

FOR LEASE

1,600 SF
Retail/Office Suite

1200 Business 190
Covington, LA 70433

- Total Monthly Rent: \$3,226.67
- \$20.00 PSF NNN
- 1,600 SF
- Zoning: CR
- 57,909 VPD
- Date: 6.15.26



Beau Bryant
504.701.1181
bcbryant78@gmail.com
KPG Realty, LLC



EXECUTIVE SUMMARY

- ±1,600 SF retail/office suite located in a Rouses Market-anchored shopping center
- Positioned on Business Hwy 190, one of Covington's primary commercial corridors
- Excellent visibility and accessibility with direct access to Hwy 190, Hwy 21, and I-12 with 57,909 VPD
- Surrounded by established residential neighborhoods, national retailers, restaurants, medical offices, and professional services
- Suite features a reception area and two private offices
- Ample on-site parking and strong daily customer traffic generated by anchor tenants
- Ideal for retail, medical, professional office, insurance, financial services, or service-oriented businesses



Edward Jones INVESTMENTS

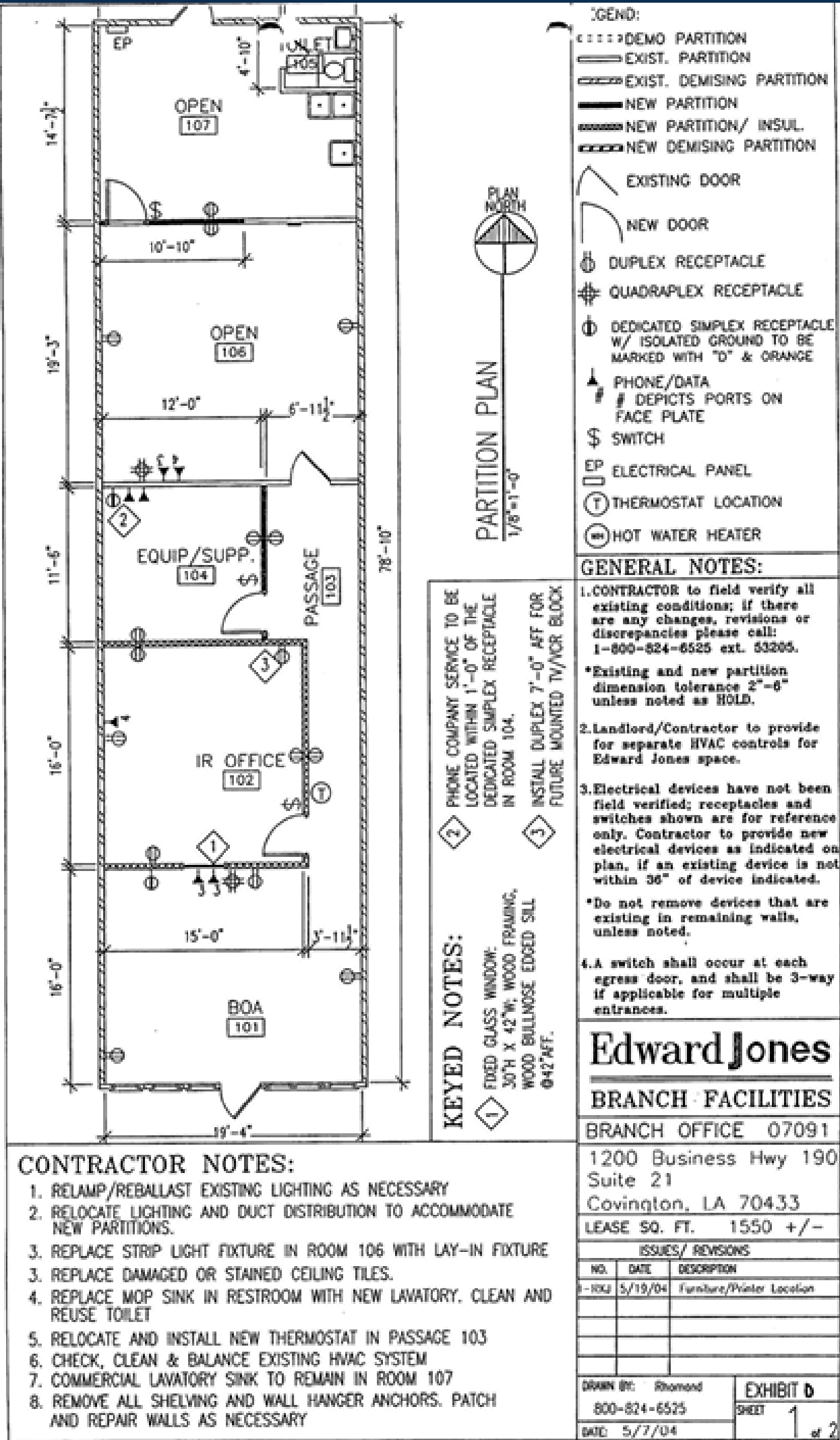




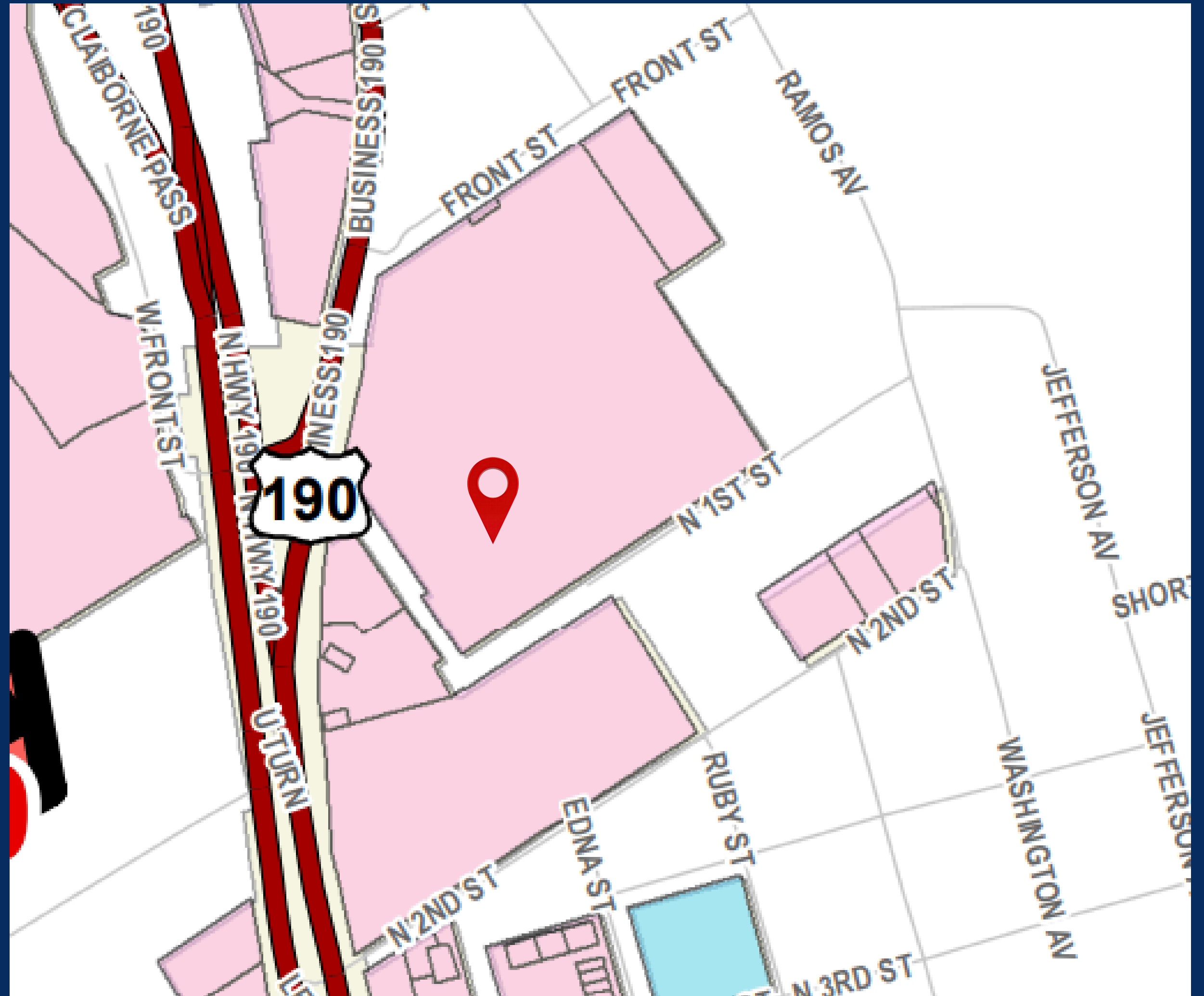




Floor Plans



City of Covington Zoning Map



DEMOGRAPHICS OVERVIEW



1200 Business Hwy 190 | Covington, Louisiana 70433



POPULATION

67,145

5 MILE RADIUS



MEDIAN HOUSEHOLD INCOME

\$79,278

5 MILE RADIUS



HOUSEHOLDS

26,745

5 MILE RADIUS



POPULATION GROWTH
(2025-2030)

+3.73%

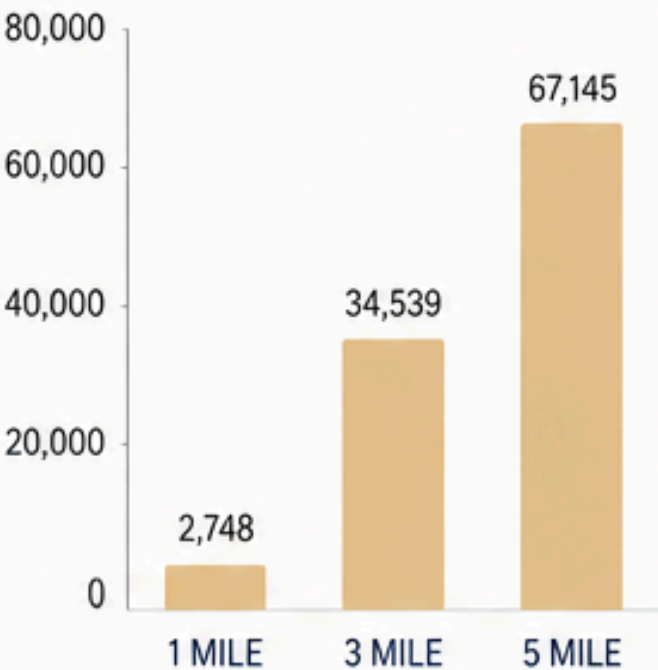
5 MILE RADIUS



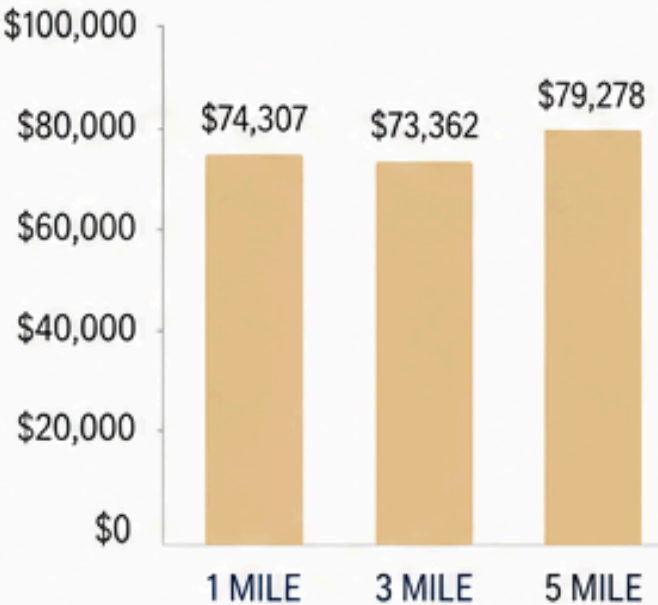
KEY DEMOGRAPHIC FACTS

	1 MILE	3 MILE	5 MILE
Population (2025)	2,748	34,539	67,145
Households	1,186	14,045	26,745
Median HH Income	\$74,307	\$73,362	\$79,278
Average Age	43	41	42
Median Home Value	\$437,058	\$284,699	\$327,961
Population Growth (2025-2030)	+4.95%	+3.49%	+3.73%

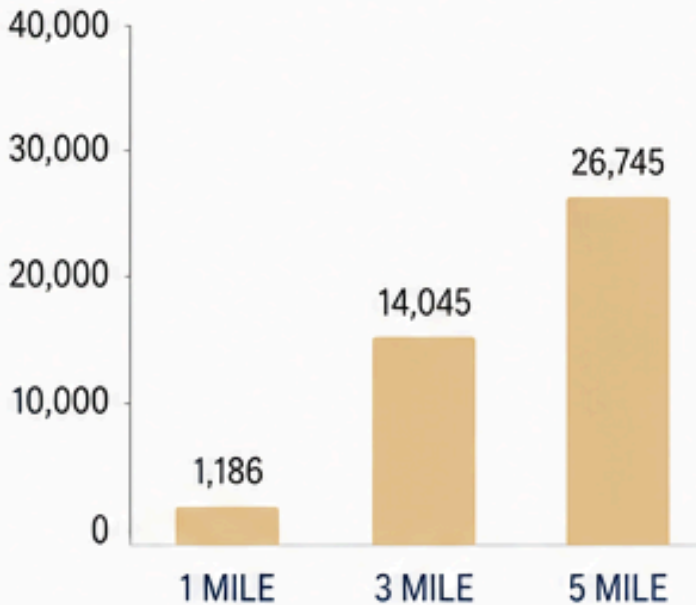
POPULATION BY RADIUS



MEDIAN HOUSEHOLD INCOME BY RADIUS



HOUSEHOLDS BY RADIUS



RETAIL MAP

Covington, Louisiana

High-traffic retail destination
in the heart of Covington



Tree Frogs
Adventure Park

The Chimes
COVINGTON

Rainbow
Northshore
GMC

Popeyes.
LOUISIANA KITCHEN

Walgreens

Butter Krisp
DINER

Advance
Auto Parts

HARBOR FREIGHT
TOOLS FOR SCHOOLS

Rouses
MARKET

Claiborne Hill
SHOPPING CENTER

Walmart

Tristan
Construction

Coleman
Partners

-  High Visibility
on Hwy 190
-  Strong National
& Local Tenants
-  Surrounded by
Growing Neighborhoods

Contact Information



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