



FOR LEASE

Retail Space for Lease

73015 HWY 25 , COVINGTON, LA 70435

MIKE D'AMICO

Property One Commercial Agent
504.681.3400
mike.damico@propertyone.com



PROPERTY ONE

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RETAIL SPACE FOR LEASE 73015 HWY 25 , COVINGTON, LA 70435



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PROPERTY DESCRIPTION

Prime retail/medical space available in a rapidly developing area of Covington, LA. The center is located in the northwest quadrant of Ronald Reagan Hwy and Hwy 25, surrounded by multiple residential subdivisions, apartment communities, and national retailers including CVS, Walgreens, Winn-Dixie, and McDonald's.

Suite A +/-2000 square feet of medical space

Suite E +/-1459 square feet, previously used as tea and smoothie and before that hair salon

Current tenants in the center include Urgent Care, Dominos, Title Authority, Subway, and PJ's Coffee.

PROPERTY HIGHLIGHTS

- 12,000 SF retail center
- Suites available ranging from 1,459 SF to 2,000 SF
- NNN charges included in rent; tenants pay utilities
- Built-out medical suite adjacent to Urgent Care
- High-traffic intersection with established and growing tenant mix

OFFERING SUMMARY

Lease Rate:	\$14.50 - 19 SF/yr (MG; NNN)
Available SF:	1,459 - 2,000 SF
Building Size:	12,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	470	12,021	40,000
Total Population	1,497	32,376	106,950
Average HH Income	\$55,420	\$78,938	\$87,660

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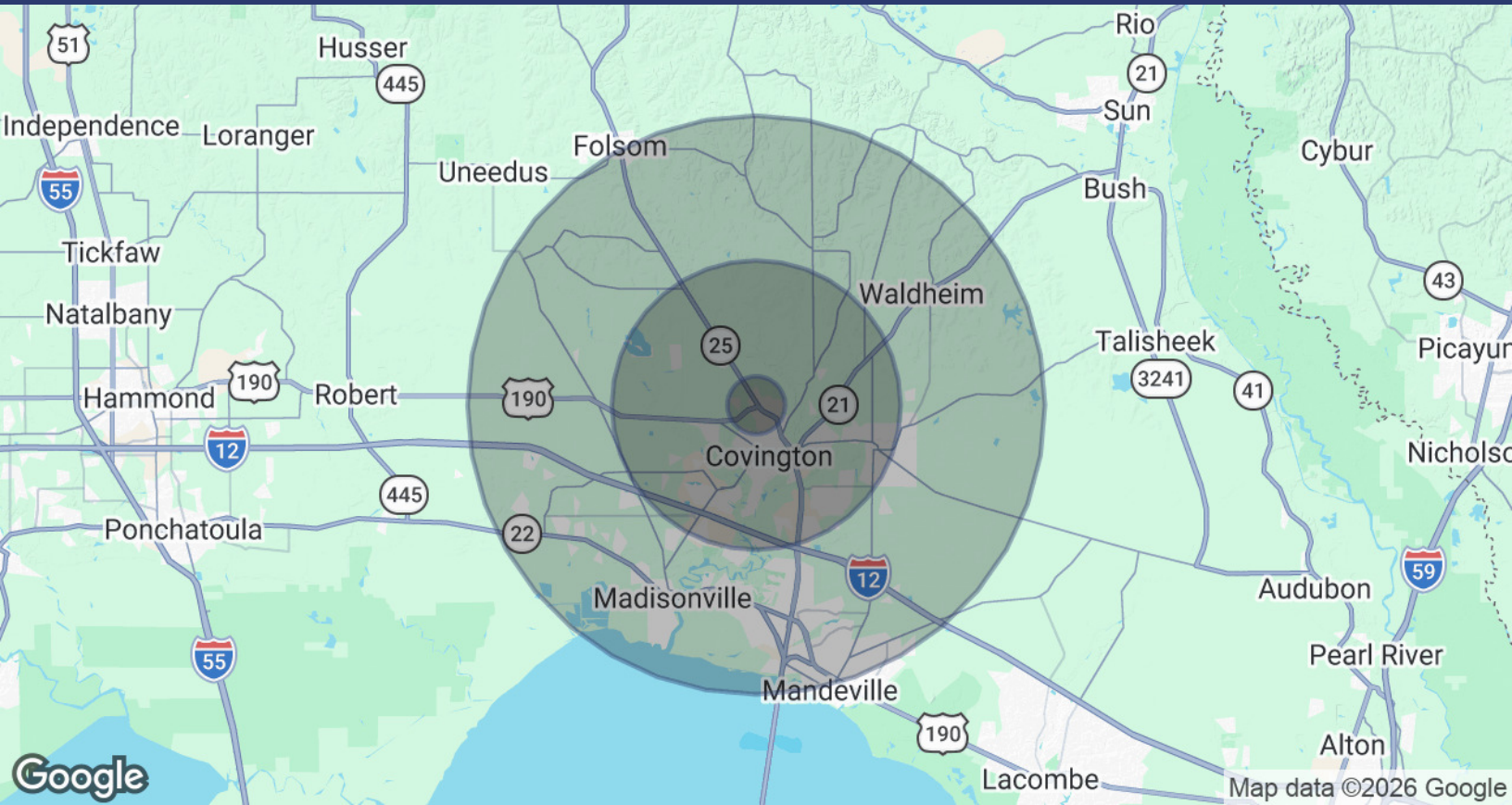


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,497	32,376	106,950
Average Age	36.1	38.4	39.6
Average Age (Male)	34.1	37.4	38.0
Average Age (Female)	41.9	40.6	41.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	470	12,021	40,000
# of Persons per HH	3.2	2.7	2.7
Average HH Income	\$55,420	\$78,938	\$87,660
Average House Value		\$312,060	\$311,256

2020 American Community Survey (ACS)

PRESENTED BY

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LA #72272

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