



FOR LEASE

Prime Hwy 21 Suite

Creekstone Village I

70380 LA-21

Covington, LA 70433 · St. Tammany Parish

LEASE RATE

\$26/SF NNN

Triple net lease structure

AVAILABLE SF

1,480 SF

Previously Epic Shakes & Creamery

CENTER SIZE

19,965 SF

Creekstone Village I

TRAFFIC COUNT

22,754 VPD

Hwy 21 corridor

ZONING

HC-2

Highway Commercial

PROPERTY OVERVIEW

Position your business along one of Covington's established commercial corridors. 1,480 SF of retail space is available for lease at 70380 Hwy 21 in Creekstone Village I, formerly occupied by Epic Shakes & Creamery. The space is offered at \$26/SF NNN and provides an opportunity for a commercial user seeking visibility and convenient access along the Hwy 21 corridor. Creekstone Village features approximately 260 feet of frontage on Hwy 21, ample shared parking, and easy access within a well-established retail setting. The property is surrounded by a strong mix of restaurants, retailers, professional services, and other commercial destinations, helping generate consistent activity throughout the area.

KEY HIGHLIGHTS

- Approx. 1,480 SF available
- Former Epic Shakes & Creamery space
- 70380 Hwy 21, Covington, LA 70433
- Approximately 260' of Hwy 21 frontage for the shopping center
- \$26/SF NNN
- Located in Creekstone Village I
- High-visibility Hwy 21 location
- Shared surface parking

HIGH-VISIBILITY HWY 21 RETAIL SPACE

A 1,480 SF suite in Creekstone Village I with shared parking, corridor exposure, and access to the Covington/Northshore customer base.





LEASE DETAILS

Suite	Previously Epic Shakes & Creamery
Lease Rate	\$26/SF NNN
Available SF	1,480 SF
Shopping Center SF	19,965 SF
Lot Size	2.65 AC
Zoning	HC-2 · Highway Commercial
Traffic Count	22,754 VPD
Frontage	Approx. 260' on Hwy 21
Parking	99 shared spaces
Nearest Interstate	I-12 · immediate access

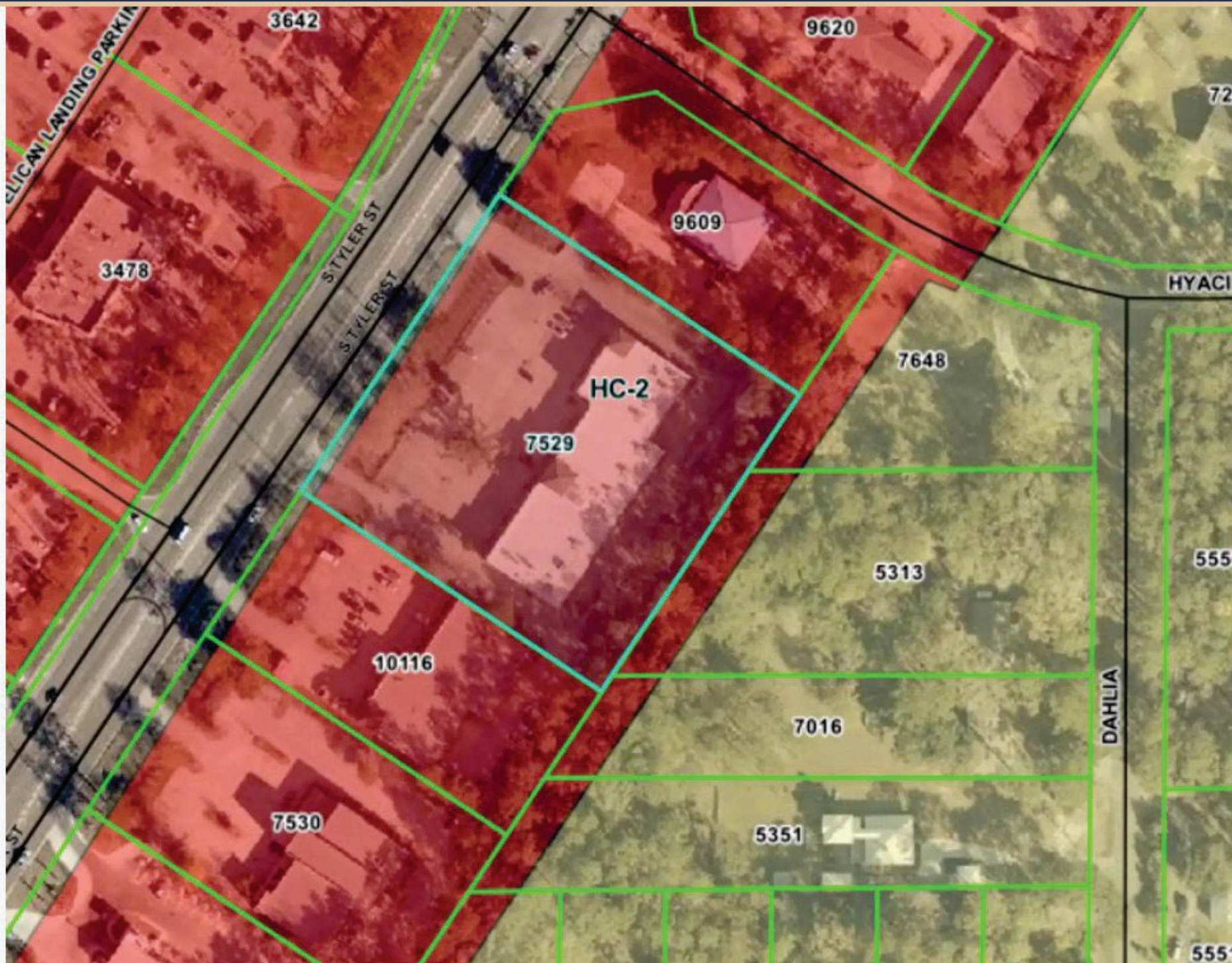
BEST-FIT USES

- Restaurant or dessert concept
- Retail storefront
- Salon or personal service use
- Professional service office
- Health, wellness, or boutique fitness

LOCATION NOTES

Located along Hwy 21 in Creekstone Village I, near restaurants, retailers, professional services, and surrounding Covington/Northshore communities.







LOCATION MAP

70380 LA-21
Covington, LA 70433

PRIME LOCATION.
STRONG VISIBILITY.



On LA-21
(S. Tyler Street)



High Traffic
Corridor



Surrounded by
Established Retail,
Dining & Services





VPD MAP

HIGH VISIBILITY.
HIGH TRAFFIC.

22,754 VPD

ON LA-21
(S. TYLER STREET)



Strategic Location
Along LA-21
(S. Tyler Street)

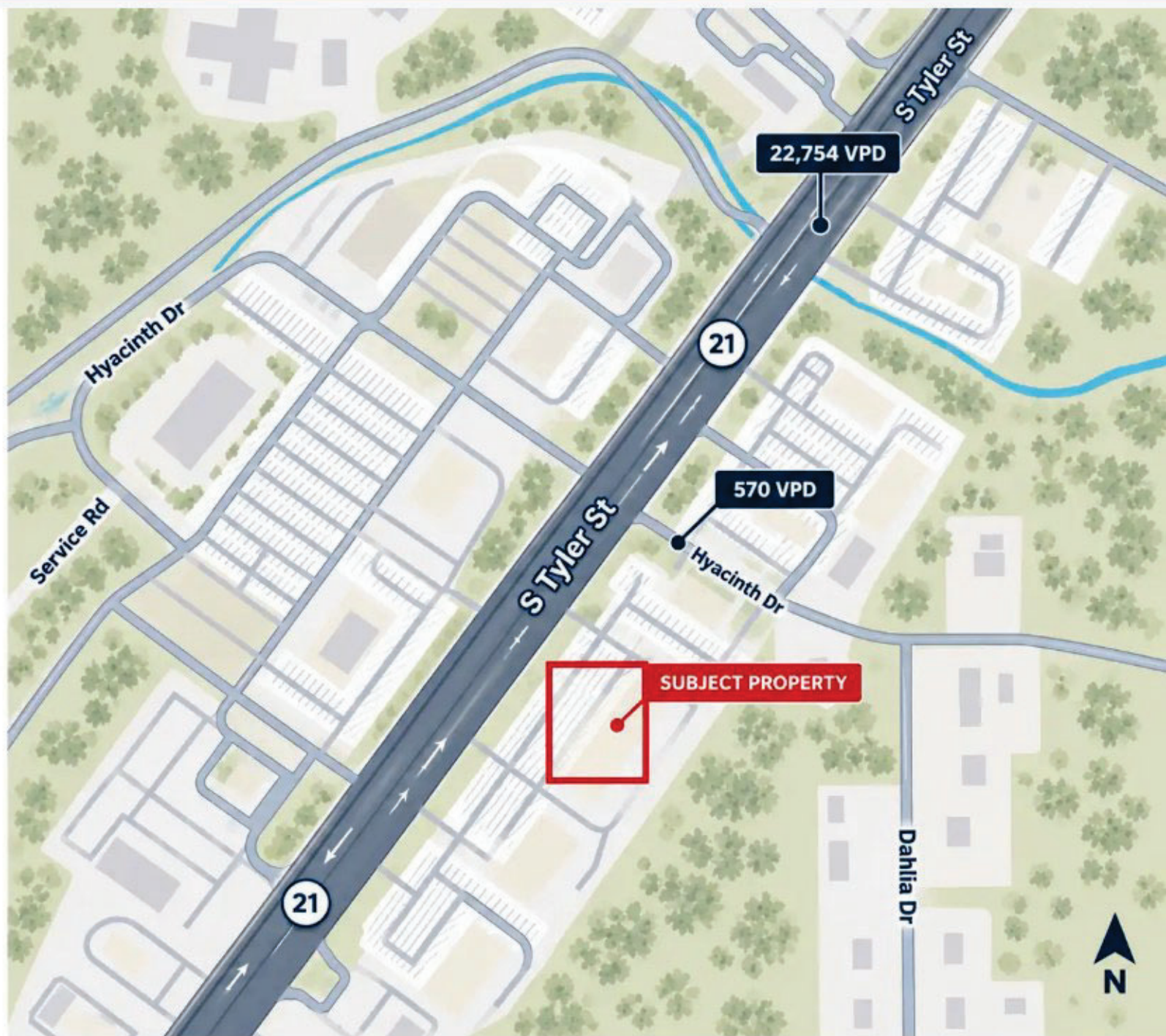


Surrounded by
Established Retail,
Dining & Services



Strong Daily
Traffic Counts

COVINGTON, LA



Schedule a Showing

70380 LA-21 · Covington, LA 70433

\$26/SF NNN · 1,480 SF

LOCATION SUMMARY

Address	70380 LA-21, Covington, LA 70433
Parish	St. Tammany Parish
Latitude / Longitude	30.4521017, -90.1353077
Nearest Interstate	I-12 · Immediate access
Nearest Highway	Hwy 21 · Immediate access
Nearest Airport	MSY · 40 mi

Listing Agent



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KPG Realty, LLC



All information deemed reliable but not guaranteed.
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