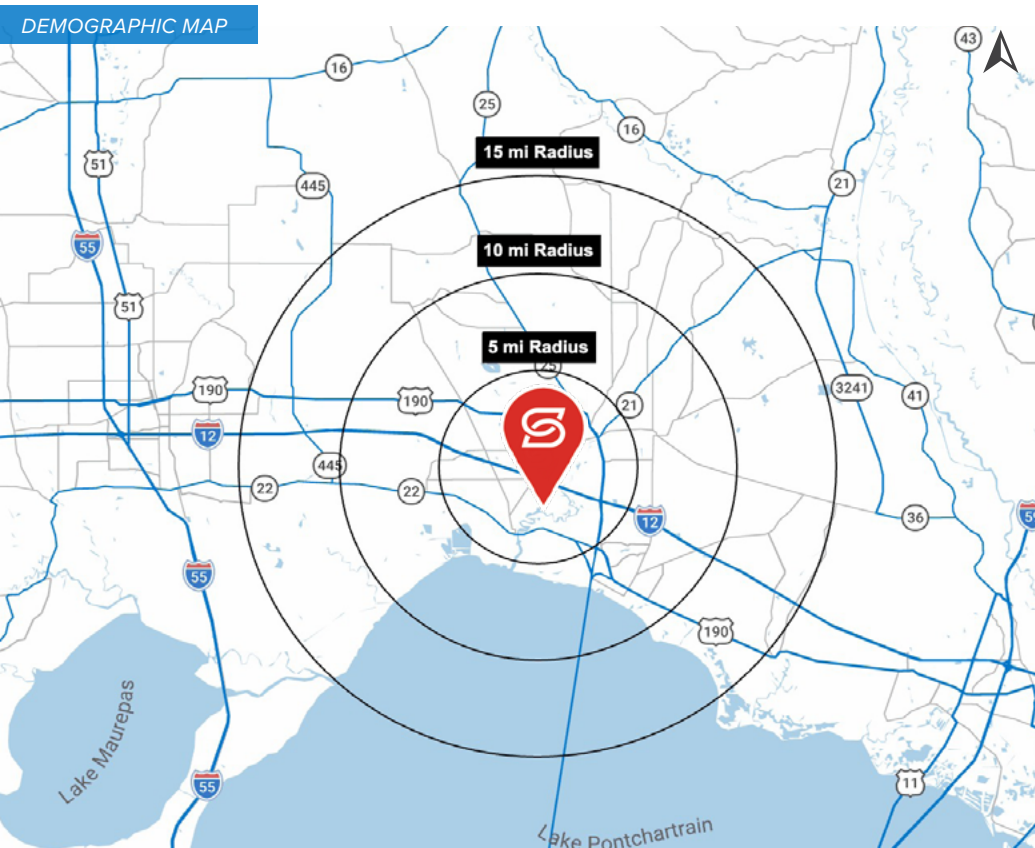
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2025 DEMOGRAPHICS



POPULATION

5 MI	10 MI	15 MI
77,004	146,252	176,353



AVG. HH INCOME

5 MI	10 MI	15 MI
\$134,844	\$136,439	\$130,063



HOUSEHOLDS

5 MI	10 MI	15 MI
31,123	57,558	69,350