stirling

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1680 LA-59

Mandeville, LA

FOR LEASE

AVAILABLE

- Suite B: 1800SF/ $20-$24PSF + NNN
- Suite F: 1400SF/ $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 ±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





Information provided has been derived from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all info and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 10/26

Member of RETAIL BROKERS NETWORK

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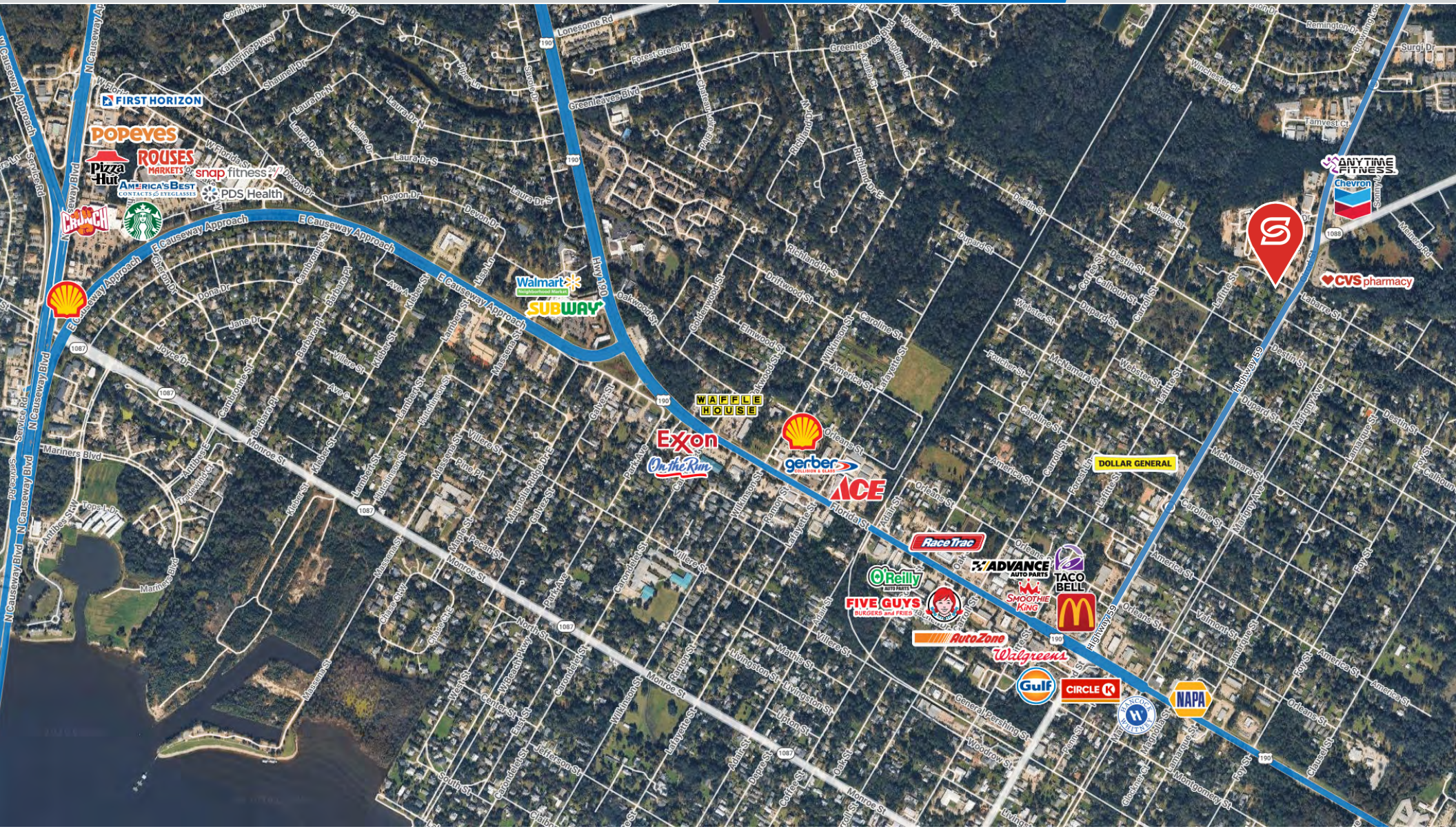

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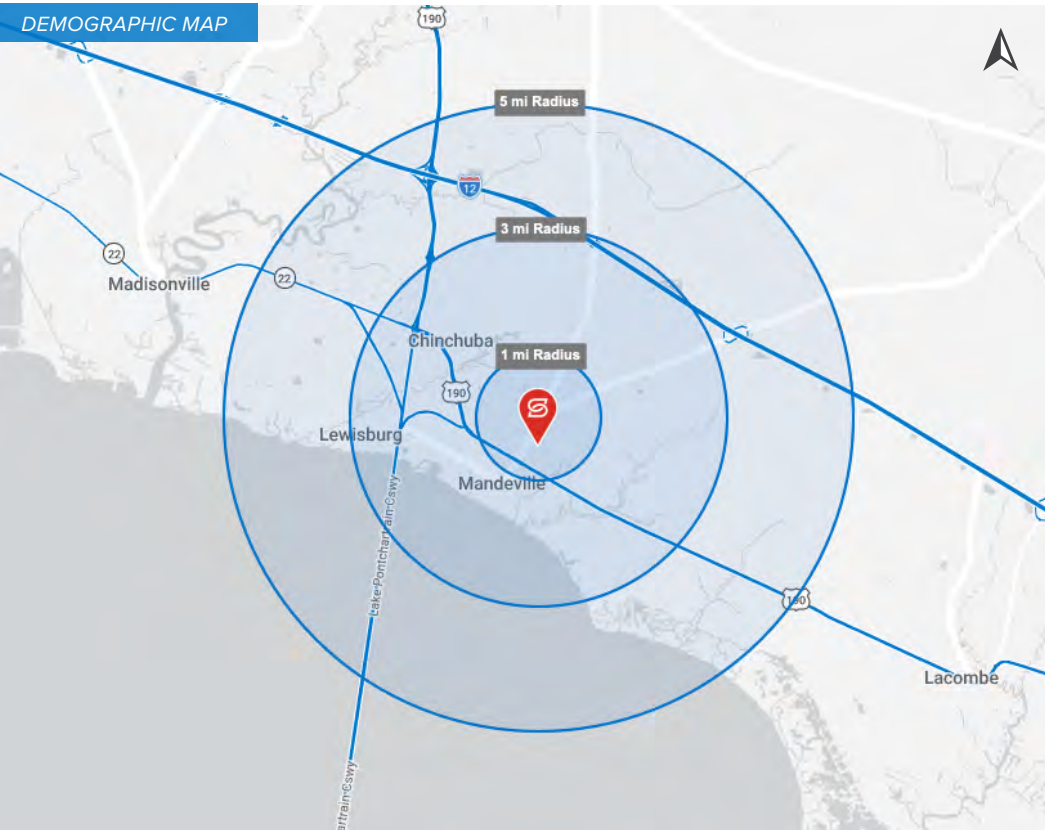
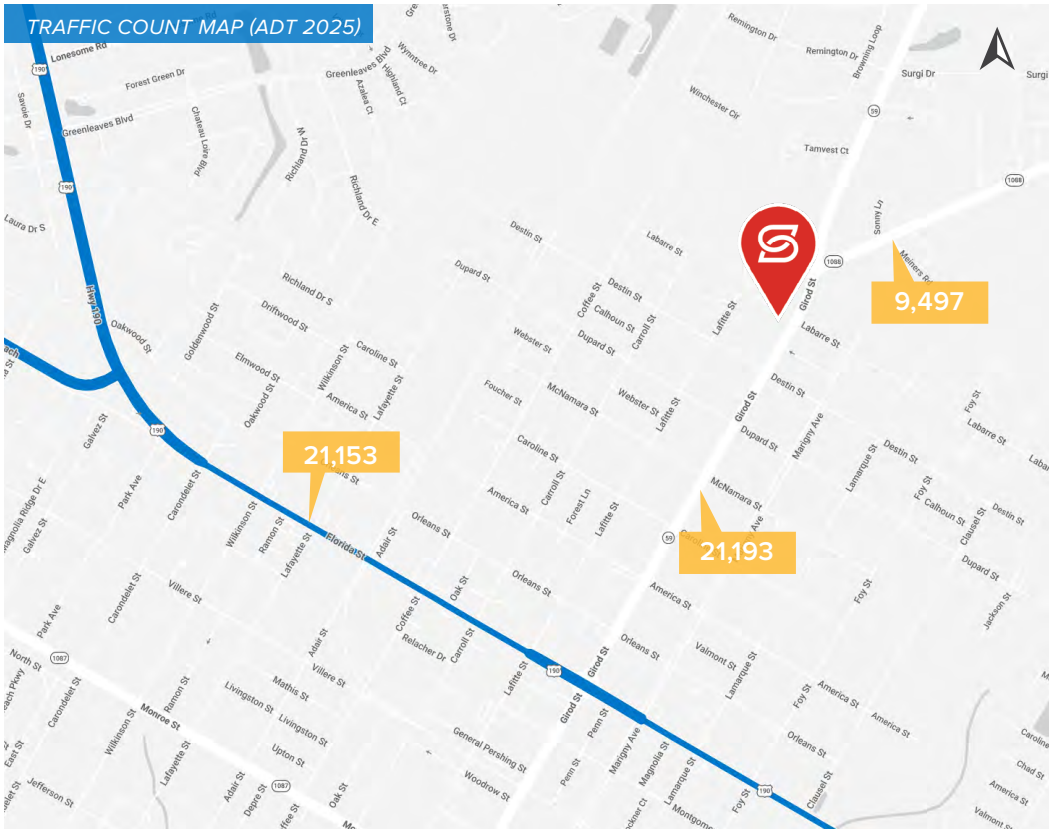
DEMOGRAPHIC MAP



TRAFFIC COUNT MAP (ADT 2025)



2026 DEMOGRAPHICS

POPULATION	1 MI	3 MI	5 MI
	7,921	36,672	57,123

AVG. HH INCOME	1 MI	3 MI	5 MI
	$133,686	$146,541	$145,420

HOUSEHOLDS	1 MI	3 MI	5 MI
	3,068	14,235	22,590

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