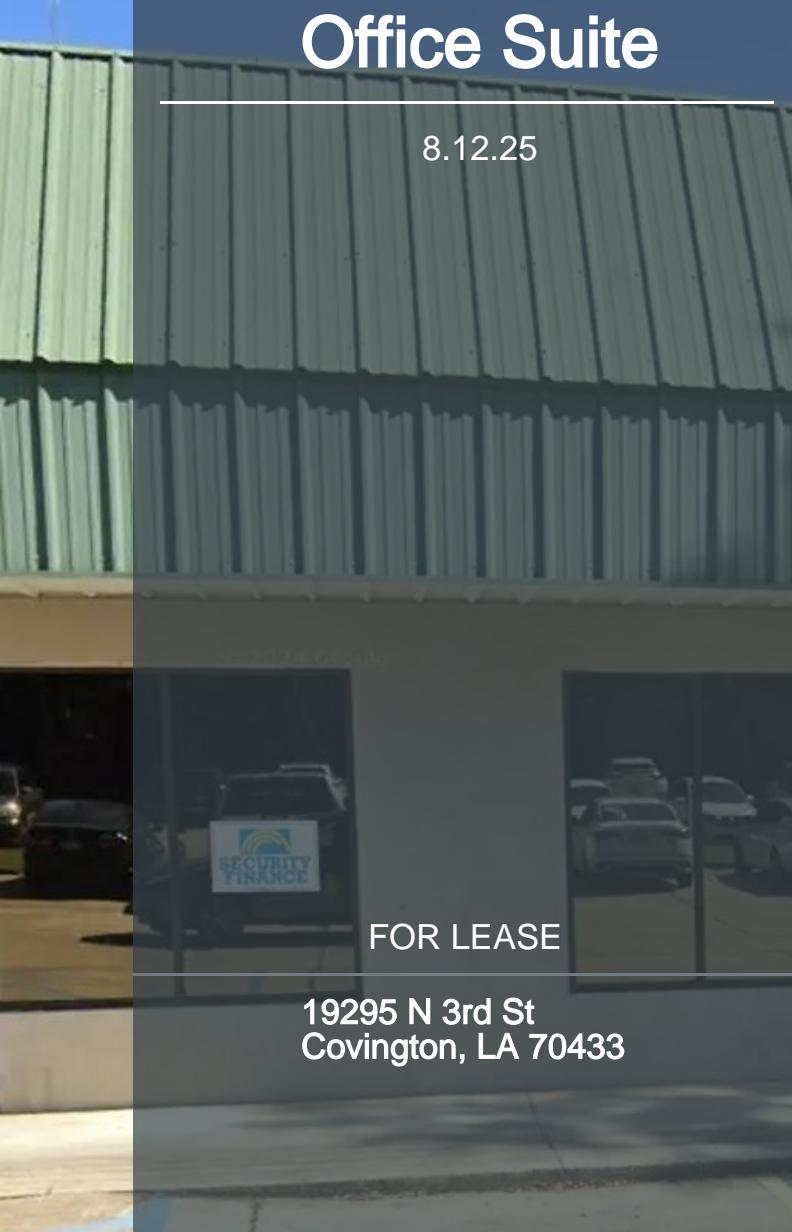


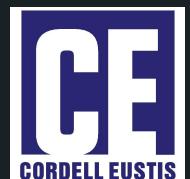
3rd St Small Office Suite

8.12.25



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THE SPACE

Location

19295 N 3rd St
Covington, LA 70433

HIGHLIGHTS

- Move-in Ready Suite – The 1,100 SF office space has been freshly painted, creating a clean and professional environment for immediate occupancy. This turnkey condition reduces downtime and setup costs for tenants.
- Functional Layout – Includes a reception area, three private offices, a bullpen, kitchenette, and restroom. The layout supports a range of business types from professional services to small teams.
- Affordable Lease Terms – Offered at \$1,200/month modified gross plus \$75 for water and trash. Predictable monthly expenses simplify budgeting for small businesses.
- Low Overhead Costs – Modified gross structure keeps operating expenses manageable compared to triple net leases. This makes the property appealing to startups and established small businesses alike.
- Prime Opportunity for Stability – Quality condition and strategic location near downtown support tenant retention. Long-term occupancy potential increases income reliability for owners.

POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	2,448	35,043	65,369

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$116,760	\$108,207	\$118,359

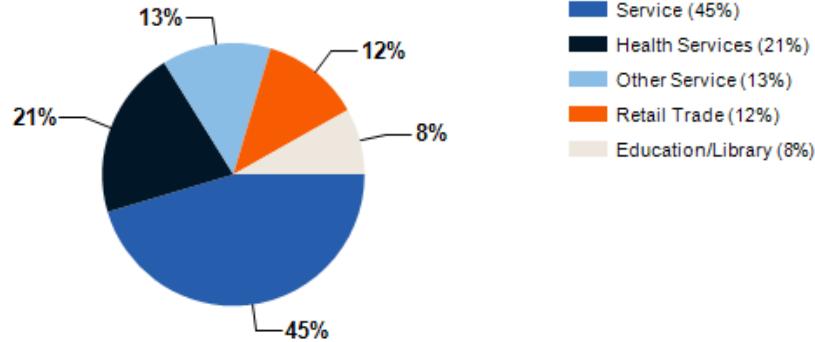
NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	1,056	14,827	26,939

Location Summary

- Proximity to Downtown Covington – Just minutes from the city's central business district. Easy access to restaurants, banks, and local services enhances workday convenience.
- Convenient Access Routes – Located near major roads that connect to surrounding neighborhoods and highways. Commuters and clients can reach the property with ease.
- Vibrant Community Setting – Surrounded by a mix of professional offices, retail, and service businesses. The area benefits from steady daytime traffic and economic activity.
- Desirable Northshore Market – Covington continues to grow as a business hub in St. Tammany Parish. Strong demographics support long-term property value and tenant demand.
- Appealing Work Environment – The neighborhood offers a balance of professional atmosphere and small-town charm. Employees and clients alike benefit from the inviting surroundings.

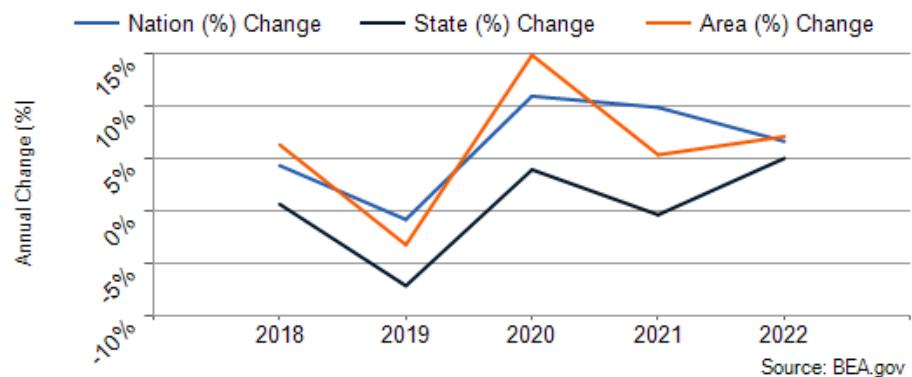
Major Industries by Employee Count

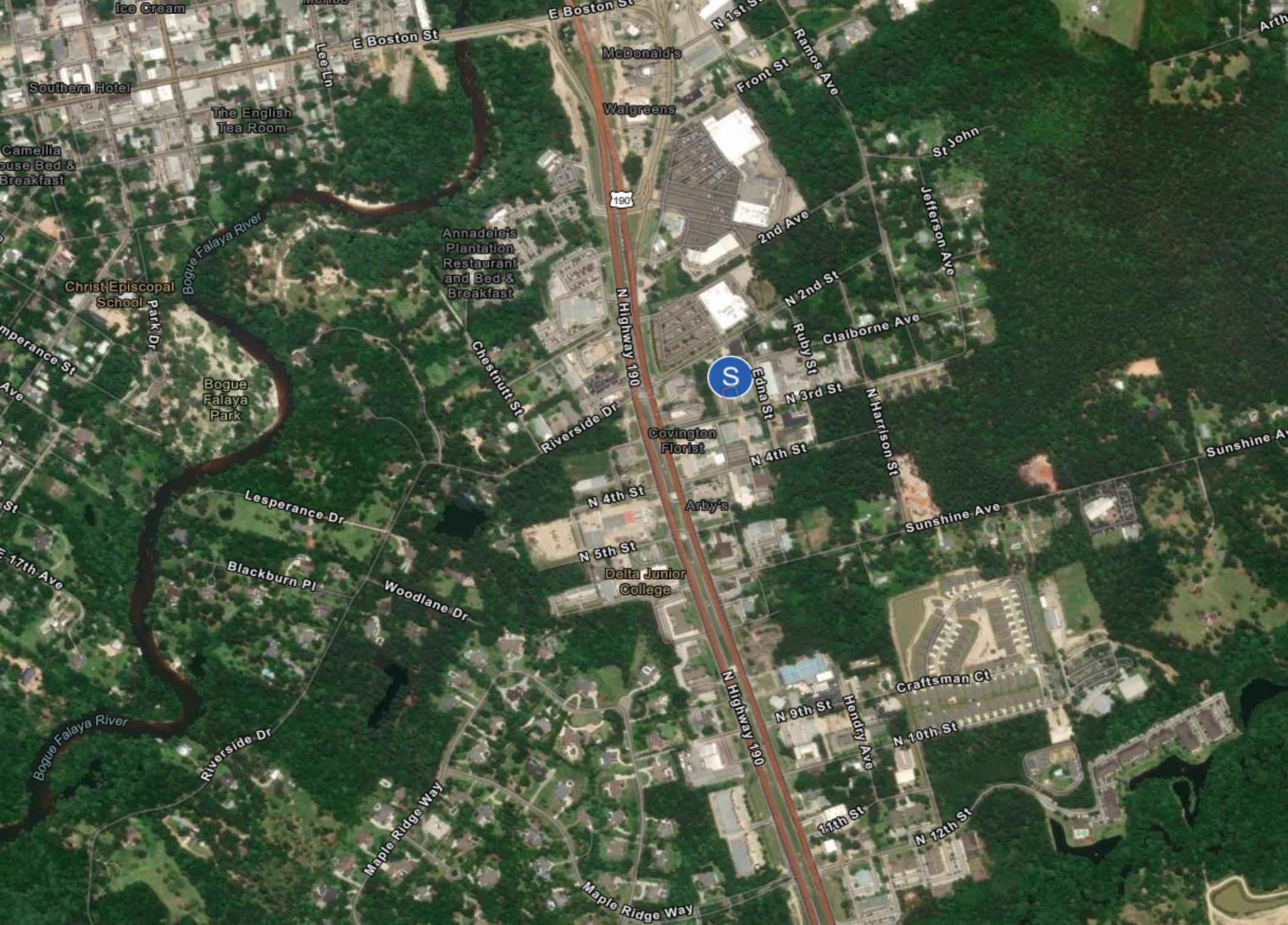


Largest Employers

St. Tammany Parish Public Schools	5,800
St. Tammany Health System	1,520
Slidell Memorial Hospital	1,096
Ochsner Health System	985
Chevron USA	600
Rotolo Consultants (RCI)	548
Gilsbar	454
Textron Marine & Land Systems	450

St. Tammany Parish GDP Trend

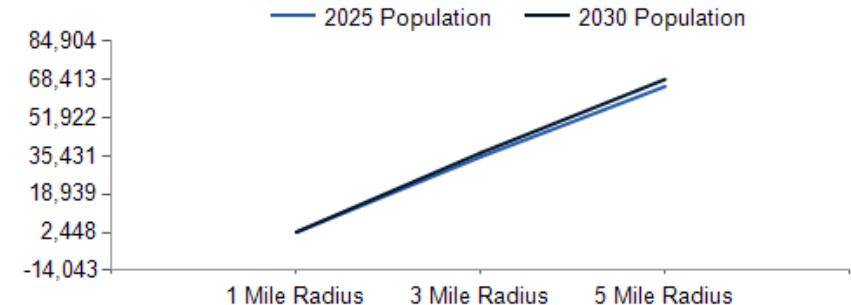




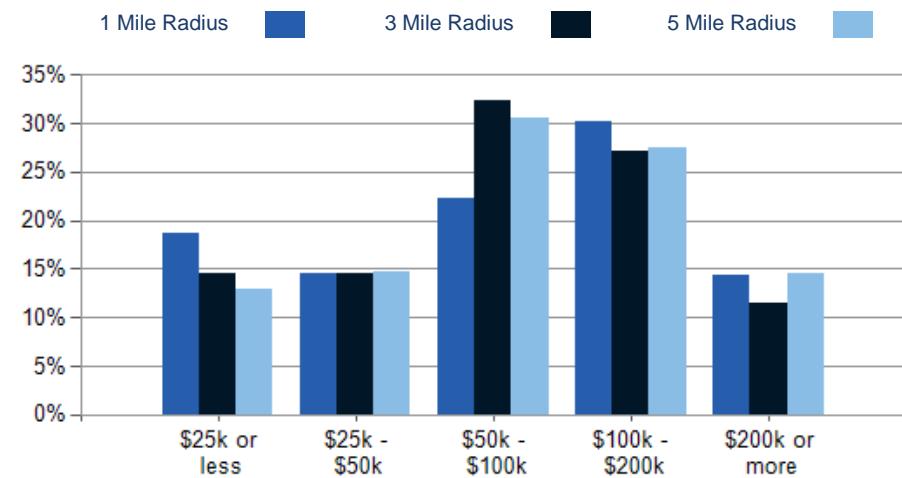


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,760	21,549	38,451
2010 Population	1,949	27,473	49,338
2025 Population	2,448	35,043	65,369
2030 Population	2,582	36,738	68,413
2025 African American	502	5,142	6,476
2025 American Indian	5	132	238
2025 Asian	41	613	1,038
2025 Hispanic	213	3,577	6,122
2025 Other Race	78	1,133	1,641
2025 White	1,648	24,635	49,840
2025 Multiracial	172	3,381	6,117
2025-2030: Population: Growth Rate	5.35%	4.75%	4.55%

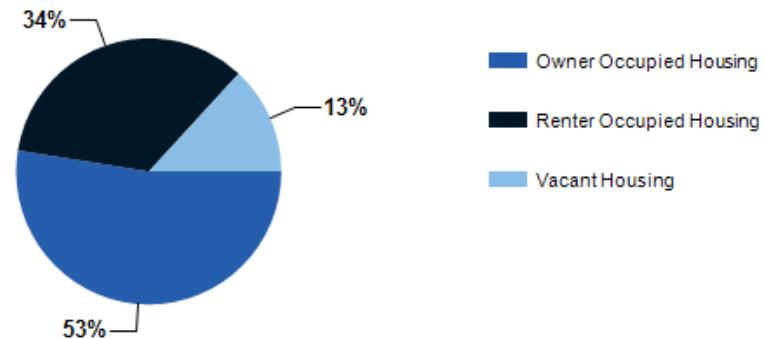
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	124	1,214	2,028
\$15,000-\$24,999	73	949	1,452
\$25,000-\$34,999	70	964	1,496
\$35,000-\$49,999	84	1,181	2,457
\$50,000-\$74,999	135	2,704	4,720
\$75,000-\$99,999	101	2,096	3,490
\$100,000-\$149,999	205	2,299	4,195
\$150,000-\$199,999	113	1,729	3,197
\$200,000 or greater	152	1,691	3,904
Median HH Income	\$83,848	\$78,739	\$82,862
Average HH Income	\$116,760	\$108,207	\$118,359



2025 Household Income



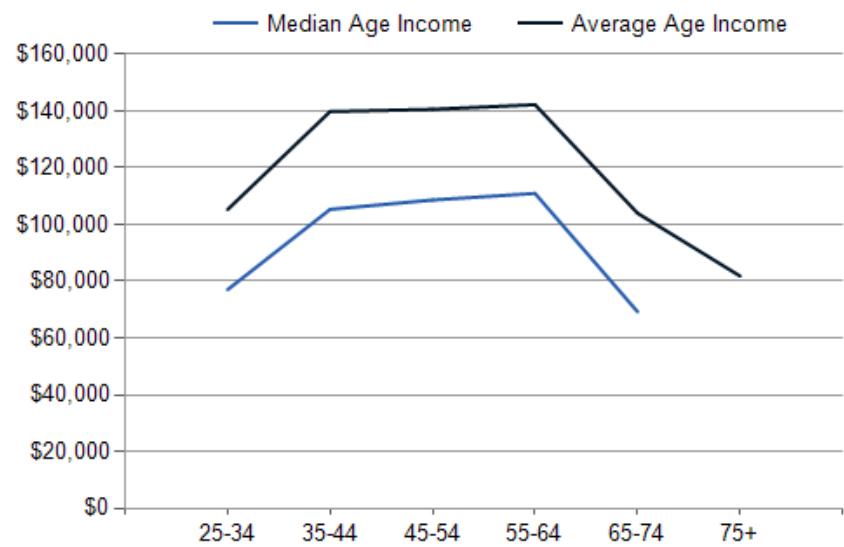
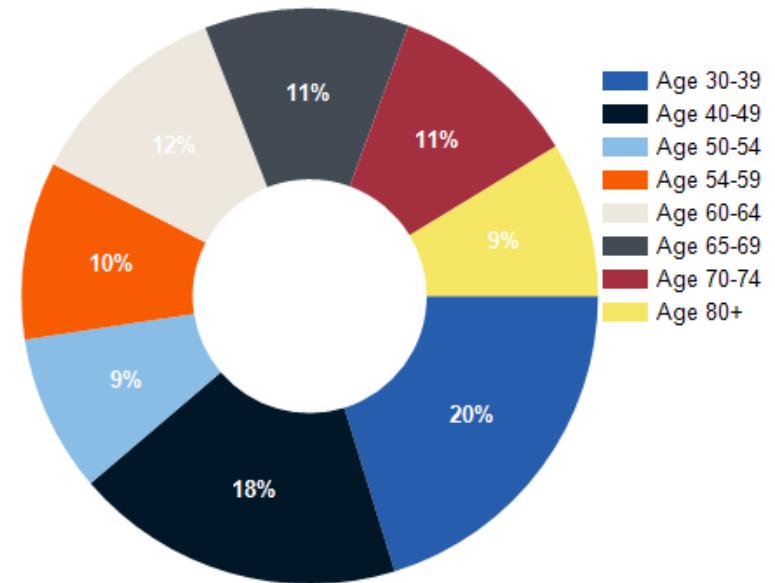
2025 Own vs. Rent - 1 Mile Radius



Source: esri

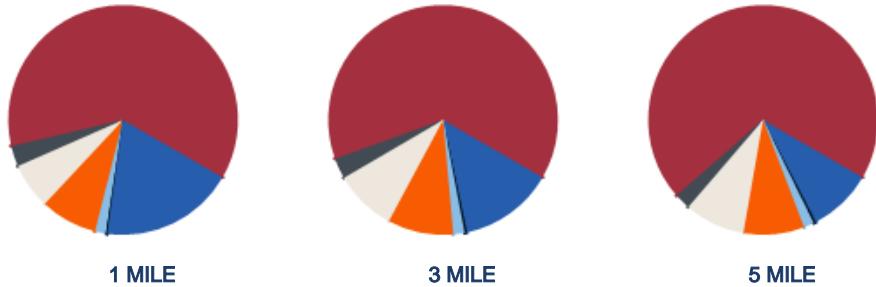
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	152	2,326	3,878
2025 Population Age 35-39	150	2,238	3,946
2025 Population Age 40-44	129	2,226	4,232
2025 Population Age 45-49	147	2,127	3,980
2025 Population Age 50-54	132	2,076	3,939
2025 Population Age 55-59	149	2,155	3,951
2025 Population Age 60-64	172	2,196	4,167
2025 Population Age 65-69	171	2,205	4,194
2025 Population Age 70-74	160	2,029	3,851
2025 Population Age 75-79	130	1,552	3,088
2025 Population Age 80-84	83	920	1,789
2025 Population Age 85+	71	685	1,507
2025 Population Age 18+	1,985	27,618	51,405
2025 Median Age	45	42	42
2030 Median Age	45	42	43

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,006	\$77,668	\$80,774
Average Household Income 25-34	\$105,244	\$102,589	\$111,052
Median Household Income 35-44	\$105,292	\$88,981	\$100,859
Average Household Income 35-44	\$139,768	\$119,718	\$132,669
Median Household Income 45-54	\$108,593	\$98,514	\$109,858
Average Household Income 45-54	\$140,562	\$126,445	\$144,046
Median Household Income 55-64	\$110,927	\$95,112	\$105,114
Average Household Income 55-64	\$142,170	\$127,311	\$141,838
Median Household Income 65-74	\$69,230	\$69,515	\$72,689
Average Household Income 65-74	\$103,939	\$97,944	\$106,097
Average Household Income 75+	\$81,804	\$77,176	\$77,191



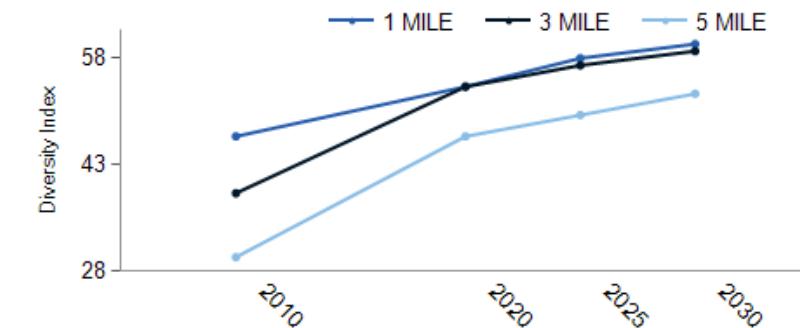
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	60	59	53
Diversity Index (current year)	58	57	50
Diversity Index (2020)	54	54	47
Diversity Index (2010)	47	39	31

POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	19%	13%	9%
American Indian	0%	0%	0%
Asian	2%	2%	1%
Hispanic	8%	9%	9%
Multiracial	6%	9%	9%
Other Race	3%	3%	2%
White	62%	64%	70%

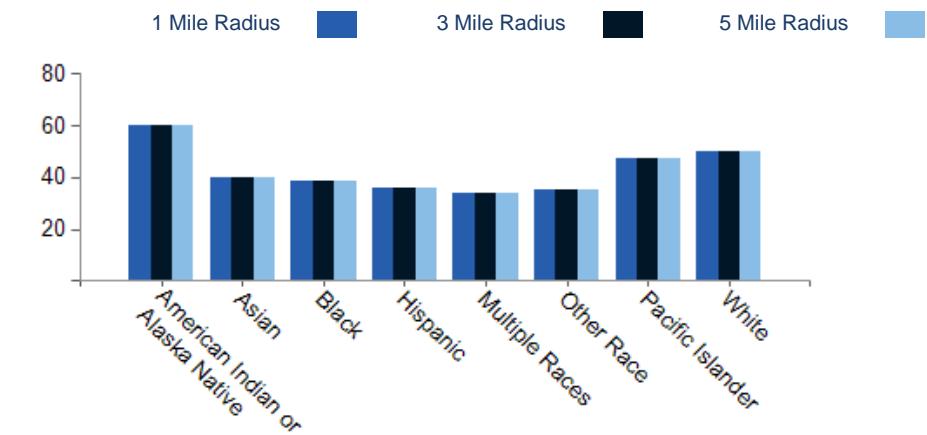
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	60	42	41
Median Asian Age	40	39	40
Median Black Age	39	33	34
Median Hispanic Age	36	34	34
Median Multiple Races Age	34	34	33
Median Other Race Age	35	31	32
Median Pacific Islander Age	48	38	43
Median White Age	50	45	45

2025 MEDIAN AGE BY RACE



3rd St Small Office Suite

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