

### **BRADLEY COOK**

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#### **DANIEL COOK**

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### **FOSTER MURPHY**

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## **HWY 190 RETAIL AVAILABLE**

1170 Hwy 190, Covington, LA

OVERVIEW PHOTOS AERIAL DEMOGRAPHICS

## 2,976 SF OF PRIME HWY 190 RETAIL/OFFICE SPACE

### PROPERTY OVERVIEW

Discover an outstanding leasing opportunity at Crestwood Shadow, located on bustling Highway 190 in Covington. This spacious 2,976-square-foot suite, previously used as a chiropractic clinic, is ready to accommodate your business needs.

The space is built out to accommodate a plethora of uses. The unit has a main lobby and an administration desk, along with a large show room, multiple offices and exam rooms, break rooms, a conference room, and two bathrooms.

The unit features multiple bathrooms and a flexible floor plan, making it suitable for a wide range of uses including medical practices, retail stores, or professional offices. Its prominent location on Highway 190 ensures high visibility and excellent exposure to both local and transient traffic.

The Crestwood Shadow Strip Center is known for its vibrant commercial environment and ample parking, offering an ideal setting for drawing in customers. With its prime location and adaptable space, Suite 2 presents a valuable opportunity for businesses seeking to establish a presence in a high-traffic area.

Don't miss out on this chance to elevate your business in a thriving Covington hub. Contact us today to schedule a viewing and explore the potential of this exceptional leasing opportunity.

### **PRICE**

• \$18.50 PSF

### SIZE

• 2,976 SF

### **PROPERTY HIGHLIGHTS**

- Loccation
- High Traffic Count
- Zoned Commercial



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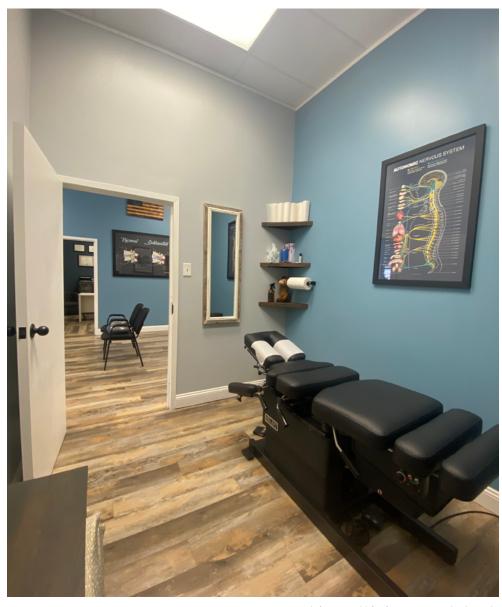
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**OVERVIEW PHOTOS AERIAL DEMOGRAPHICS Harrison** Ave University Tulane veri<del>zon</del> National **Primate** Research... LOWE'S Northlake Christian School



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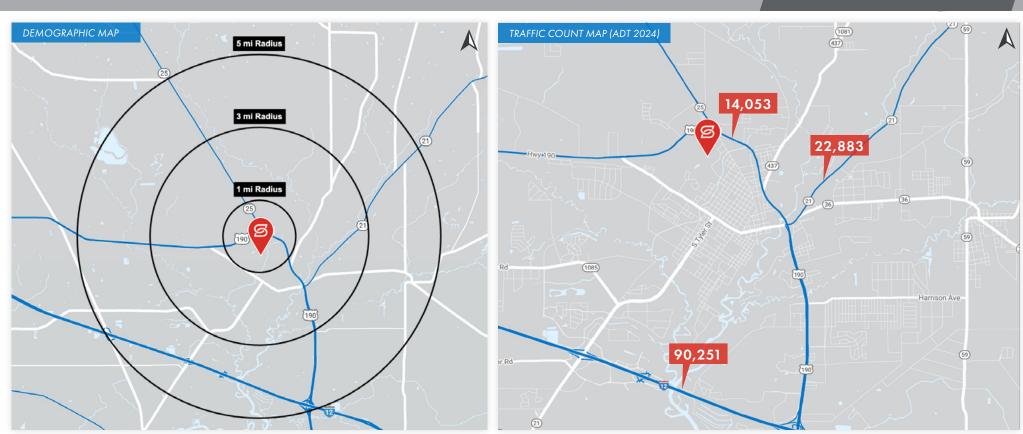
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**OVERVIEW** AERIAL **PHOTOS DEMOGRAPHICS** 



### 2024 DEMOGRAPHICS

STIRLINGPROPERTIES.COM

	1 MILE	3 MILE	5 MILE		1MILE	3 MILE	5 MILE	_	1 MILE	3 MILE	5 MILE
POPULATION	5,035	21,056	56,872	AVG. HH INCOME	\$95,425	\$108,004	\$112,334	HOUSEHOLDS	1,919	8,532	23,320