

HIGH-VISIBILITY FREESTANDING COMMERCIAL OPPORTUNITY



For Sale/Lease

315 Hwy 190
Covington LA 70433

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OFFERING SUMMARY

ADDRESS

315 Hwy 190
Covington LA 70433

FINANCIAL SUMMARY

PRICE	\$2,750,000
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DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

2025 Population	5,249	38,664	91,136
2025 Median HH Income	\$76,491	\$87,090	\$86,568
2025 Average HH Income	\$112,998	\$129,259	\$127,235

High-Visibility Retail Opportunity:

- Positioned on a 1.05-acre site with an unrivaled frontage along Highway 190, this location offers unparalleled exposure in Covington's commercial corridor.
- The property is available for lease with a five-year minimum term at \$27.00/SF annually plus approximately \$4.50/SF NNN, and is also offered for sale at \$2,750,000, providing flexibility for both tenants and owner-users.

Spacious & Adaptable Layout:

- Featuring 5,434 SF of open space alongside private offices, a walk-in cooler, and restrooms, the interior is well-suited for retail, retail-service hybrids, or hospitality uses.



Ample On-Site Parking:

- A spacious lot with 68 dedicated spaces ensures excellent accessibility for customers and employees alike. This key amenity supports optimal operations and convenience.

Strong Infrastructure & Access:

- Just minutes from the I-12 interchange, this site provides seamless regional access—making it attractive for both destination retail and daily convenience businesses.

Prime Highway 190 Frontage

- Also for sale at \$2,750,000, situated on one of Covington's busiest corridors, this site provides maximum visibility and natural traffic flow from commuters, residents, and regional drivers.

Minutes from I-12 Access

- With quick access to I-12 nearby, the location offers smooth regional connectivity—providing ease for customers arriving from across the Northshore. 60,000 daily traffic count with visibility from Hwy 190.

Surrounded by Retail Anchors

- Nestled near recognizable brands like Cava, Sliders, Starbucks, IHOP, and Planet Fitness, the center benefits from consistent consumer traffic and retail synergy.

Stable, Growing Market

- Covington continues to see consistent foot traffic and commercial engagement, supported by strong population growth within a 5-mile radius.

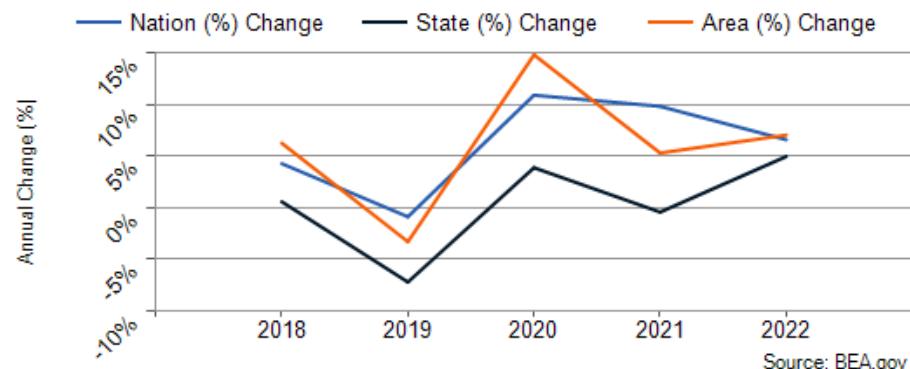
Ready for Diverse Uses

- With infrastructure for storage, office, or display space types, the property offers flexibility—making it ideal for showroom, hospitality, retail, or mixed-use applications.

Largest Employers

St Tammany Parish Public Schools	5,800
Walmart	10,000
UPS	10,000
United States Postal Service	10,000
McDonald's	10,000
FedEx	10,000
Target	10,000
The Home Depot	10,000

St. Tammany Parish GDP Trend





**MOVIE
TAVERN**

Movie Tavern

Hilton
Garden
Inn

**Office
DEPOT**

**2ND
& CHARLES**

CAVA
IHOP
smalls
SLIDERS

**MATTRESS
DIRECT**









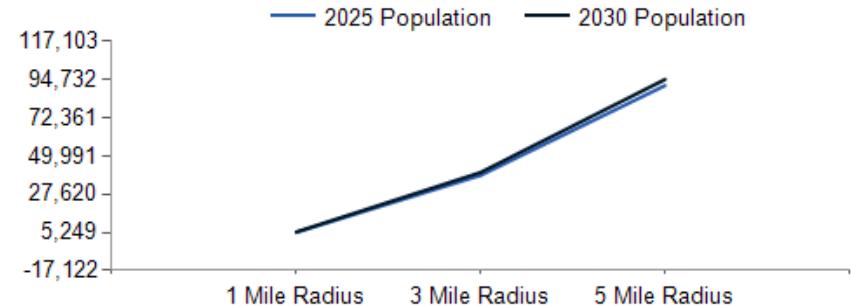




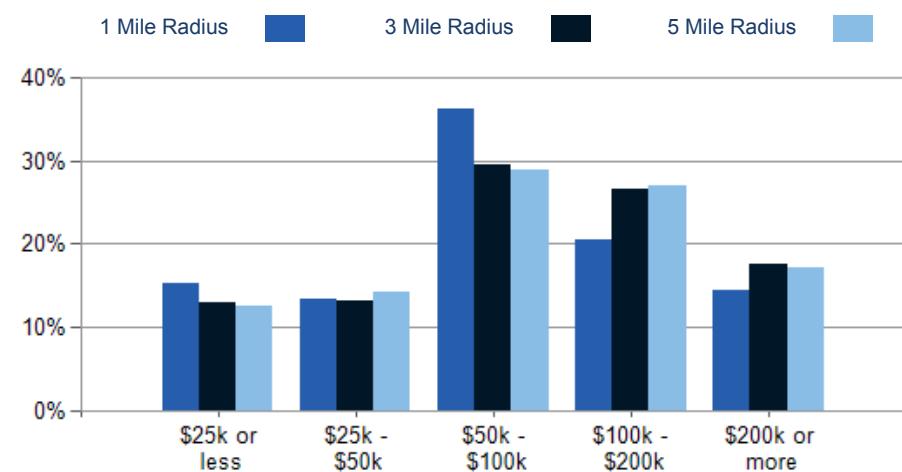


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,292	25,126	60,688
2010 Population	3,655	31,153	75,064
2025 Population	5,249	38,664	91,136
2030 Population	5,522	40,385	94,732
2025 African American	456	2,170	7,405
2025 American Indian	19	143	320
2025 Asian	186	841	1,676
2025 Hispanic	616	3,698	8,360
2025 Other Race	211	833	1,995
2025 White	3,857	30,914	71,048
2025 Multiracial	520	3,753	8,661
2025-2030: Population: Growth Rate	5.10%	4.35%	3.90%

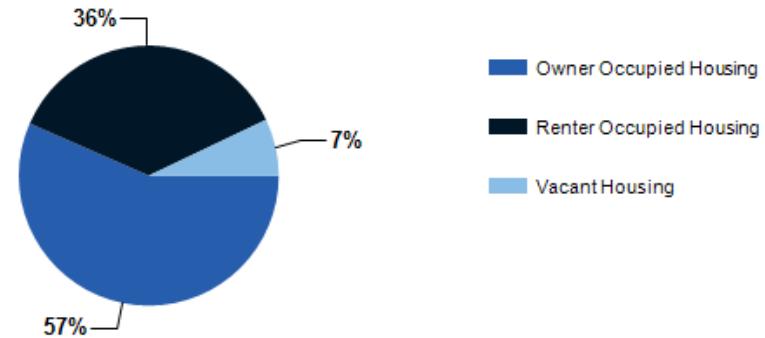
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	251	1,318	2,705
\$15,000-\$24,999	125	804	1,968
\$25,000-\$34,999	91	749	2,092
\$35,000-\$49,999	240	1,402	3,246
\$50,000-\$74,999	489	2,783	6,226
\$75,000-\$99,999	400	2,077	4,557
\$100,000-\$149,999	285	2,444	5,700
\$150,000-\$199,999	219	1,934	4,374
\$200,000 or greater	357	2,890	6,428
Median HH Income	\$76,491	\$87,090	\$86,568
Average HH Income	\$112,998	\$129,259	\$127,235



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

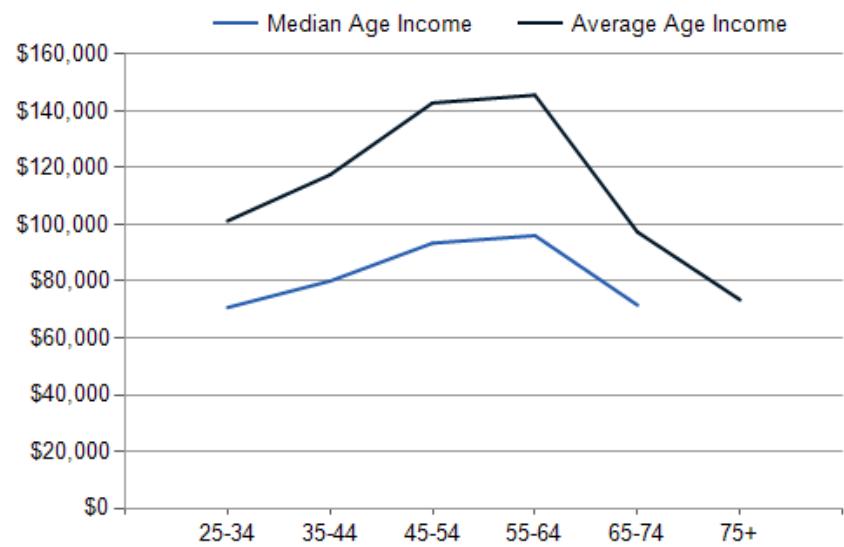
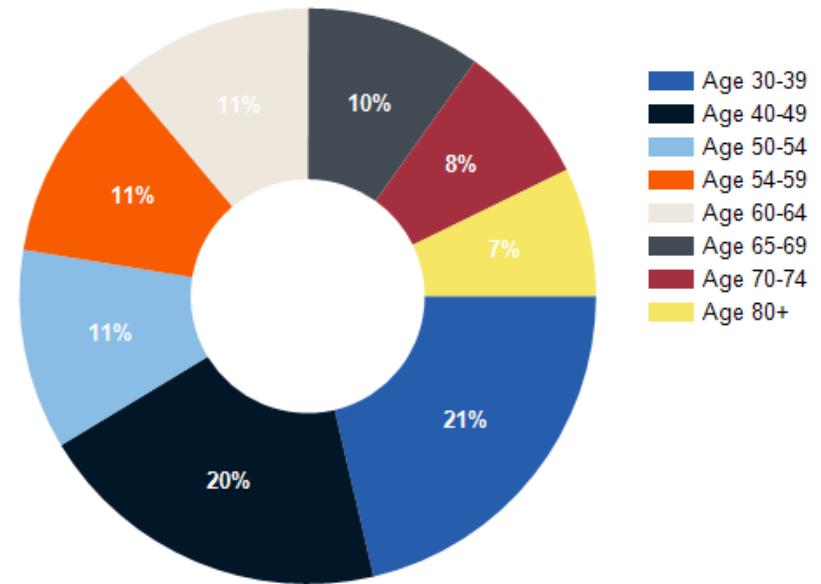


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	380	2,226	5,008
2025 Population Age 35-39	301	2,188	5,195
2025 Population Age 40-44	320	2,373	5,758
2025 Population Age 45-49	319	2,269	5,575
2025 Population Age 50-54	359	2,439	5,730
2025 Population Age 55-59	361	2,524	5,909
2025 Population Age 60-64	356	2,555	5,960
2025 Population Age 65-69	313	2,529	5,921
2025 Population Age 70-74	253	2,244	5,156
2025 Population Age 75-79	231	1,822	4,140
2025 Population Age 80-84	152	1,129	2,441
2025 Population Age 85+	127	1,139	2,139
2025 Population Age 18+	4,231	30,737	71,749
2025 Median Age	43	44	43
2030 Median Age	43	44	43

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,695	\$83,923	\$84,680
Average Household Income 25-34	\$101,228	\$119,623	\$118,740
Median Household Income 35-44	\$80,034	\$106,373	\$106,986
Average Household Income 35-44	\$117,467	\$146,060	\$143,731
Median Household Income 45-54	\$93,371	\$120,923	\$122,361
Average Household Income 45-54	\$142,805	\$162,568	\$161,512
Median Household Income 55-64	\$96,052	\$118,194	\$114,035
Average Household Income 55-64	\$145,552	\$161,014	\$155,300
Median Household Income 65-74	\$71,548	\$74,971	\$72,503
Average Household Income 65-74	\$97,293	\$113,525	\$108,595
Average Household Income 75+	\$73,426	\$75,967	\$75,665

Population By Age



For Sale/Lease

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Exclusively Marketed by:



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