



FOR LEASE

Square 1907

211 S TYLER ST, COVINGTON, LA 70433



PROPERTY ONE

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PROPERTY DESCRIPTION

Discover the perfect space for your business at 211 S Tyler St, Covington, LA, 70433. This exceptional property for lease offers versatile floor plans ideal for retail, office, or service-oriented businesses. With convenient parking (102 parking places), high visibility, and a prime location, your business will want to be in this dynamic commercial space. Enjoy modern amenities and an inviting environment that is sure to impress customers and employees alike. Don't miss out on this opportunity to elevate your business in a prime Covington location.

Approximately 20,000 square foot building in shell space condition. Located in downtown Covington business area that transitions into S Tyler (Hwy 21) medical corridor. The building has two stories with elevator. The facility layout works well for medical use, professional office and retail. There is a possibility of having a 2900 square foot restaurant located in the building.
Common Area Factor (CAF) 13.5

Base rental rate \$28 per square foot plus NNN of \$6.00 per square foot. Tenant to pay their own utilities and janitorial.

Schedule a tour today and unlock the potential of 211 S Tyler St!

One of the licensed real estate agents is owner.

OFFERING SUMMARY

Lease Rate:	\$28 SF/yr (NNN)
Available SF:	20,000 SF
Lot Size:	90,144 SF
Building Size:	20,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	260	833	2,581
Total Population	602	1,918	6,190
Average HH Income	\$96,640	\$95,325	\$89,758

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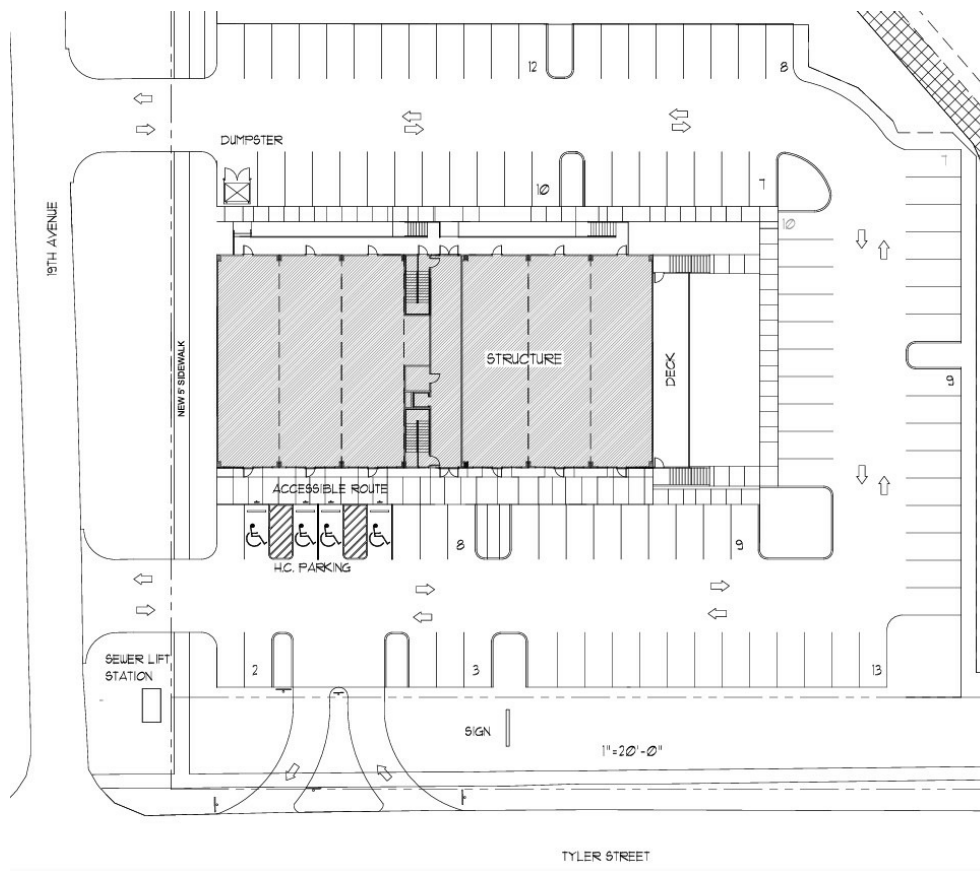


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LEASE INFORMATION

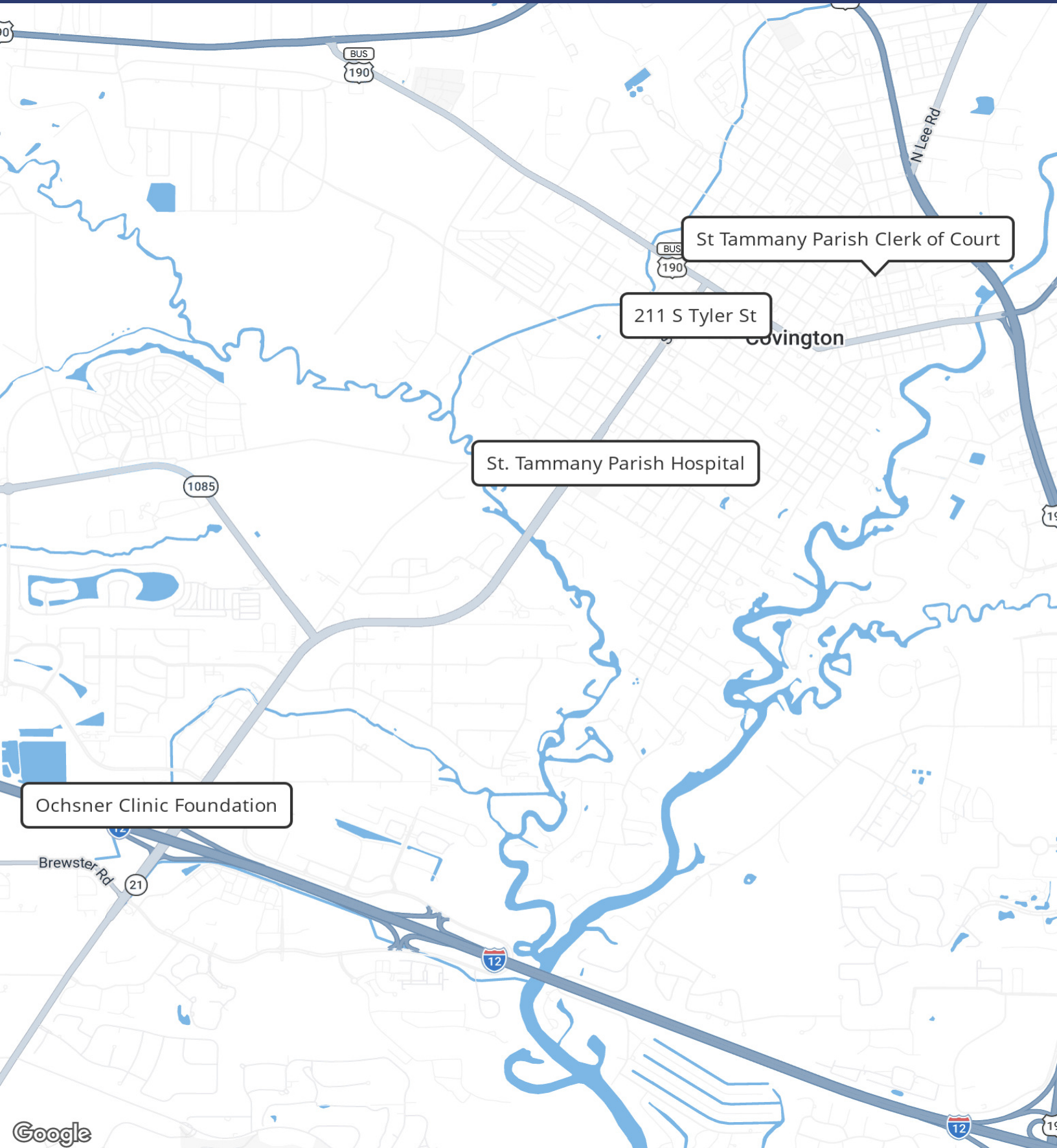
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	20,000 SF	Lease Rate:	\$28 SF/yr

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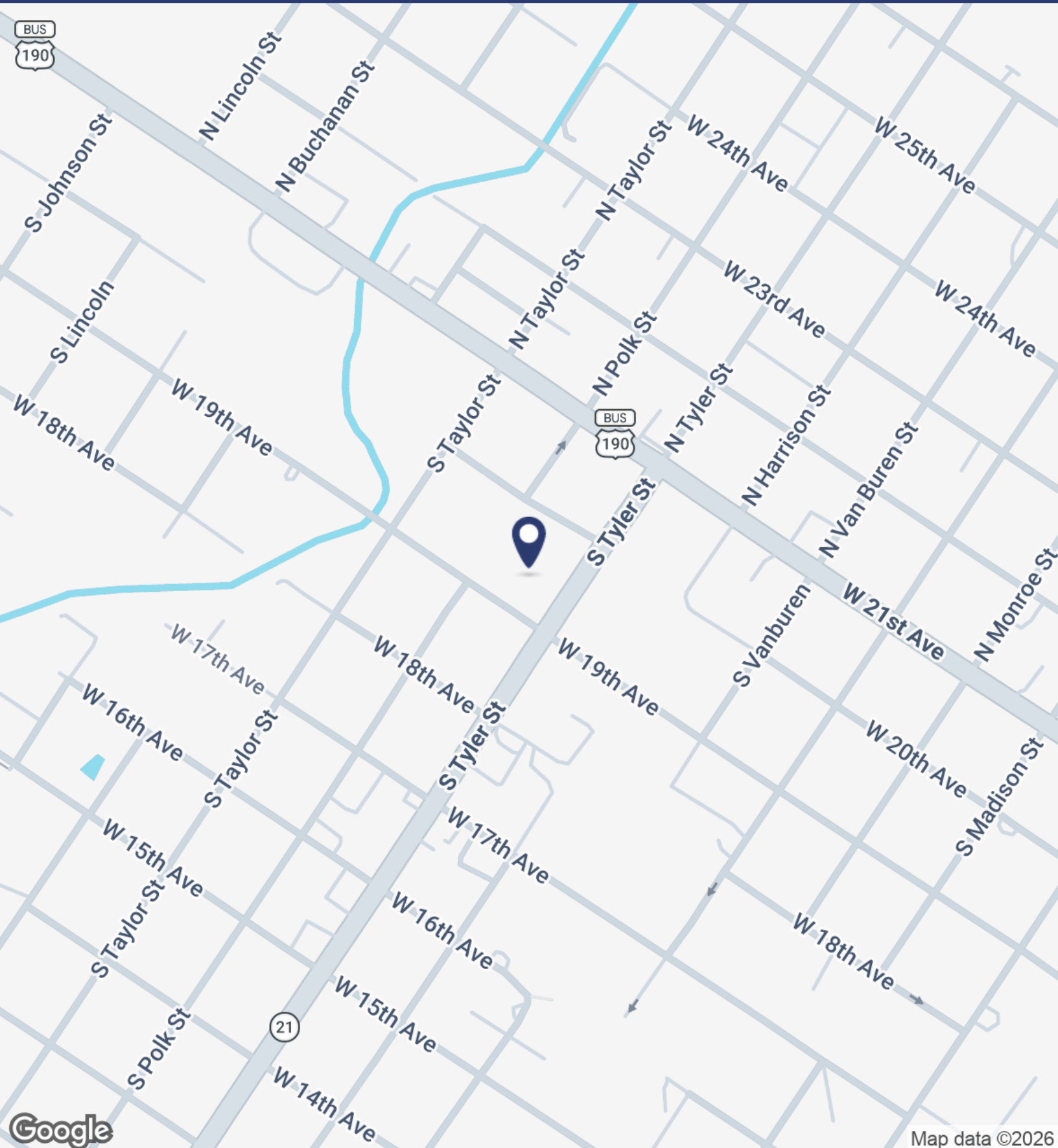


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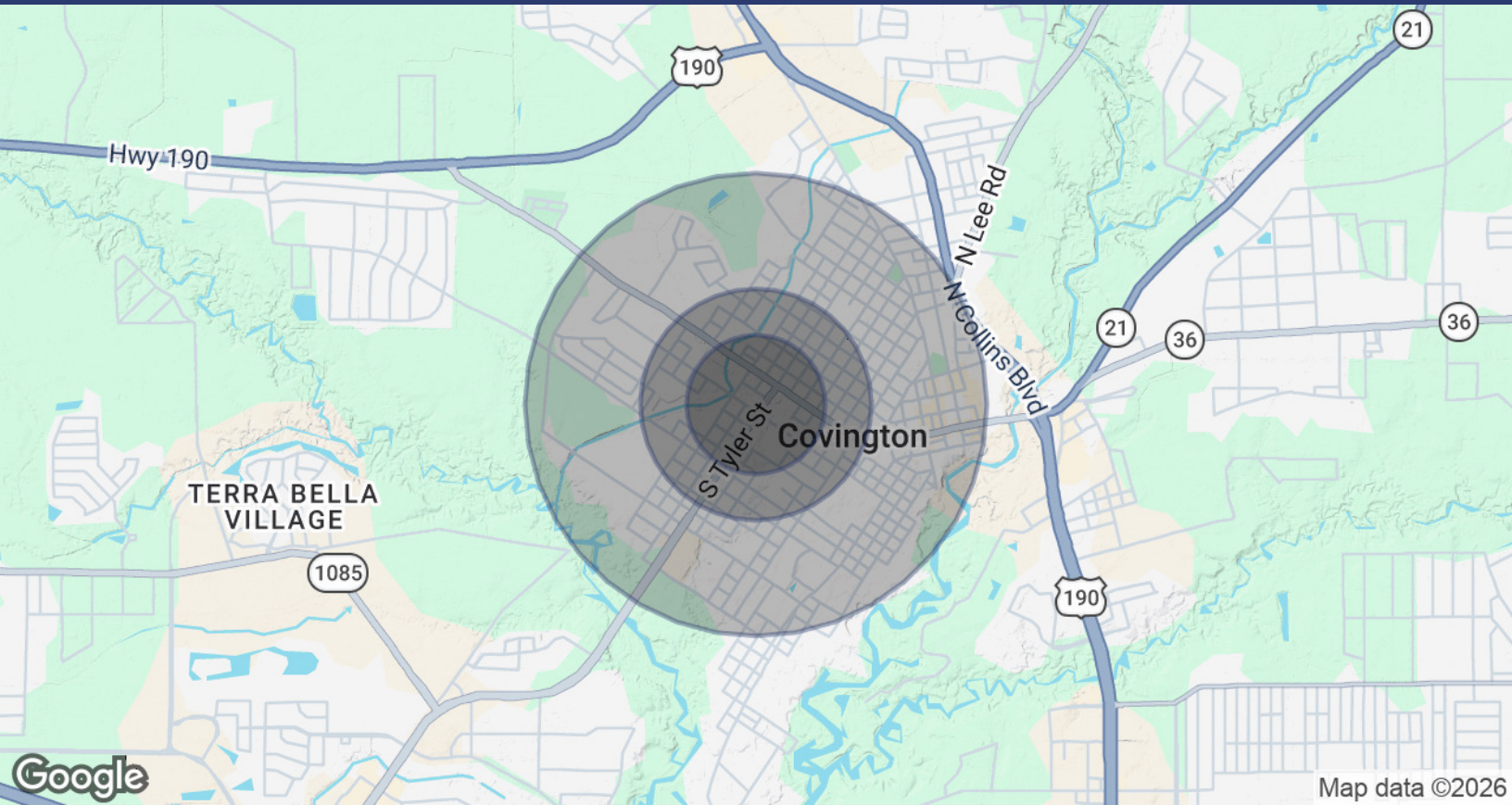
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	602	1,918	6,190
Average Age	43	43	42
Average Age (Male)	41	41	41
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	260	833	2,581
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$96,640	\$95,325	\$89,758
Average House Value	\$468,705	\$483,917	\$463,692

2020 American Community Survey (ACS)

PRESENTED BY

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