

# New Camellia Blvd, Covington, LA 70433



**PREMIUM LAND FOR SALE  
& WAREHOUSE FOR LEASE**

## HEADQUARTER

109 NEW CAMELLIA BLVD  
COVINGTON, LA 70433  
OFFICE: 985-217-9924

## MIKE SAUCIER

PRESIDENT & BROKER  
985.969.0081  
MSAUCIER@GSRES.COM



# CONTENTS

## ***FOR SALE***

Highlights	1
Aerial	2

## ***FOR LEASE***

Highlights	3
Aerial	4
Pictures	5

## ***Pricing***

6

## ***Retail Map***

7

## ***Local Map***

8

## ***Regional Map***

10

## ***Demographics***

11

## ***Location Overview***

12

**Disclaimer:** The information contained in this document is provided for informational purposes only and is not guaranteed to be accurate, complete, or up-to-date. All prospective buyers and interested parties are encouraged to conduct their own independent due diligence and verify the accuracy of all information provided. Gulf States Real Estate Services, LLC assumes no responsibility for any errors, omissions, or inaccuracies, nor for any harm, loss, or damages arising from reliance on this information.

## **Headquarters**

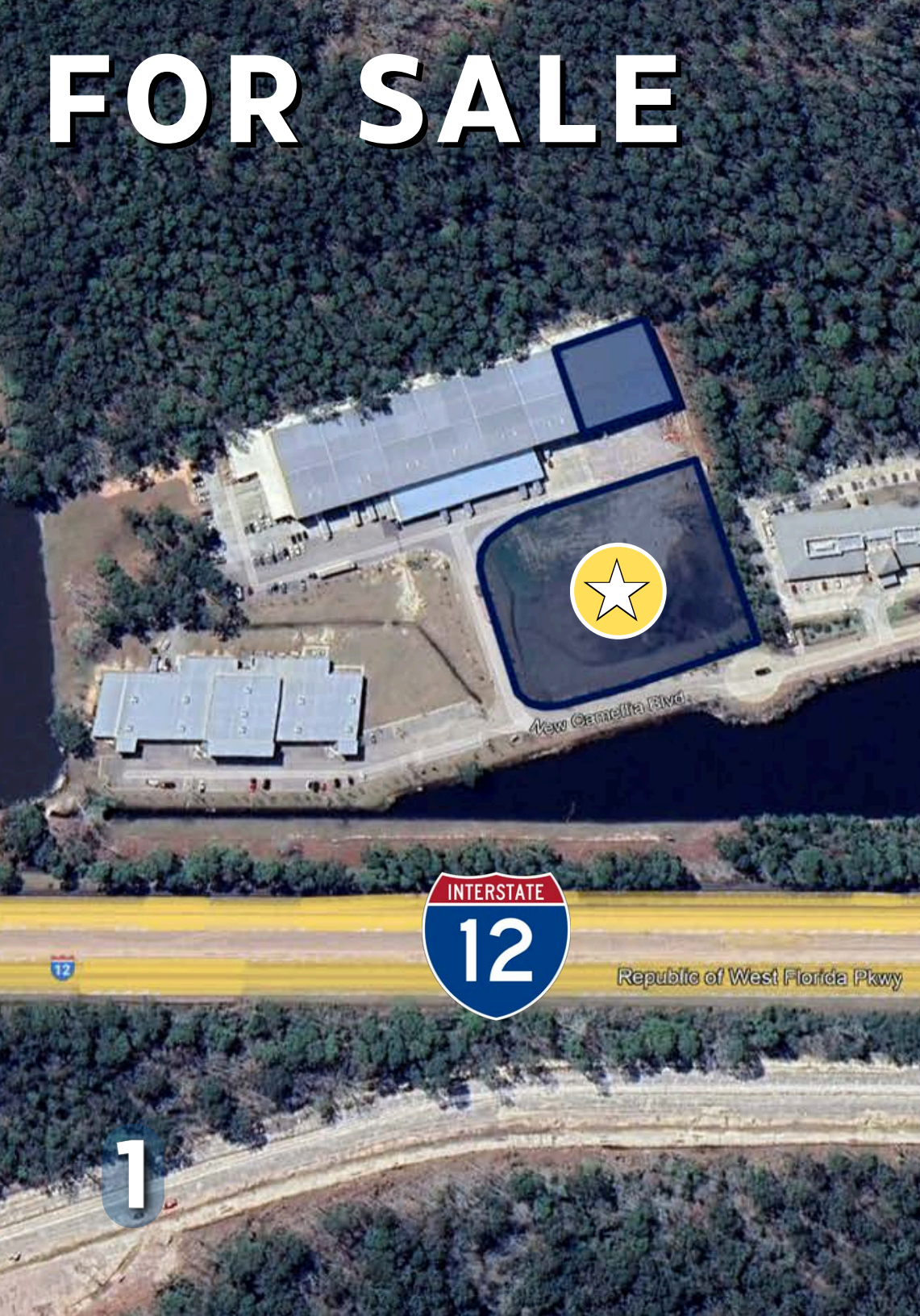
109 NEW CAMELLIA BLVD  
COVINGTON, LA 70433  
OFFICE: 985-217-9924

## **Mike Saucier**

PRESIDENT & BROKER  
985.969.0081  
MSAUCIER@GSRES.COM



# FOR SALE



## PROPERTY HIGHLIGHTS

### PROPERTY KEY FEATURES

**PRICE** \$16.75 PSF

**ACREAGE** ±3 ACRES

**VISIBILITY** INTERSTATE 12

**SITE** CLEARED & SHOVEL READY

**EXEMPT** FROM PARISH IMPACT FEES

**RETENTION** PROVIDED OFF-SITE

### AREA DEMOGRAPHICS

**POPULATION** 54,836

**MEDIAN HH INCOME** \$71,888

**RENTERS** 4,519

**OWNERS** 16,448

DEMOGRAPHICS DETERMINED BY A 10-MINUTE DRIVE TIME



**AERIAL**



**FOR SALE**  
**± 3 ACRES**

**AADT TRAFFIC COUNT | YEAR 2022: 80,510**

**FOR SALE**

**2**



# FOR LEASE

## PROPERTY HIGHLIGHTS

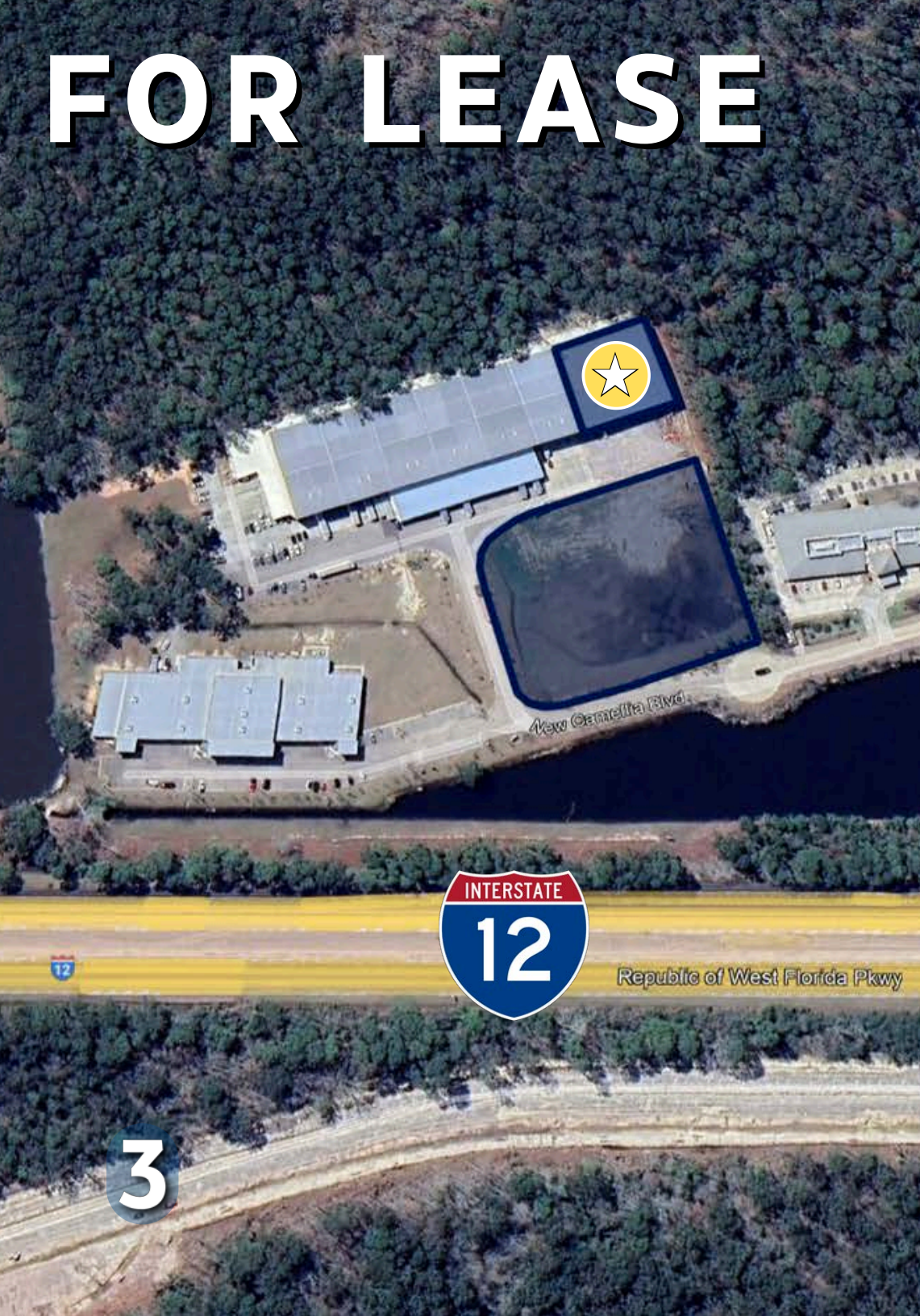
### *PROPERTY KEY FEATURES*

<b>PRICE</b>	\$13.00 PSF
<b>AVAILABLE</b>	12,000 SF
<b>LEASE TYPE</b>	MODIFIED GROSS
<b>VISIBILITY</b>	INTERSTATE 12
<b>TYPE</b>	WAREHOUSE

### *AREA DEMOGRAPHICS*

<b>POPULATION</b>	54,836
<b>MEDIAN HH INCOME</b>	\$71,888
<b>RENTERS</b>	4,519
<b>OWNERS</b>	16,448

DEMOGRAPHICS DETERMINED BY A 10-MINUTE DRIVE TIME





**AERIAL**



**FOR LEASE**  
12,000 SF  
(WAREHOUSE)



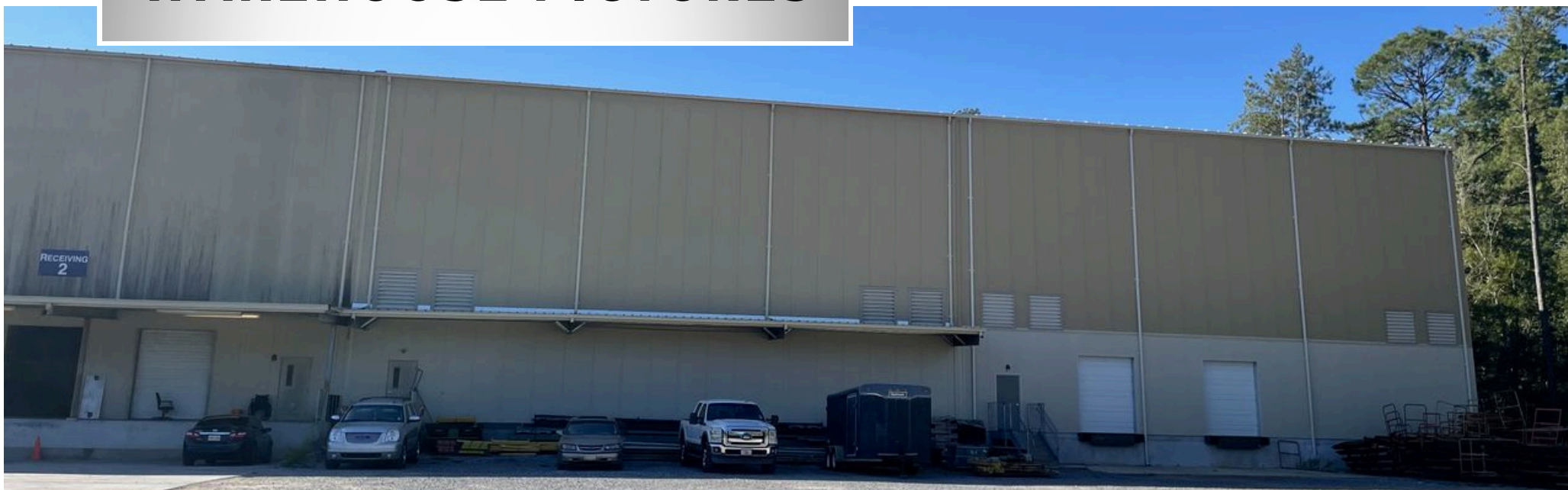
**AADT TRAFFIC COUNT | YEAR 2022: 80,510**

**FOR LEASE**

**4**



# WAREHOUSE PICTURES



**RACK STORAGE AVAILABLE**

**FOR LEASE**



# PRICING



LEASE PRICE  
**\$13 ANNUAL PSF  
MODIFIED GROSS**

SALE PRICE  
**\$16.75 PSF  
\$2,188,890**

**± 3 ACRES  
EXPANDABLE**

**New Camellia Blvd, Covington, Louisiana**

**6**



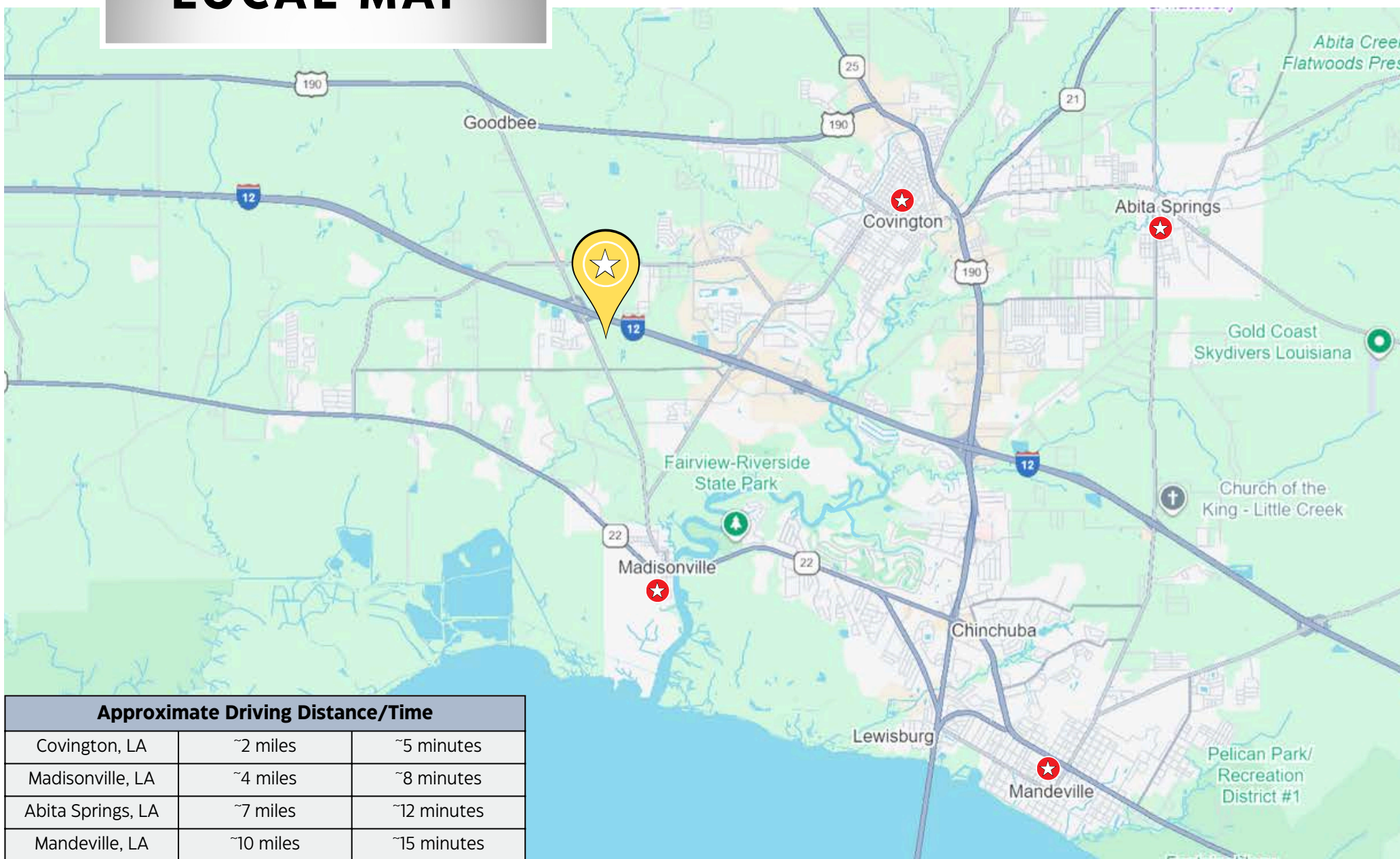
# RETAIL MAP



**New Camellia Blvd, Covington, Louisiana**



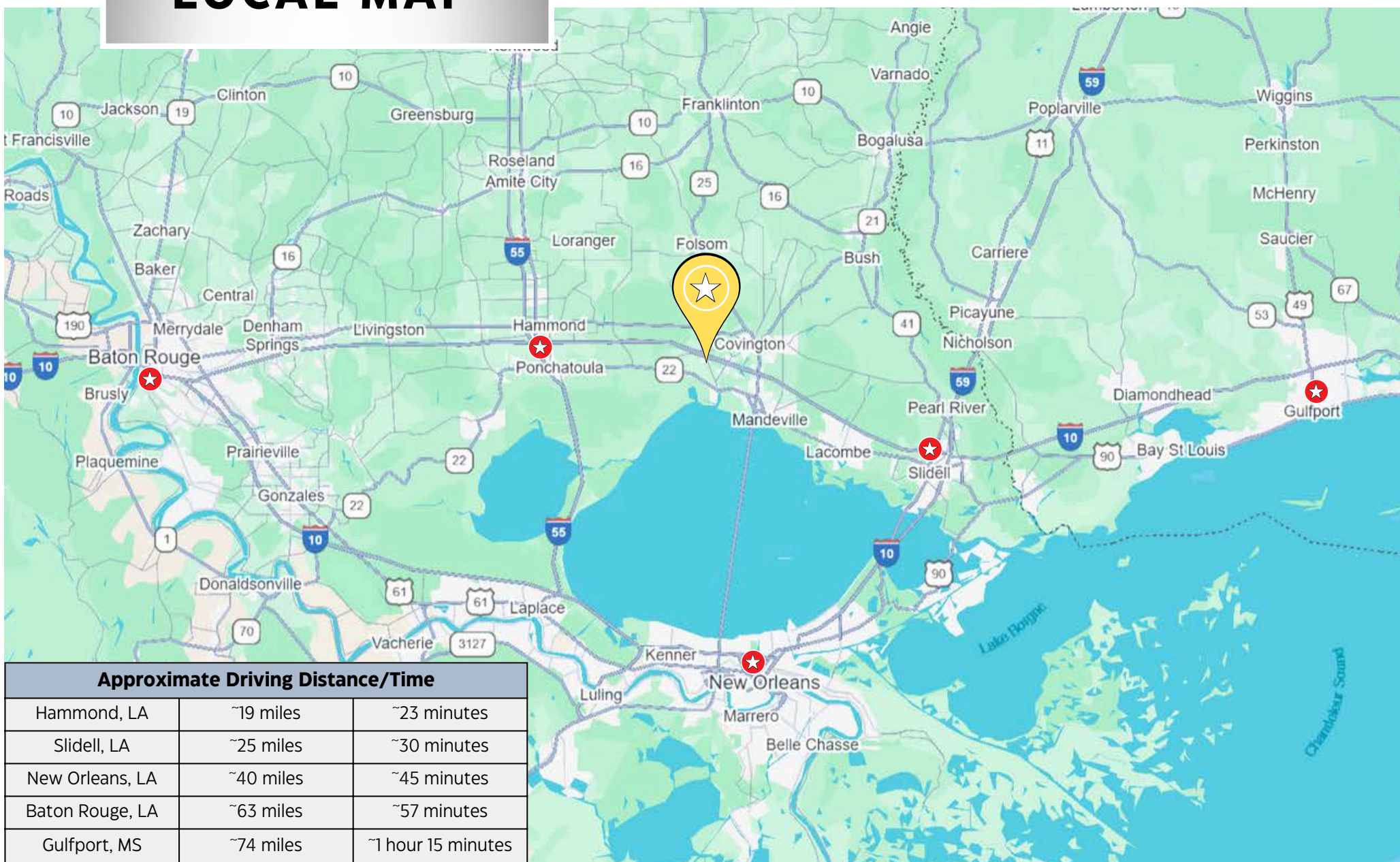
# LOCAL MAP



Please note that these are approximate values and can vary based on traffic conditions, exact starting and ending points, and the specific routes taken.



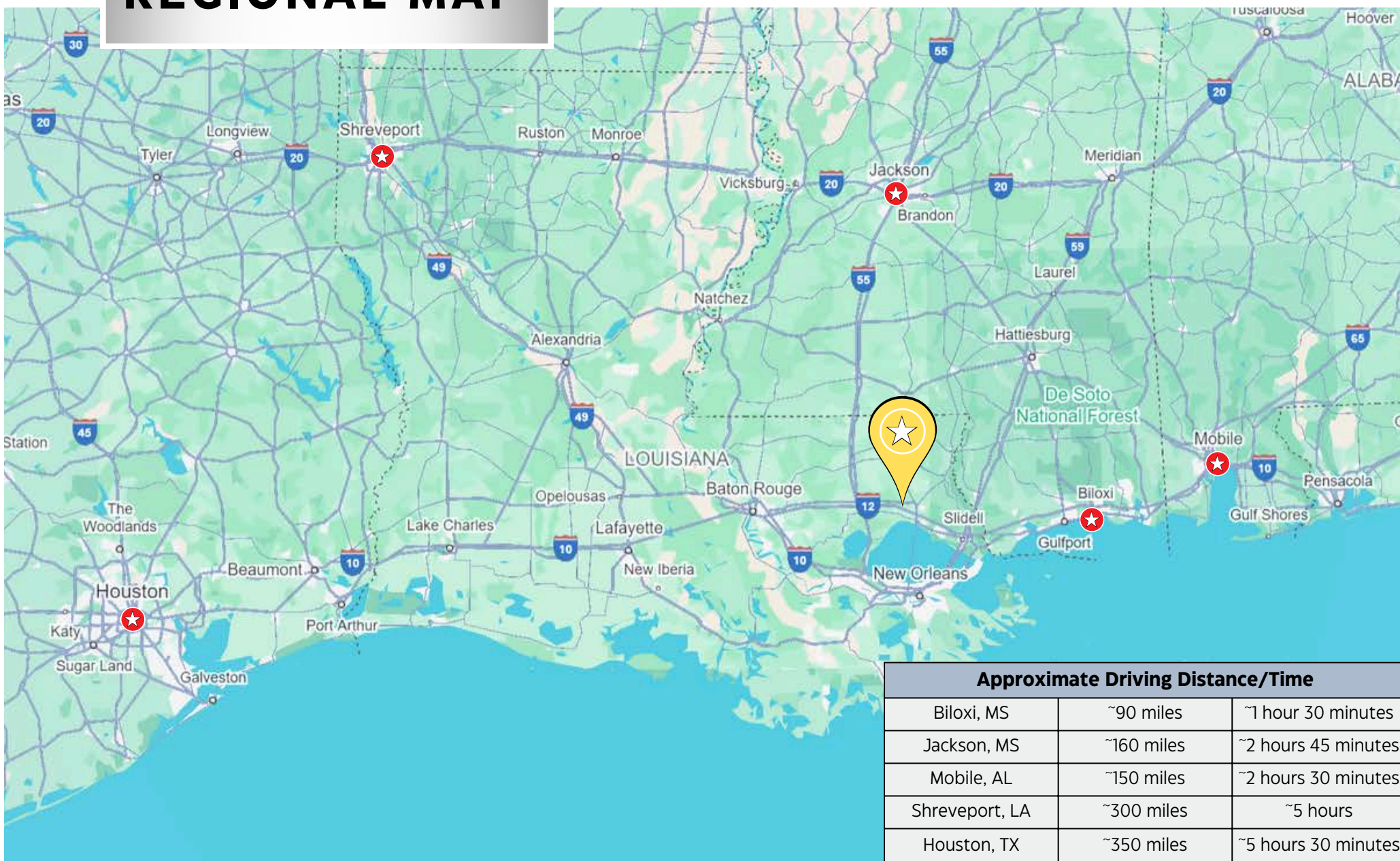
# LOCAL MAP



Please note that these are approximate values and can vary based on traffic conditions, exact starting and ending points, and the specific routes taken.



# REGIONAL MAP



Please note that these are approximate values and can vary based on traffic conditions, exact starting and ending points, and the specific routes taken.



# Location Facts & Demographics

Demographics are determined by a 10 minute drive from NEW CAMELLIA BOULEVARD, Covington, LA 70433

CITY, STATE

**Covington, LA**

POPULATION

**54,836**

AVG. HH SIZE

**2.63**

MEDIAN HH INCOME

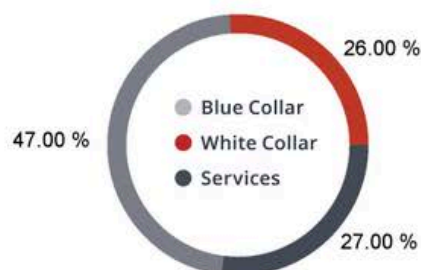
**\$71,888**

HOME OWNERSHIP

Renters: **4,519**

Owners: **16,448**

EMPLOYMENT



**49.66 %**  
Employed

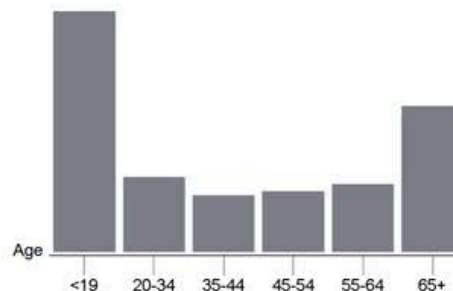
**1.66 %**  
Unemployed

EDUCATION

High School Grad: **23.81 %**  
Some College: **26.63 %**  
Associates: **4.66 %**  
Bachelors: **39.15 %**

GENDER & AGE

**48.66 %** **51.34 %**

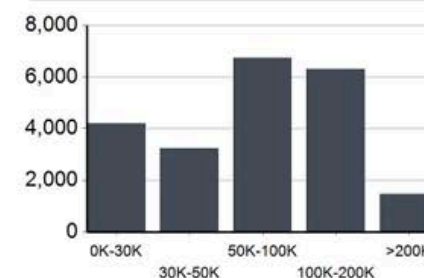


RACE & ETHNICITY

White: **92.33 %**  
Asian: **0.05 %**  
Native American: **0.07 %**  
Pacific Islanders: **0.01 %**  
African-American: **3.96 %**  
Hispanic: **2.54 %**  
Two or More Races: **1.04 %**

**Catylist Research**

INCOME BY HOUSEHOLD



HH SPENDING



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**Disclaimer:** The information contained in this document is provided for informational purposes only and is not guaranteed to be accurate, complete, or up-to-date. All prospective buyers and interested parties are encouraged to conduct their own independent due diligence and verify the accuracy of all information provided. Gulf States Real Estate Services, LLC assumes no responsibility for any errors, omissions, or inaccuracies, nor for any harm, loss, or damages arising from reliance on this information.



# LOCATION OVERVIEW



## NORTHSHORE QUALITY OF LIFE VIDEO ASSET

SCAN



12

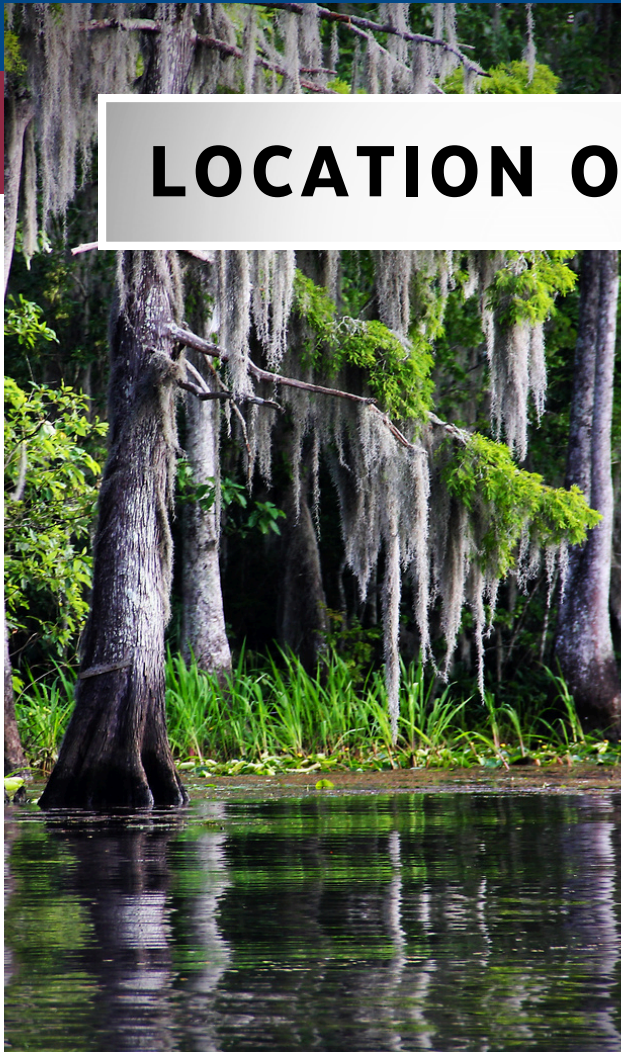
### *Covington, Louisiana*

Nestled in the heart of St. Tammany Parish, Covington, Louisiana, offers a charming blend of small-town and modern amenities. Located just north of Lake Pontchartrain and a short drive from New Orleans, Covington boasts a strategic position that combines serene suburban living with easy access to big-city conveniences. Known for its historic downtown district, the city is filled with quaint shops, art galleries, and award-winning restaurants that reflect its rich cultural heritage. With excellent schools, a low crime rate, and a strong sense of community, Covington is an ideal destination.





# LOCATION OVERVIEW



## *Covington, Louisiana*

Covington's lush natural surroundings further enhance its appeal. The city is home to beautiful parks, scenic rivers, and trails like the Tammany Trace, a popular spot for biking and walking enthusiasts. Its proximity to the Bogue Falaya River provides opportunities for kayaking and fishing, while numerous local events, such as farmers' markets and festivals, create a vibrant, welcoming atmosphere year-round. Whether you're seeking a peaceful retreat, a thriving community, or a little of both, Covington delivers a quality of life that makes it a highly desirable place to call home.

