



# CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

**SALE PRICE REDUCED**

RESTAURANT SPACE | FOR SALE OR LEASE

## Highly Visible Restaurant Space

**7497 Pinnacle Parkway**

COVINGTON, LA 70433

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## WELL-SITUATED SITE NEAR NEW COSTCO

7497 Pinnacle Parkway, Covington, LA 70433

### DESCRIPTION

Originally built as a Saltgrass Steakhouse, 7497 Pinnacle Pkwy is a valuable opportunity for a restaurant in a rapidly developing commercial corridor.

The site is located between two I-12 interchanges. To the east is the Pinnacle Pkwy/I-12 Interchange, and a half mile to the west is the

Hwy 21/I-12 Interchange. The property sits in front of a retail center that includes Kohl's, Hobby Lobby, Academy Sports, and Petco with a 159,000-sf Costco and Floor & Decor. Other outparcels contain Olive Garden, Texas Roadhouse, and Cracker Barrel. A Mercedes-Benz dealership is located on Pinnacle Parkway across the street.

### OVERVIEW

|             |                                           |
|-------------|-------------------------------------------|
| SIZE        | 7,739 sf building on a 61,388 sf site     |
| SALE PRICE  | <b>\$3,250,000</b> <del>\$3,500,000</del> |
| RENTAL RATE | \$26,667/month, NNN                       |
| PARKING     | 89 spaces                                 |
| ZONING      | HC-3 Highway Commercial District          |

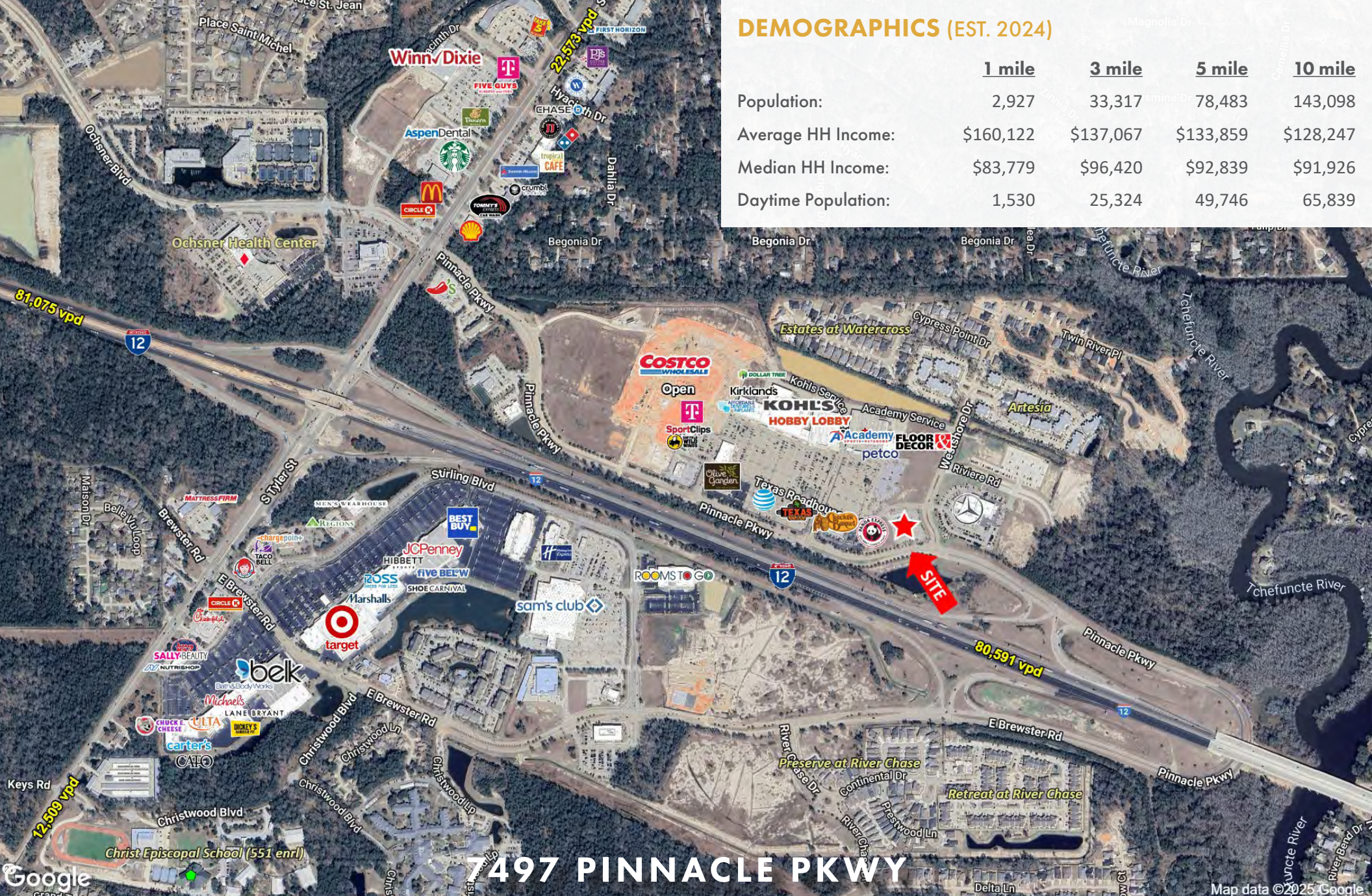


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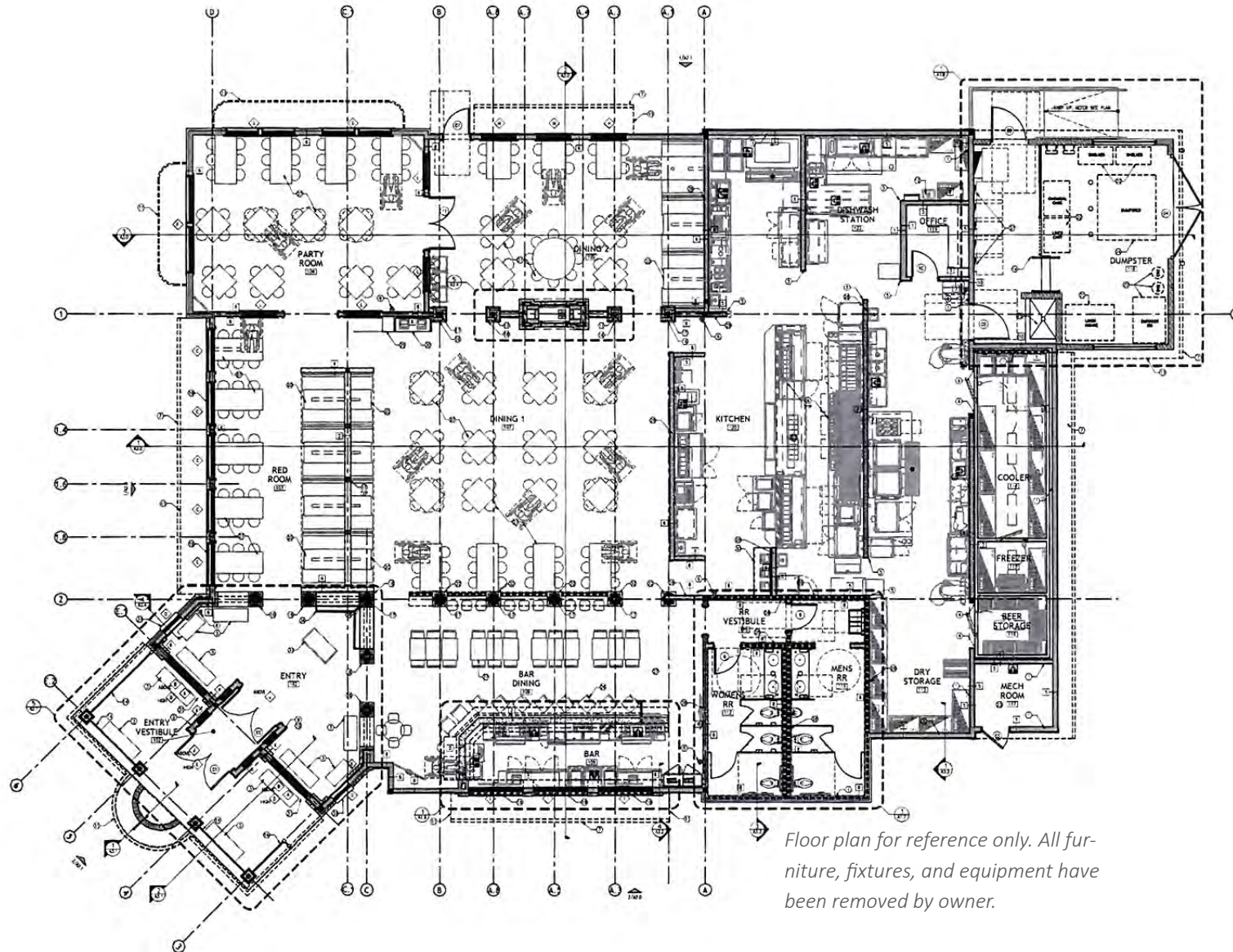
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# 7497 PINNACLE PKWY

## FLOOR PLAN



*Floor plan for reference only. All furniture, fixtures, and equipment have been removed by owner.*



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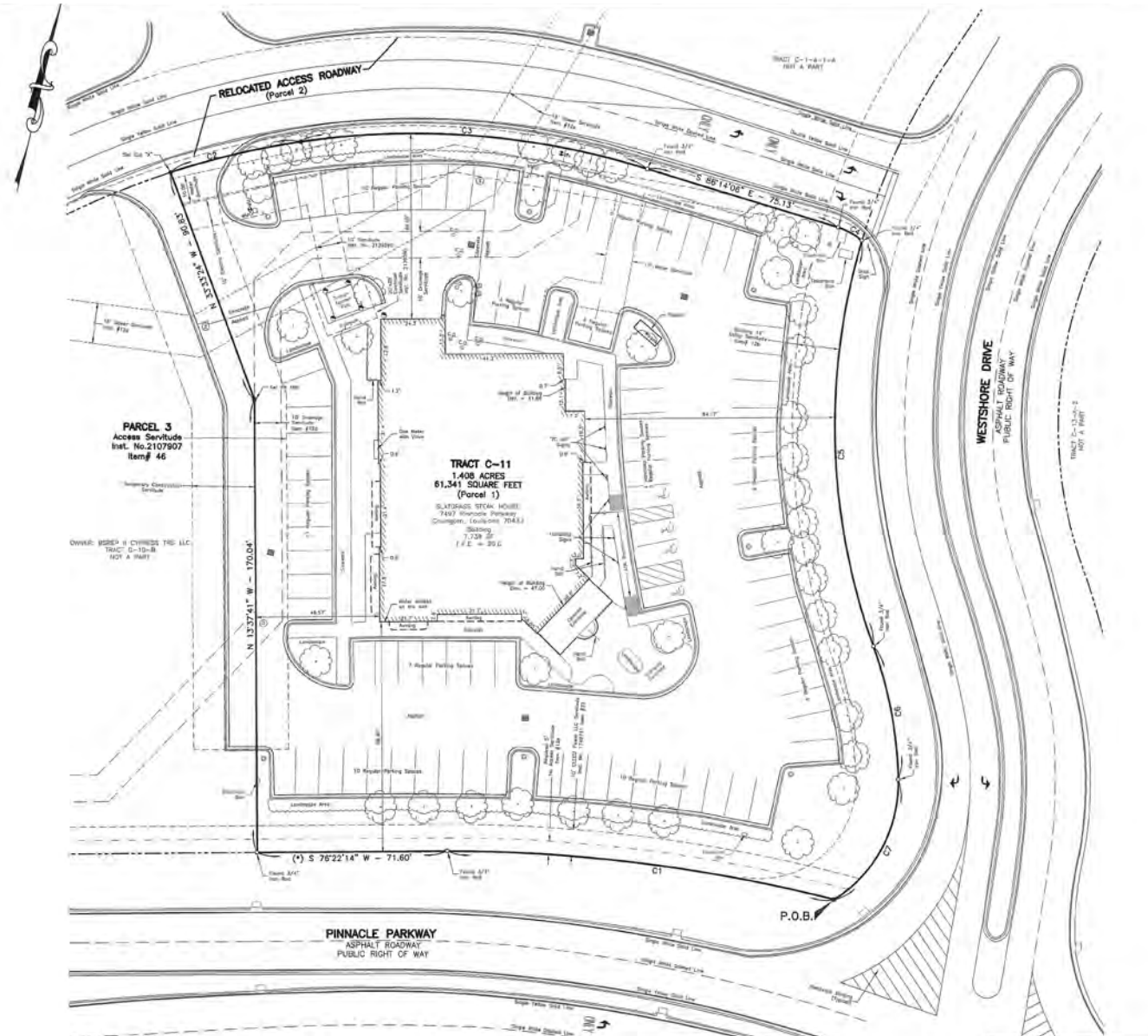
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# 7497 PINNACLE PKWY

## SITE PLAN



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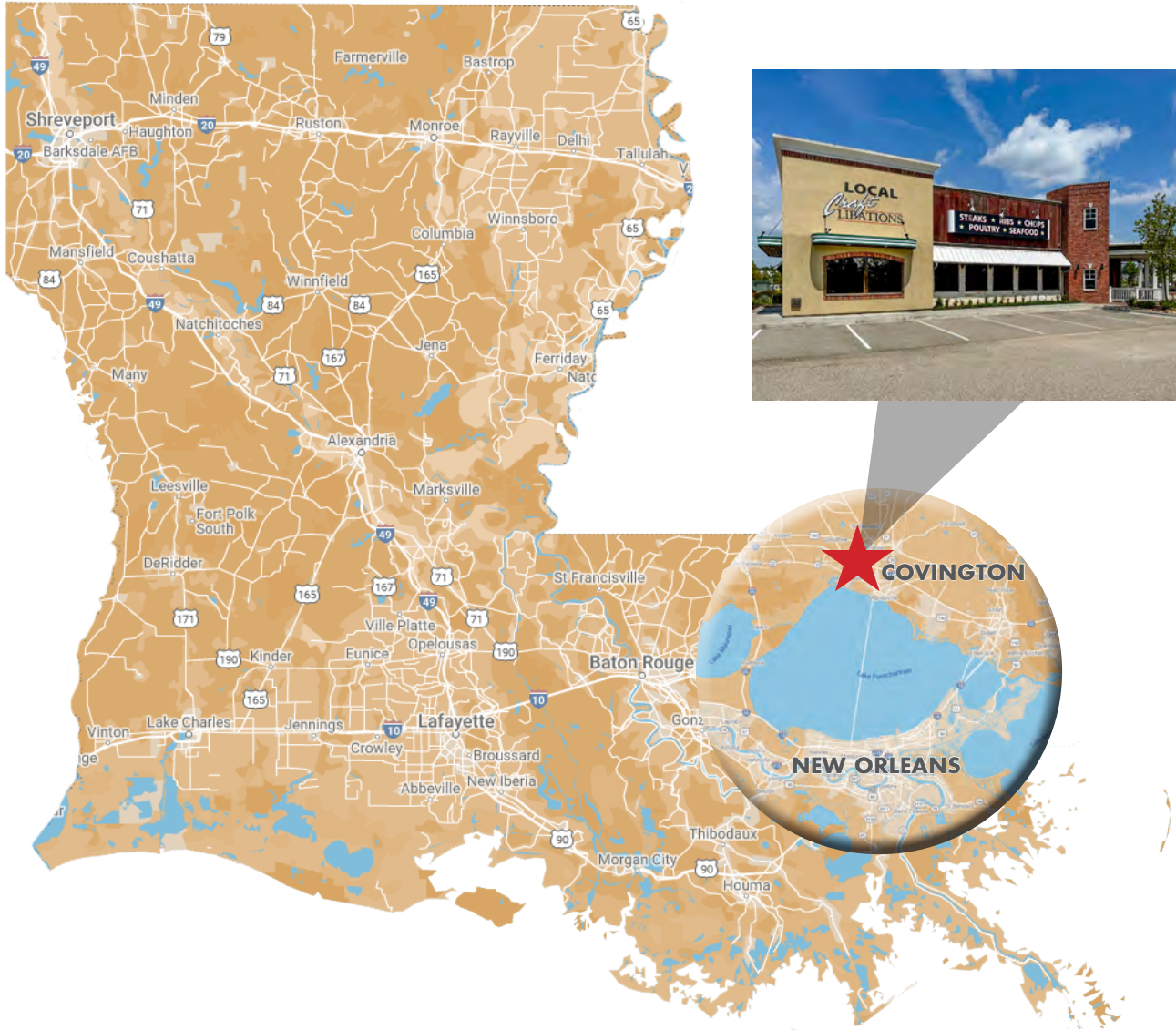
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# 7497 PINNACLE PKWY

## AREA DESCRIPTION



### ABOUT THE AREA

Located in Covington on the north shore of Lake Pontchartrain, the site is situated in St. Tammany Parish, the fastest growing parish in Louisiana. St. Tammany offers an affluent customer, excellent school system, affordable housing, and close proximity to New Orleans (25 miles south).



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