

SUMMARY

PROPERTY LAYOUT

FRONT OF HOUSE

BACK OF HOUSE

AREA MAP

DEMOGRAPHICS

FOR LEASE

PROPERTY DESCRIPTION

This fully turnkey restaurant opportunity offers approximately 6,510 SF of premier restaurant space in one of the Northshore's most desirable retail corridors along Highway 21 in Covington, Louisiana. Rarely does a second-generation restaurant of this caliber become available, offering a complete front-of-house and back-of-house package that allows an operator to significantly reduce startup costs and time to opening.

Designed and equipped for high-volume food and beverage operations, the space includes all furniture, fixtures, and equipment (FF&E), providing a true plug-and-play opportunity for restaurateurs, seafood concepts, upscale casual dining, or bar and grill operators. The dining area is fully furnished with tables, chairs, dinnerware, glassware, and service equipment, while the bar area features a built-in oyster bar and grill station ideal for interactive dining and specialty food offerings.

The commercial kitchen is exceptionally well-equipped and designed for efficient restaurant operations. Features include a 20-foot commercial exhaust hood system, an eight-burner range, flat-top griddle, six-basket fryer system, multiple food preparation stations, dual dishwashing areas, commercial ice machine, two large walk-in coolers, ample dry storage, and dedicated office space complete with an existing security and alarm system. The layout was thoughtfully designed to accommodate high customer volumes and streamlined kitchen workflows.

Strategically positioned along Highway 21, the property benefits from exceptional visibility and accessibility within one of Covington's strongest retail trade areas. The surrounding corridor is anchored by a diverse mix of retailers, office users, and affluent residential neighborhoods that generate consistent lunch and dinner traffic. The property is located directly across from Ochsner Medical Center and the MD Anderson Cancer Center, creating an additional built-in customer base of healthcare professionals, patients, and visitors throughout the day.

Opportunities to acquire a fully equipped, second-generation restaurant in this market are extremely limited. Whether you're an established operator looking to expand or an entrepreneur seeking to launch a new concept, this offering presents a unique opportunity to open in a proven retail location with substantially reduced build-out costs and immediate operational potential.

PROPERTY HIGHLIGHTS

- ±6,510 SF fully turnkey restaurant space
- Complete FF&E package included
- Fully furnished dining room and bar area
- Built-in oyster bar and grill station
- Commercial kitchen with 20-foot hood system
- Eight-burner range, flat-top griddle, and six-basket fryer
- Two commercial dishwashing stations
- Two large walk-in coolers
- Commercial ice machine and multiple prep stations
- Dedicated office with existing security and alarm system
- Ample storage throughout
- Prime Highway 21 location in Covington, LA
- Directly across from Ochsner Medical Center and MD Anderson Cancer Center
- Strong daytime and evening demographics driven by surrounding retail, office, and residential developments
- Rare second-generation restaurant opportunity with significant savings on build-out costs and time to opening

LEASE DETAILS

- 6,510 SF Available
- \$35.00 PSF plus NNN
- *tenant responsible for utilities*





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TURN-KEY HWY 21 RESTAURANT

70367 Hwy 21, Unit 100, Covington, LA 70433

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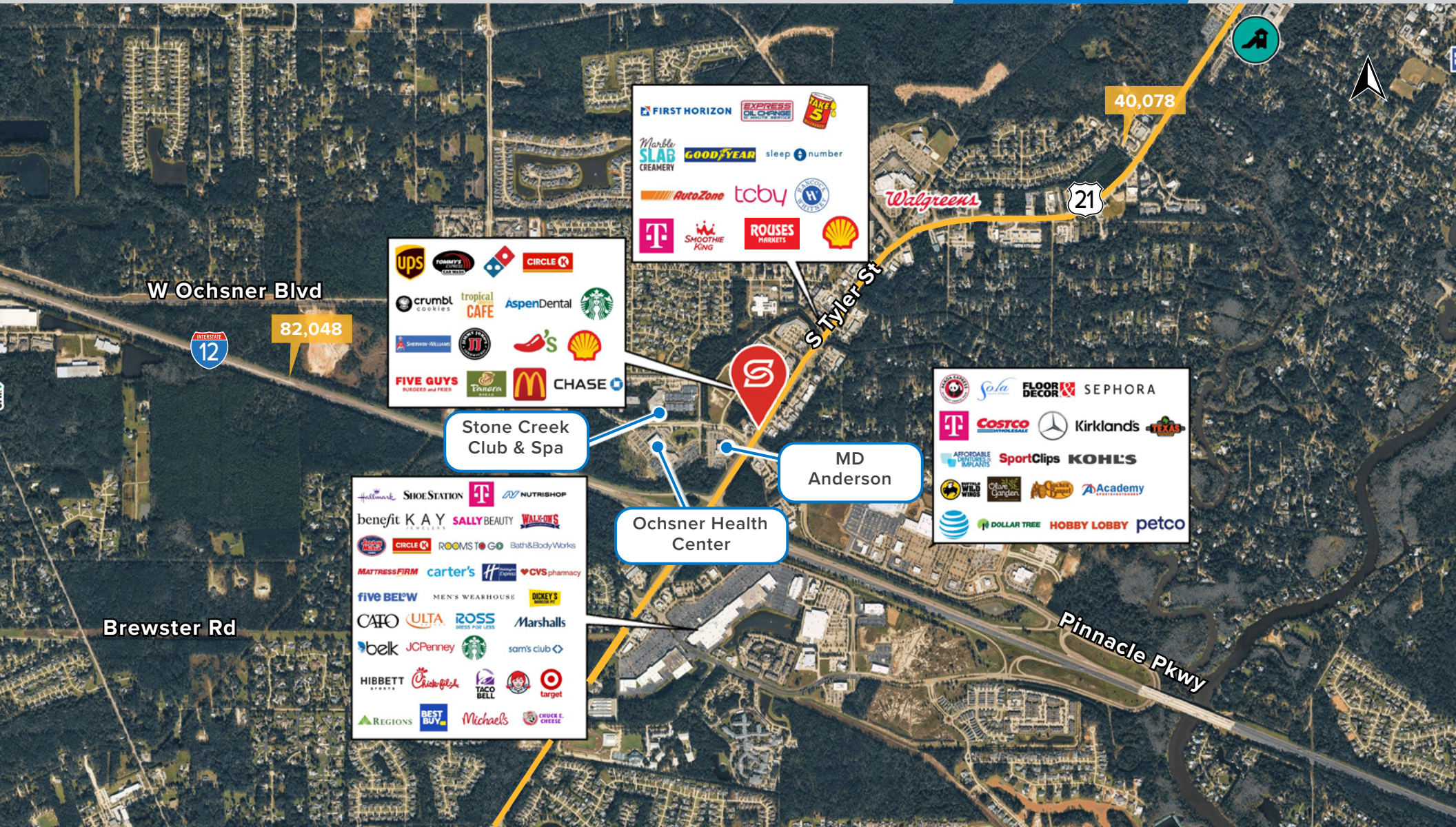
FRONT OF HOUSE

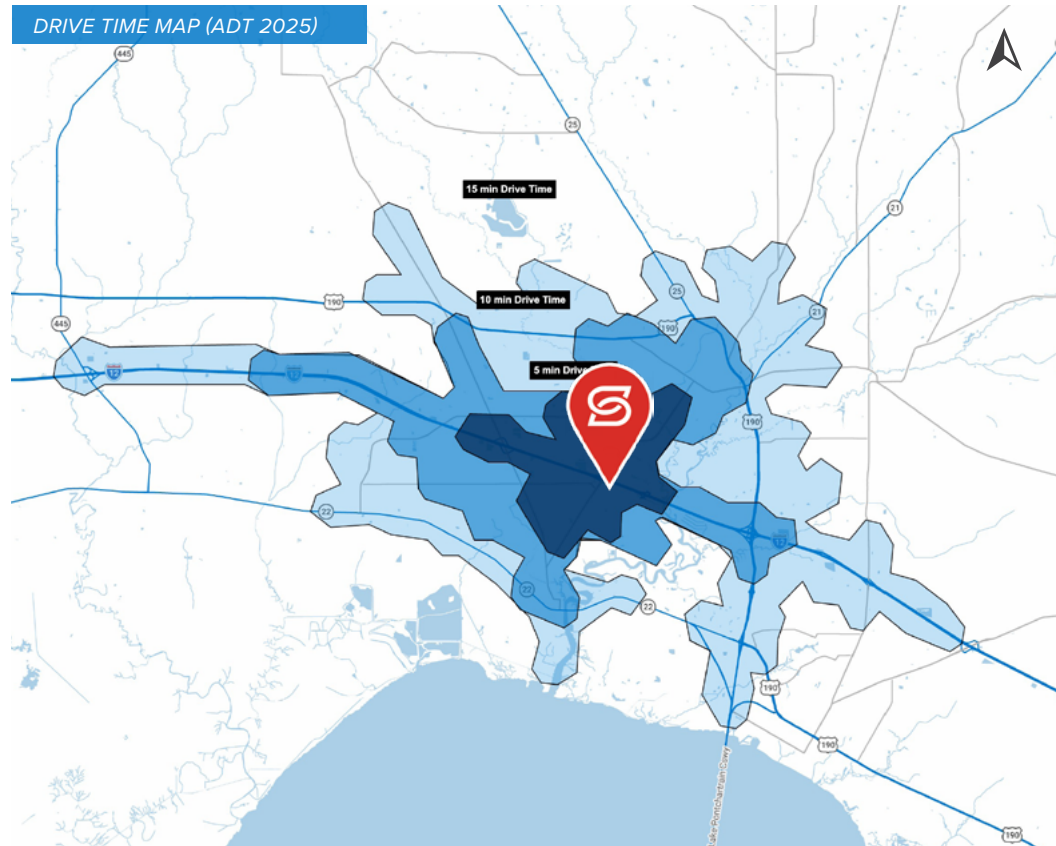
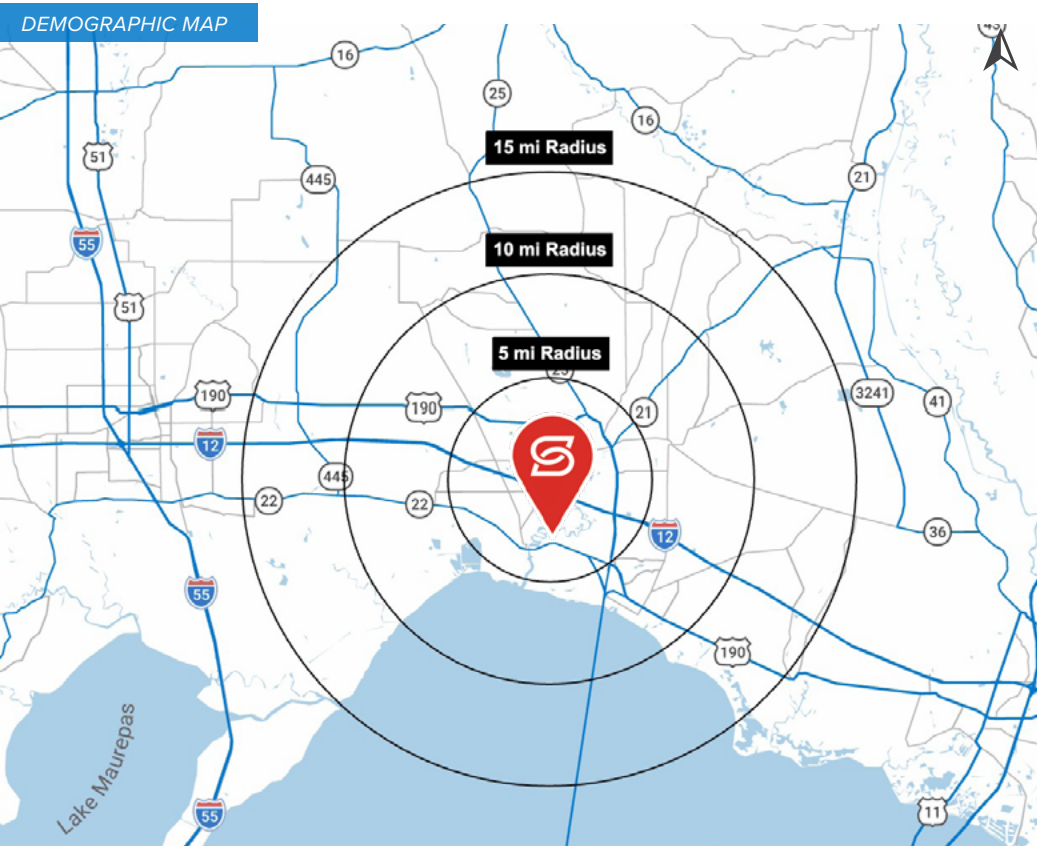
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DEMOGRAPHICS







2025 DEMOGRAPHICS



	5 MI	10 MI	15 MI
POPULATION	76,080	145,838	175,894



	5 MI	10 MI	15 MI
AVG. HH INCOME	\$136,261	\$136,485	\$130,146



	5 MI	10 MI	15 MI
HOUSEHOLDS	30,735	57,401	69,177