

SUMMARY

SITE PLAN

AREA MAP

DEMOGRAPHICS

FOR LEASE

AVAILABLE

- Suite B: 1800SF/ \$20-\$24PSF + NNN
- Suite F: 1400SF/ \$20-\$24PSF + NNN
- Suite K: 1,000SF/ \$20-\$24PSF + NNN

PROPERTY DESCRIPTION

Retail/restaurant opportunity located along the highly traveled corridor of Highway 59 in Covington. The property features a well-positioned multi-tenant retail center with excellent access and visibility in a strong commercial area surrounded by established businesses and residential neighborhoods.

The center includes approximately $\pm 20,000$ square feet of retail space and offers a diverse tenant mix including restaurant, dessert, personal service, and retail uses. The site provides ample surface parking with an estimated parking ratio, allowing for convenient customer access and circulation.

Situated just off the intersection of Highway 59 and Girod Street, the property benefits from strong daily traffic counts and easy connectivity to surrounding commercial corridors and nearby residential communities. The location is ideal for retail or service-oriented tenants seeking visibility and accessibility within the growing Covington market

PROPERTY HIGHLIGHTS

- High visibility along Hwy 59
- Strong surrounding demographics and nearby residential growth
- Established retail/restaurant co-tenancy
- Ample on-site parking
- Convenient access and circulation



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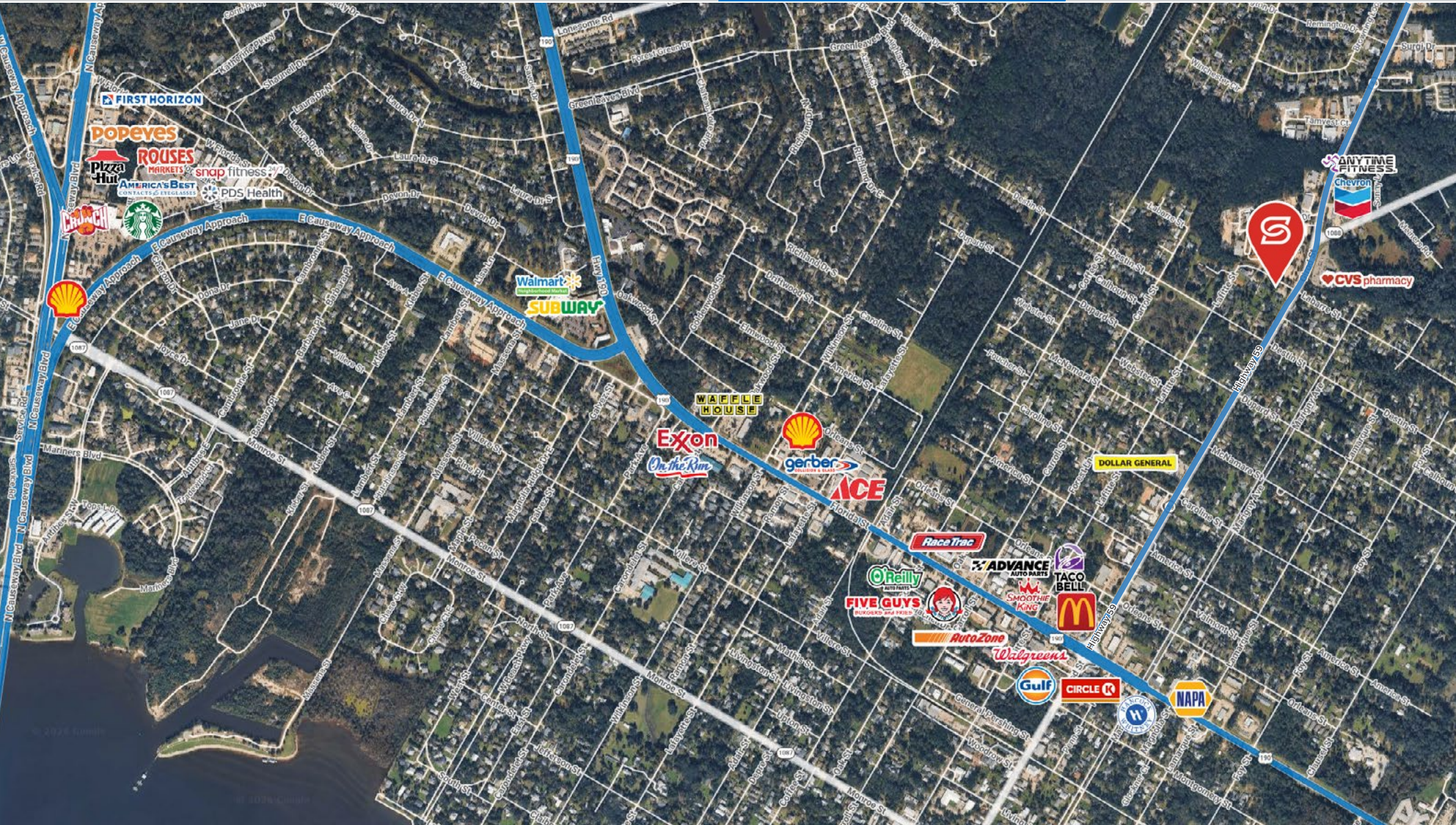


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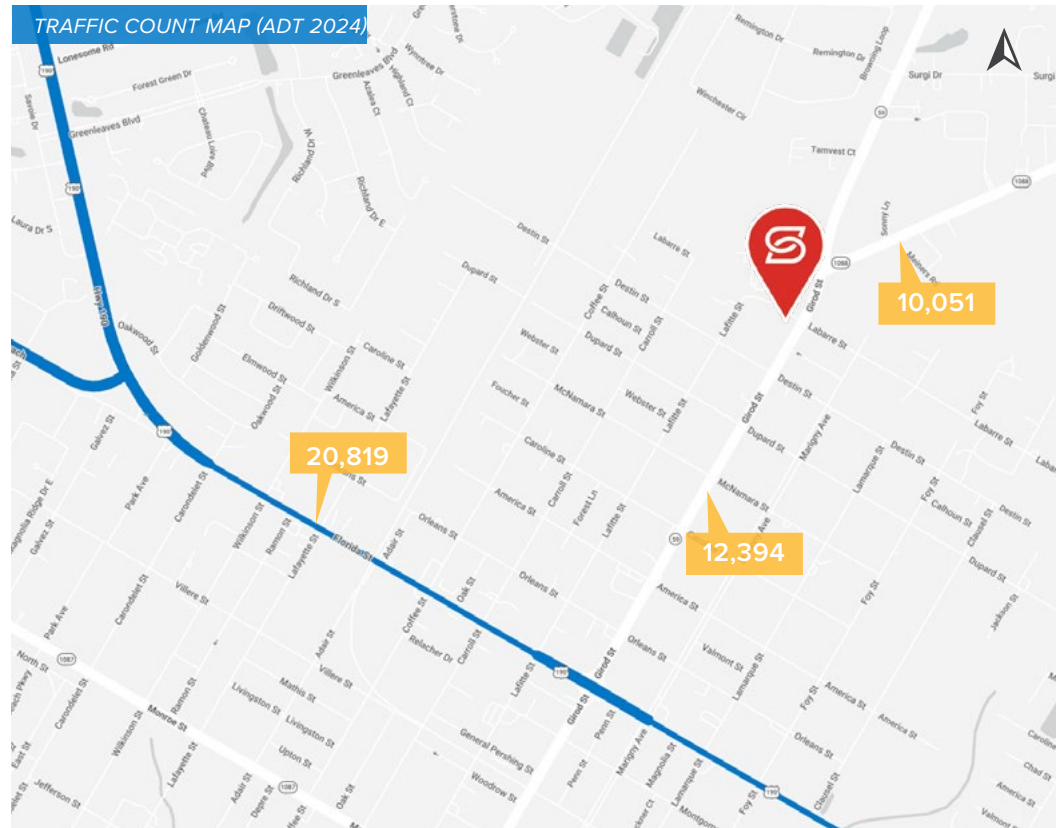
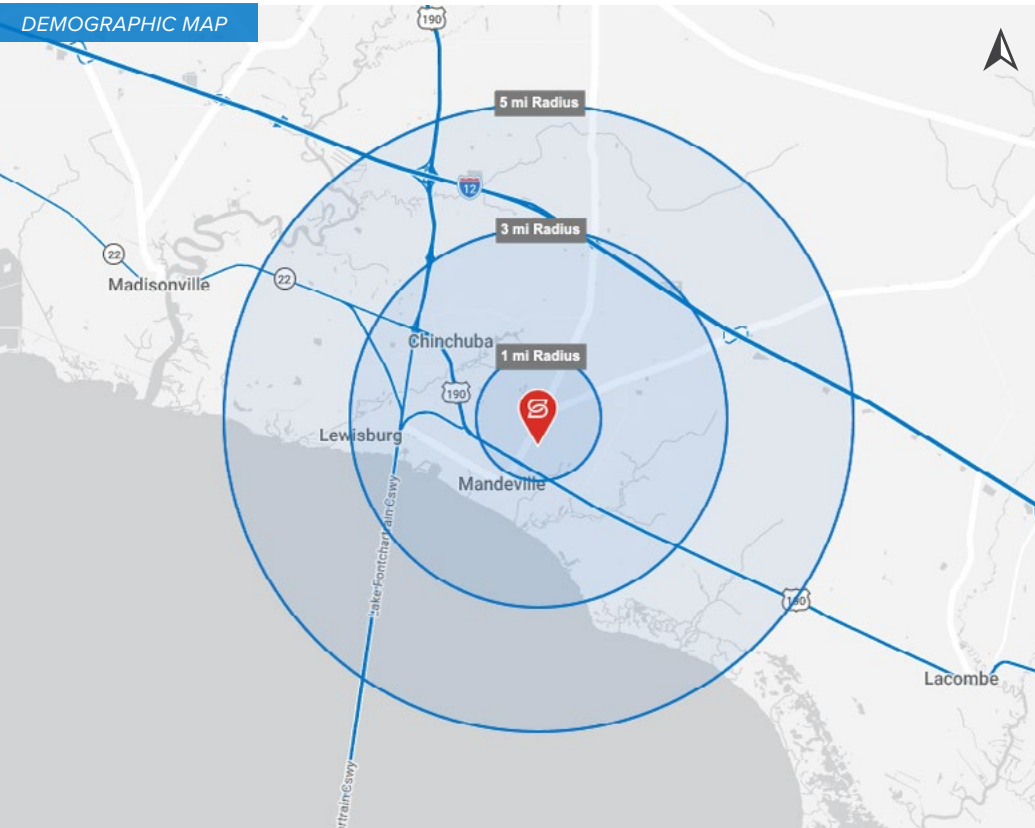


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2025 DEMOGRAPHICS

POPULATION

1 MI	3 MI	5 MI
7,979	36,980	57,064

AVG. HH INCOME

1 MI	3 MI	5 MI
\$131,071	\$139,649	\$137,261

HOUSEHOLDS

1 MI	3 MI	5 MI
3,050	14,204	22,213