



For Sale

Commercial Frontage

Covington, Louisiana 70435



Talbot Realty Group and 7 South Commercial Real Estate are pleased to offer this property for sale:

Address: 73030 LA-25, Covington, LA.

Size: 55,198 SF

Price: \$938,366.00

Zoning: CR Regional Commercial District.

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Michael Pou

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Commercial Real Estate, LLC
1315 Carrollton Ave.
Baton Rouge, LA 70806
225.200.4180

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NEW ORLEANS, LA 70130
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Site Overview

Covington Commons is a 70+ acre tract zoned for commercial use with over 1,200' of available highway frontage. The immediate vicinity is already home to Walgreen's, CVS, McDonald's, Burger King, Wendy's, Taco Bell and Winn-Dixie. This intersection is the next center of retail growth in this market of over 100K residents. For many brand retailers, this is the "next step" location for growth in the Northshore market.

The master plans for this property include several smaller lots along the highway frontage with an interior retail center anchored by a nationally branded grocer. The eastern, or rear, portion of the property is being marketed for use as professional offices and multi-family residential.

The property is for sale in portions, but owner will entertain offers for ground lease, BTS & multi-tenant leaseholds in property they will develop.

Demographics:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Total Population	2,353	22,548	48,334	123,128
Households	916	8,621	18,387	47,416
Med. HH Income	\$49K	\$64K	\$62K	\$85K



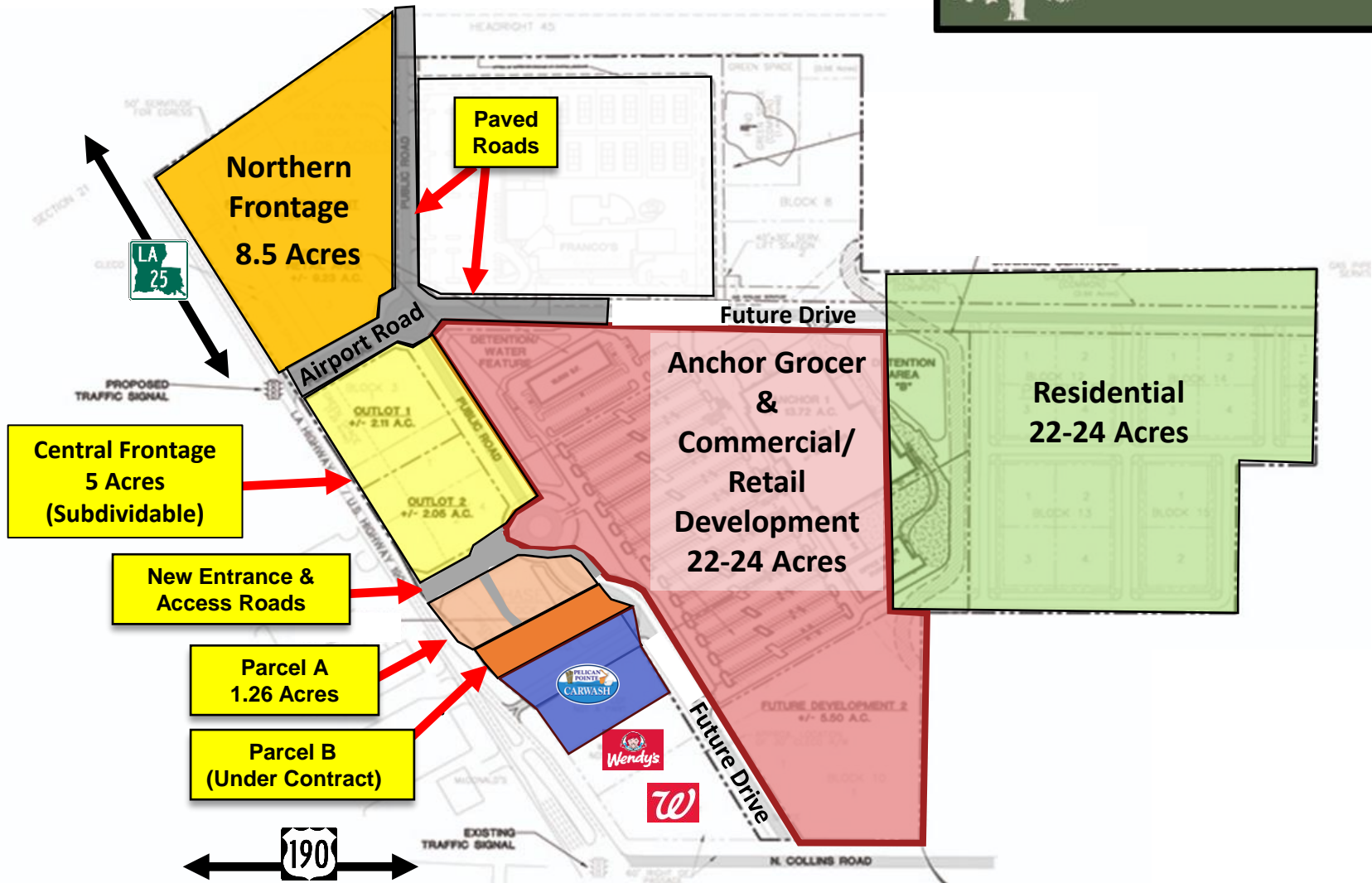
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Current Opportunities

July 2024

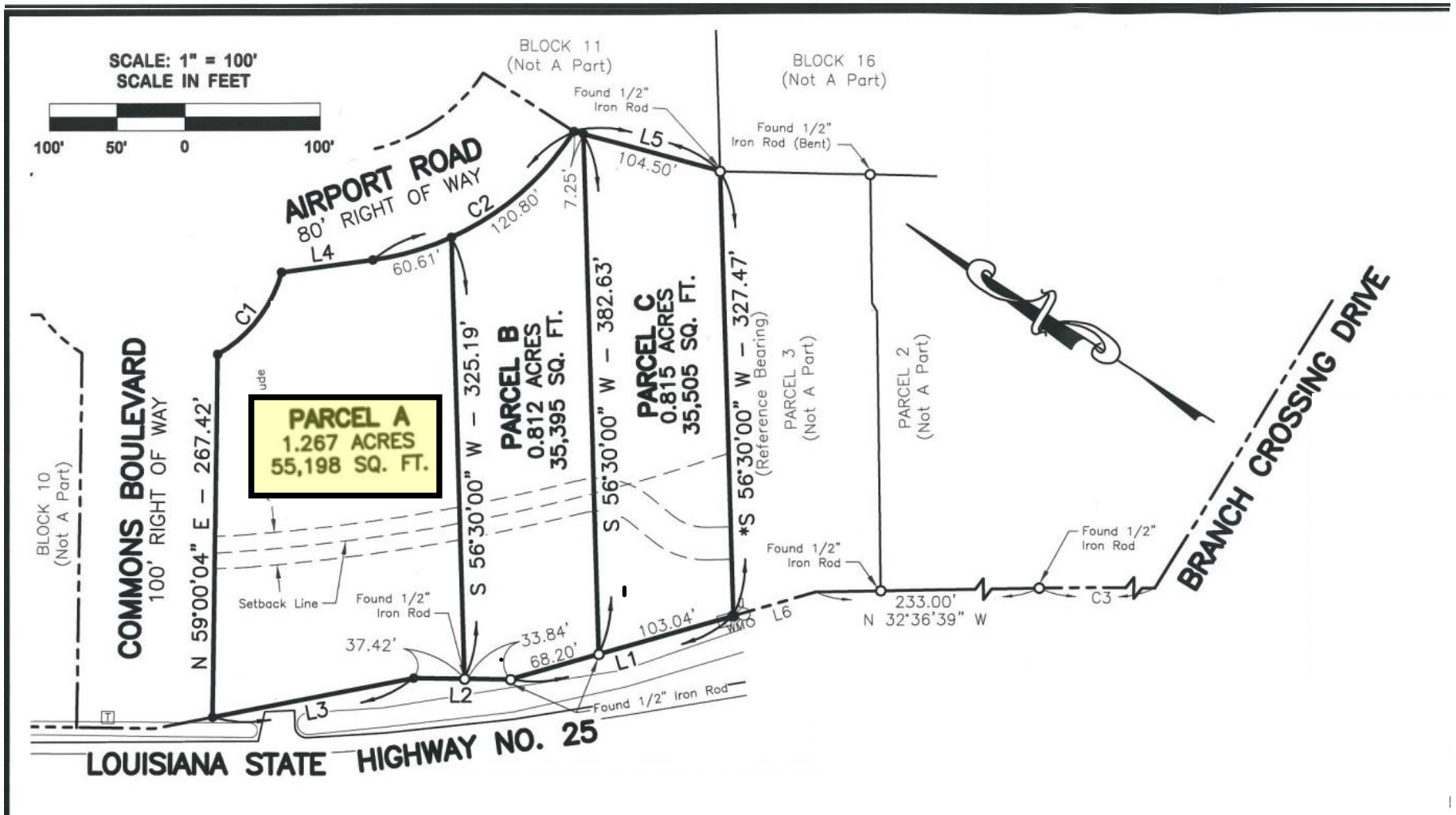


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Site Plat

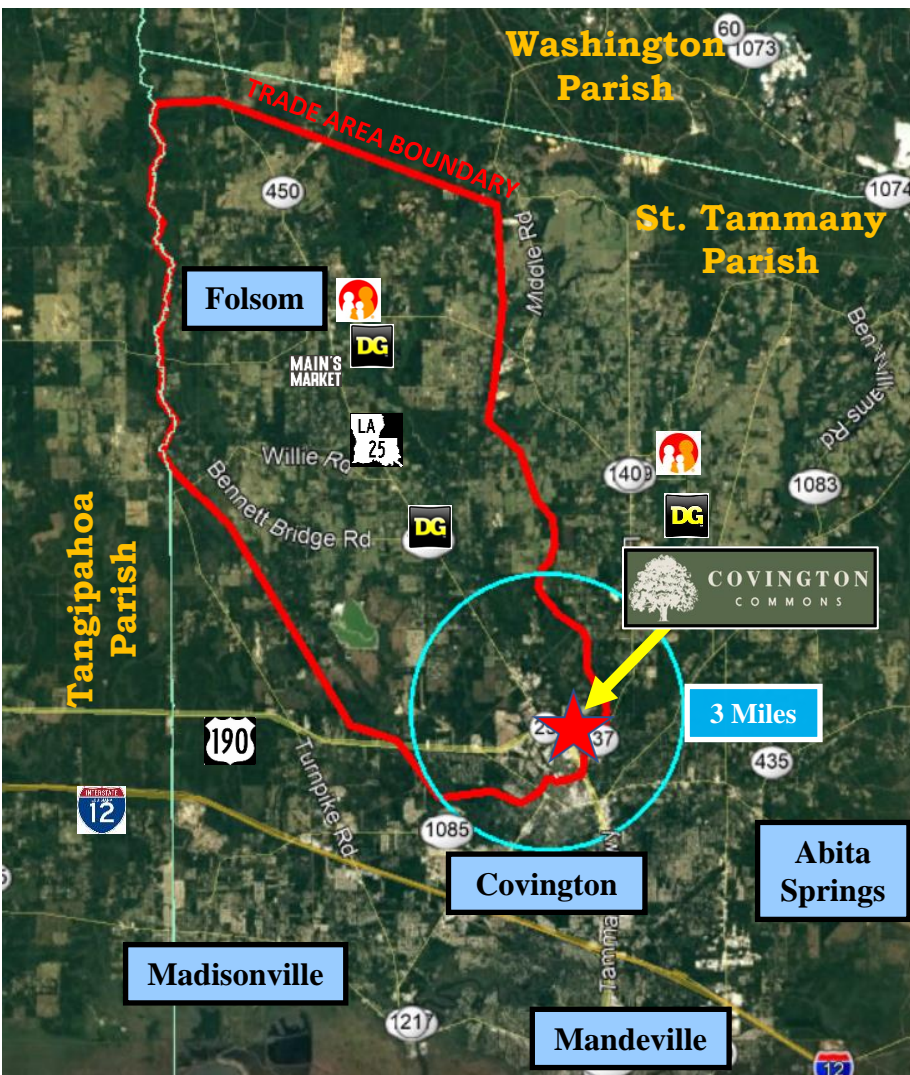


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Trade Area



The **Covington Commons** Trade Area includes most of the northwest corner of St. Tammany Parish as well as the northern half of Covington's downtown business and residential areas. With the area's major shopping concentrated south of downtown Covington near I-12, **Covington Commons** is strategically positioned to serve the needs of this market's **20K+** rural & suburban population as well as city residents living north of downtown. Retail in the Trade Area is limited to a few smaller retailers such as Dollar General, Main's Market, Walgreen's, CVS and the larger Winn-Dixie (60K SF). The remote residents (those living 2+ miles NW of the site) make up $\frac{3}{4}$ of the total Trade Area population and travel exclusively along LA 25 to work, school and other amenities in the Covington area. This part of the Trade Area contains several subdivisions and also the small crossroads community of Folsom – less than 10 miles north. The entire Trade Area lies within the Covington High School District.

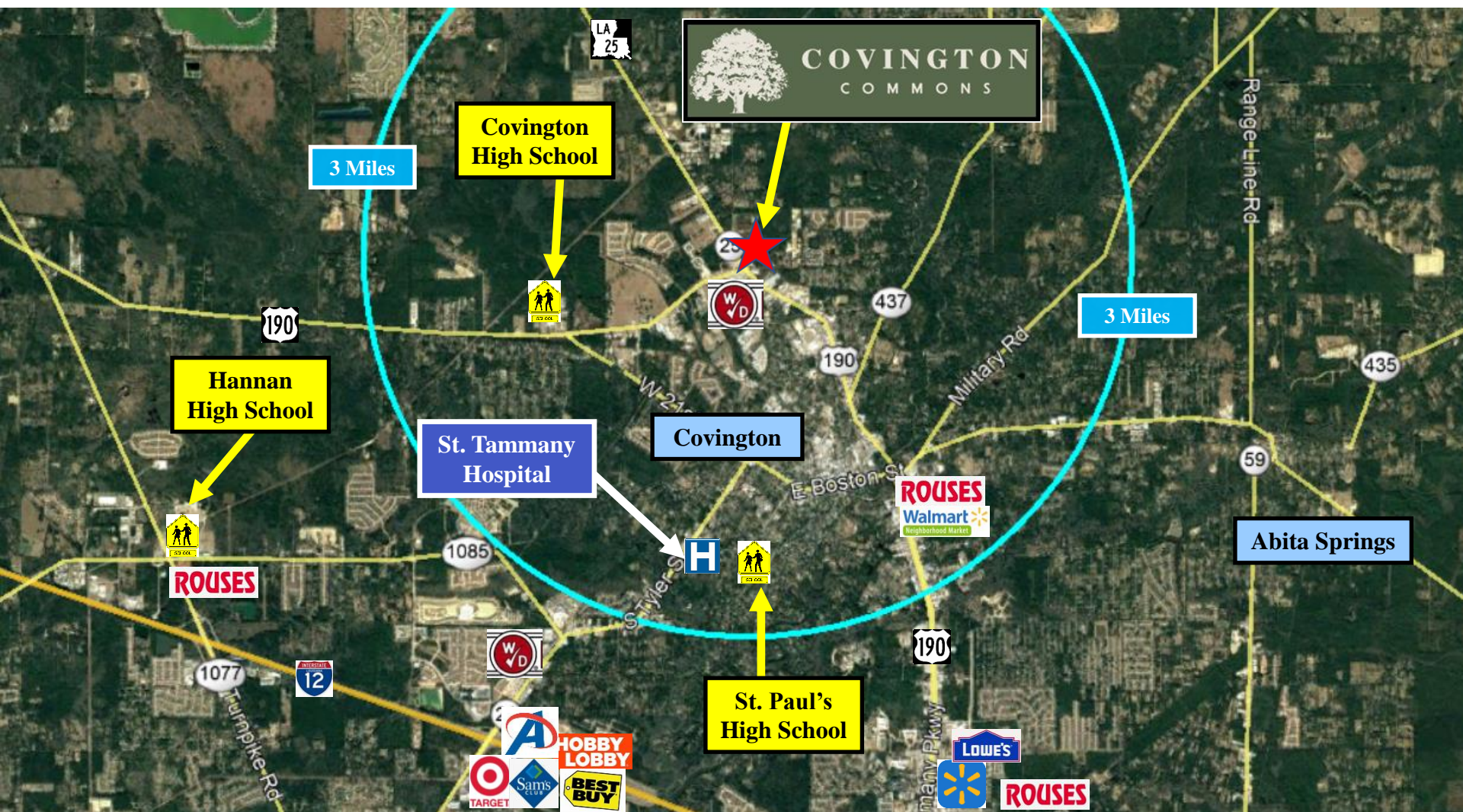


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Covington Market

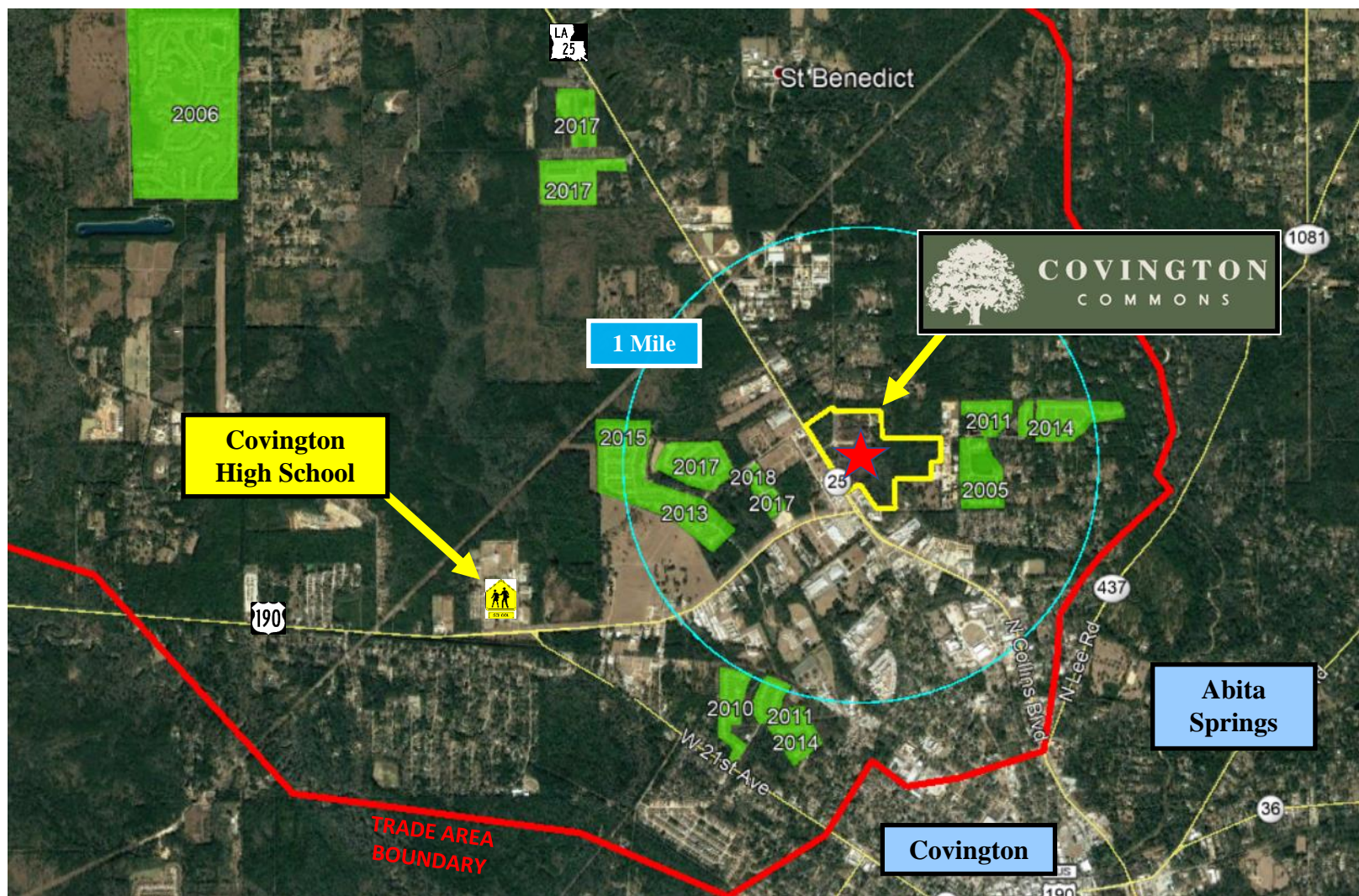


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Newer Residential Developments



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CR—Regional commercial - Uses - City of Covington, Louisiana

3.1801. Purpose and intent. The regional commercial district is intended to accommodate a wide variety of commercial and retail uses, as well as offices, businesses and personal services that serve the needs of the community and the region. The intent is to provide for large-scale commercial uses that are typically land intensive and are not well suited to being located in neighborhoods or the central business district. These districts are best located along major arterial streets and highway intersections.

3.1802. Permitted uses - 1. All permitted uses in CBD community business district unless specifically prohibited herein with no gross floor area requirements; 2. Adult uses (see section 5.4 for standards); 3. Automotive, boat, trailer and motorcycle sales; 4. Automotive repair, major; 5. Bail bonds office; 6. Crematory; 7. Equipment sales, service, rental and repair; 8. Fairgrounds and fairground activities; 9. Food service establishments with drive-through facilities; 10. Parking garages to accommodate vehicles owned by employees, customers, residents, clients or guests of the principle use (see section 5.10 for standards); 11. Pawnshops; 12. Recreation facilities; 13. Residential permitted uses in RM-2, multifamily residential district as per section 3.14. 14. Revival and gospel establishments under temporary use permits; 15. Seasonal stands, including produce and food under temporary use permit; 16. Television and radio broadcasting transmitter tower; 17. Truck stop facilities; 18. Trucking and parcel delivery service; 19. Warehousing and mini-storage for household goods and private vehicles; 20. Accessory uses customarily incidental to the above permitted uses.

3.1804. Prohibited uses. All uses not specifically permitted or authorized shall be prohibited including, but not limited to, the following: Industrial or manufacturing activities, except as specifically permitted or permissible.

For more information, view this link:

https://library.municode.com/la/covington/codes/code_of_ordinances?nodeId=PTIICOOR_APXBCOZOOR2010_PT3USDI_S3.18EGCO



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Southwest corner of site



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Looking North along LA 25 towards
Site from intersection with US 190

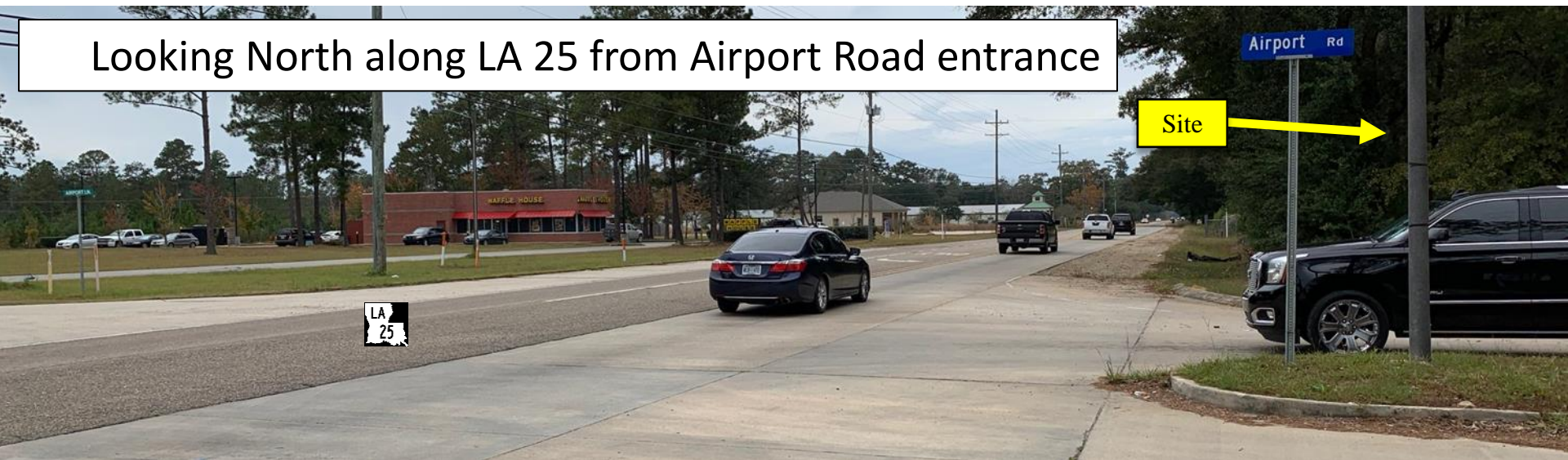


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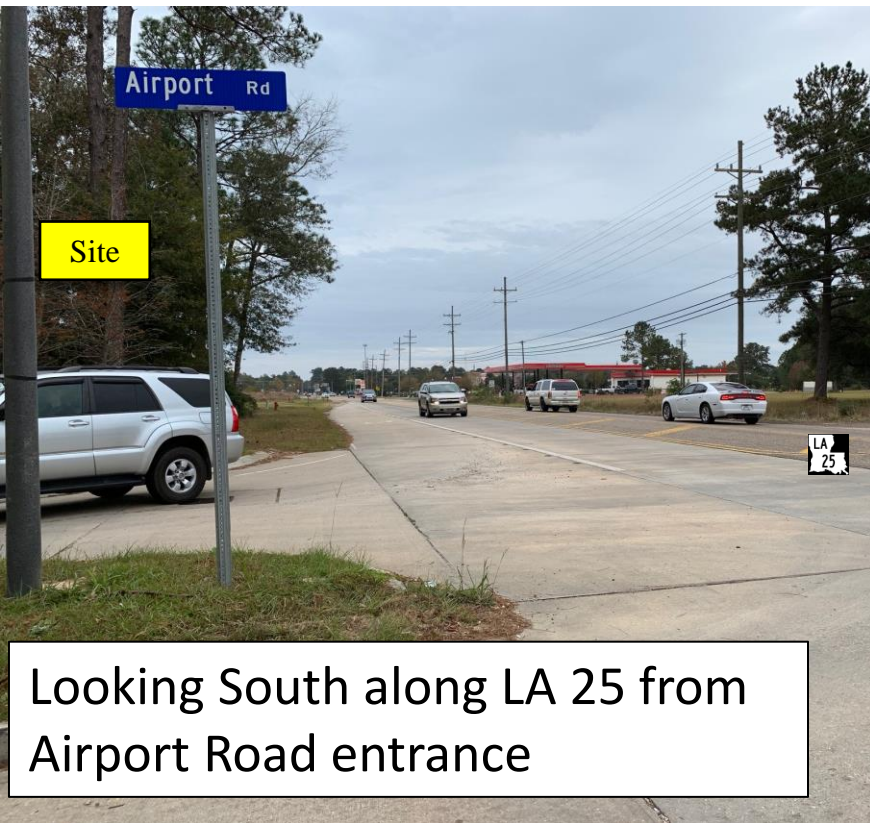
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Looking North along LA 25 from Airport Road entrance

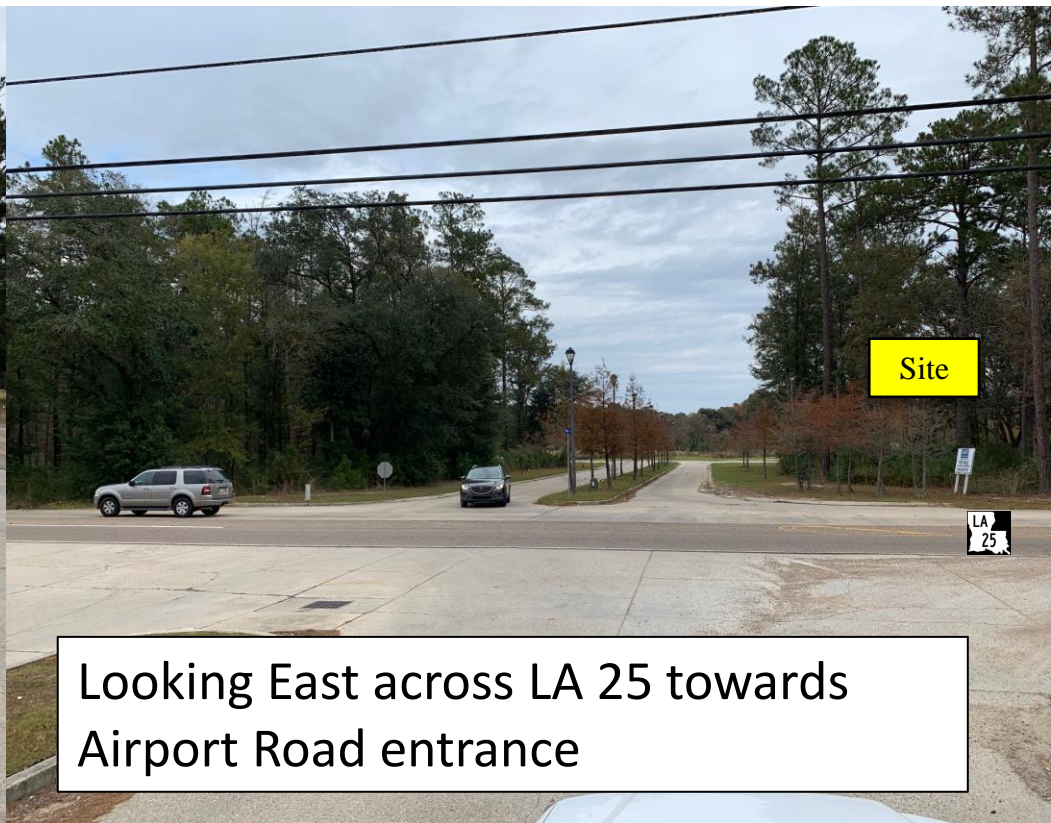


Looking South along LA 25 towards US 190 intersection



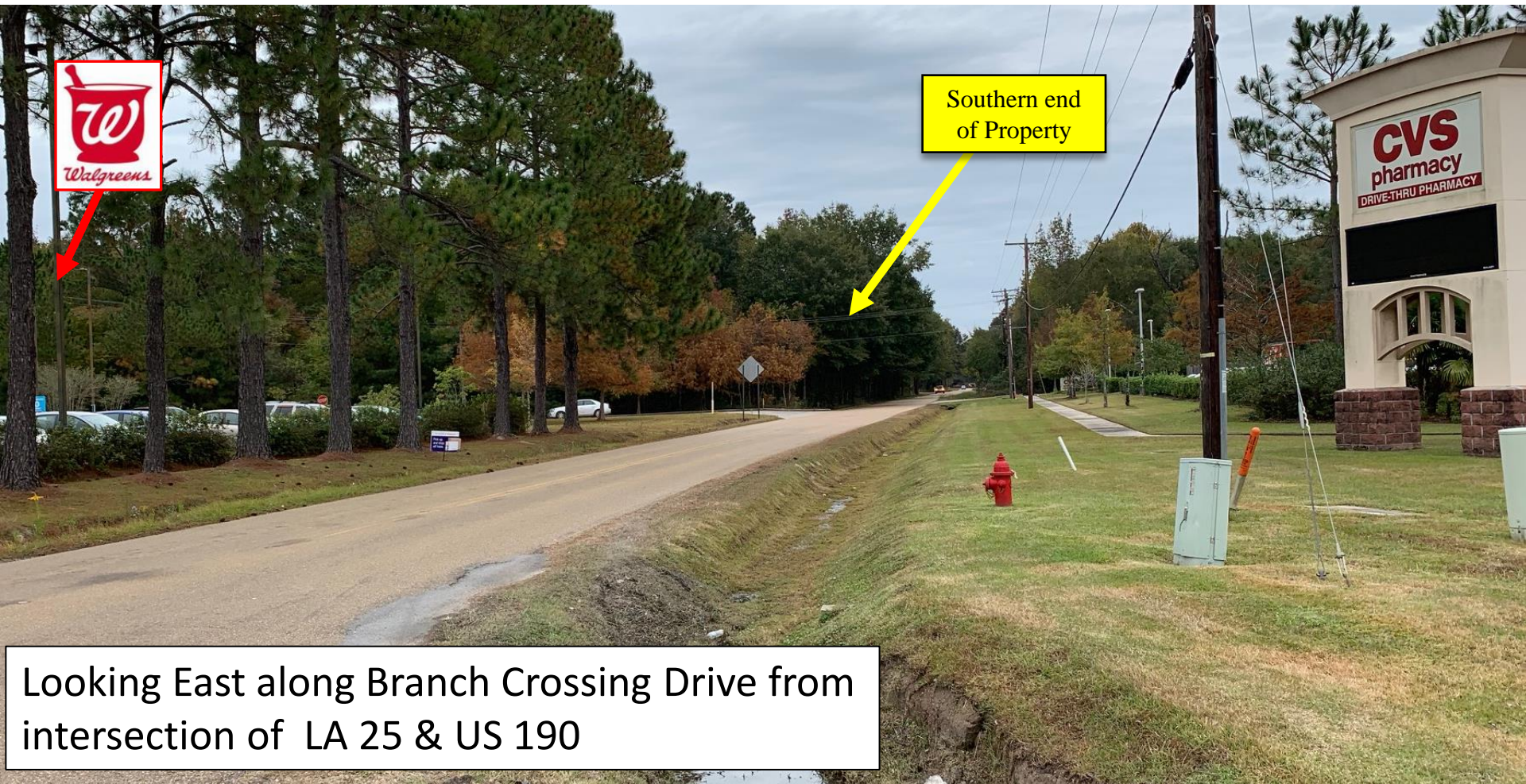


Looking South along LA 25 from
Airport Road entrance



Looking East across LA 25 towards
Airport Road entrance







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Looking East from Airport Road traffic circle

Airport Road
Traffic Circle



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