

11.24.25

OFFERING MEMORANDUM

Covington Center Office

800 Covington Ctr
Covington LA 70433

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OFFERING SUMMARY

ADDRESS

800 Covington Ctr
Covington LA 70433

FINANCIAL SUMMARY

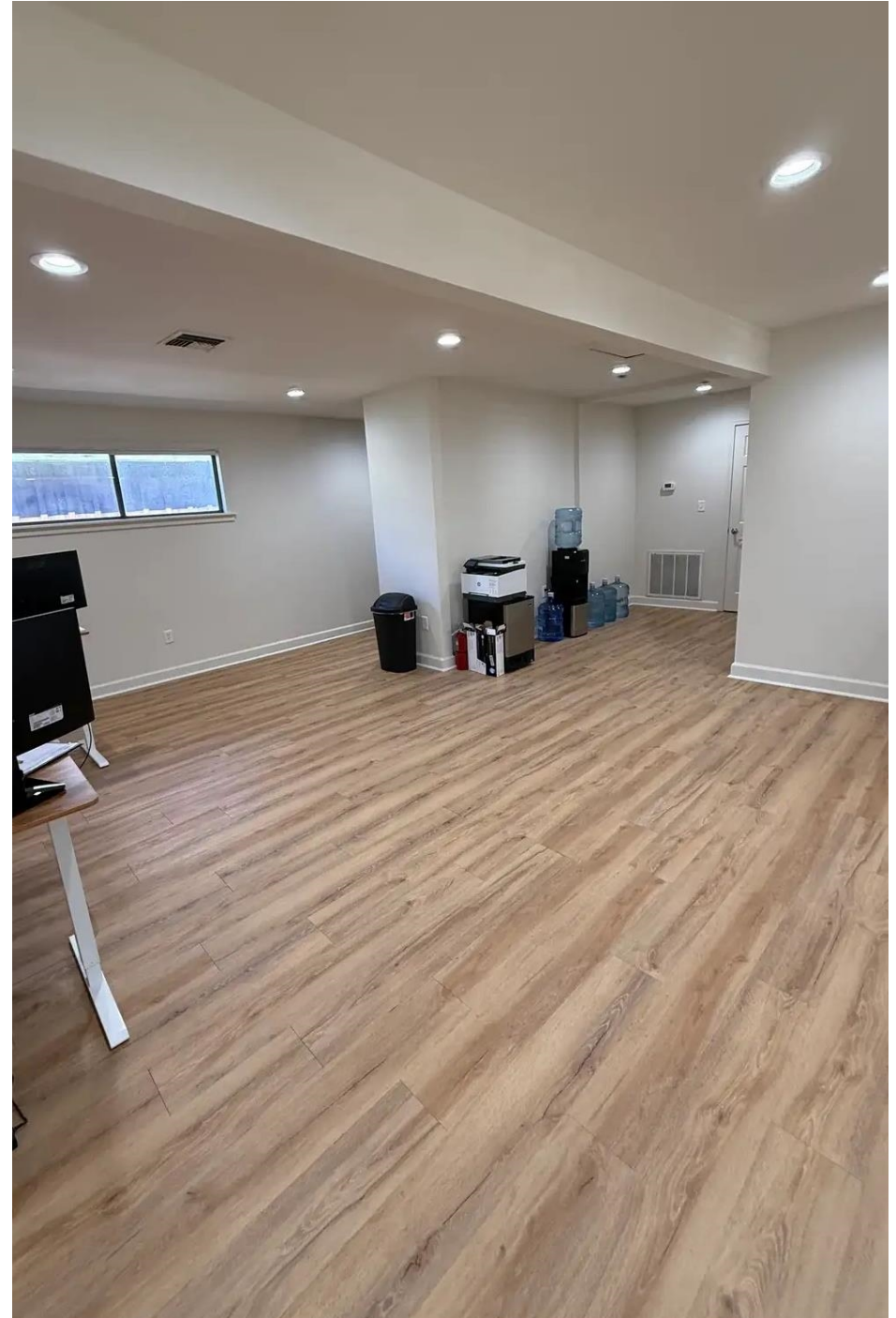
PRICE

\$367,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	4,087	32,804	61,360
2025 Median HH Income	\$67,471	\$77,333	\$81,701
2025 Average HH Income	\$103,254	\$105,471	\$115,526

Investment Highlights

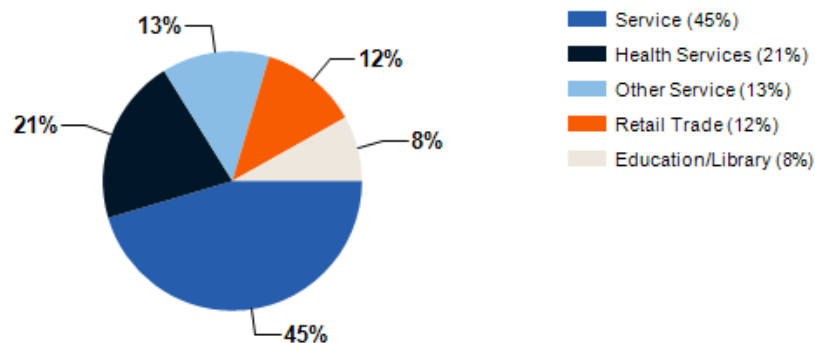
- Offered at \$367,000, this 1,458 SF building provides a turnkey office solution with modern upgrades. The full 2025 renovation minimizes upfront costs for the next owner.
- Recent improvements include a new roof, flooring, paint, and lighting. These updates create a polished, low-maintenance environment.
- The layout includes two private offices, a large open work area, a kitchenette, and an ADA-compliant restroom. It supports a wide range of professional, medical, and creative uses.
- The 72' x 72' lot includes roughly 10 dedicated parking spaces. This on-site parking enhances convenience for both employees and clients.
- Located in Covington's Central Business District, the property sits in a high-demand office market. Its size, condition, and location make it a strong value at its price point.



Location Summary

- Positioned in Covington's Central Business District, the property sits among established offices, medical providers, and local businesses. This setting supports steady activity and visibility throughout the day.
- The site offers direct access to major roadways, providing smooth connectivity for staff and clients commuting from surrounding areas. This accessibility enhances operational convenience for daily business functions.
- Nearby amenities include restaurants, retail, and civic services within minutes of the property. These surrounding conveniences contribute to a supportive work environment for employees and visitors.
- Covington's CBD is known for its stable commercial presence and strong local reputation. This contributes to long-term demand and a reliable business climate for office users.
- The surrounding area is well-maintained and continues to experience consistent professional growth. This ongoing development further strengthens the property's position within the market.

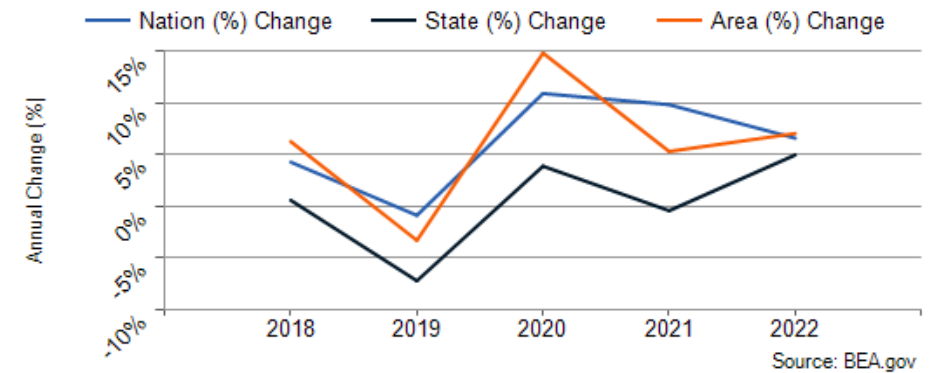
Major Industries by Employee Count



Largest Employers

St. Tammany Parish Public Schools	5,800
St. Tammany Parish Hospital	2,338
Ochsner Health System	970
Lakeview Regional Medical Center	800
St. Tammany Parish Sheriff's Office	706
St. Tammany Parish Government	689
Poolcorp	400
Gilsbar Inc.	349

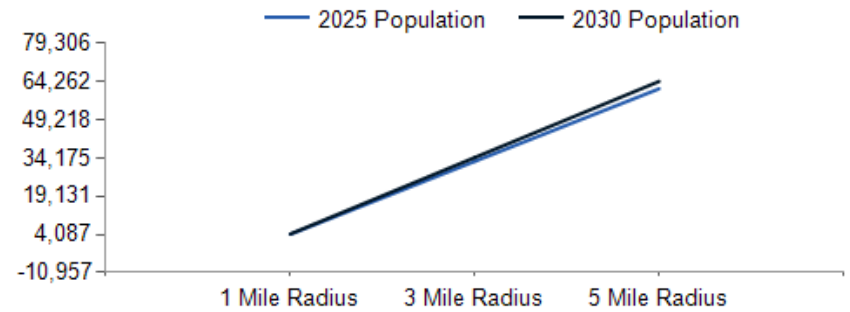
St. Tammany Parish GDP Trend



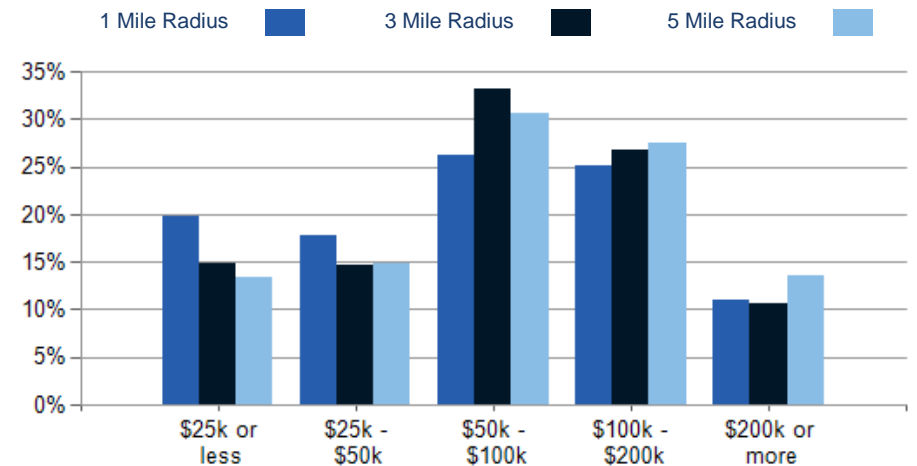


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,215	20,733	34,763
2010 Population	3,320	25,834	45,804
2025 Population	4,087	32,804	61,360
2030 Population	4,250	34,313	64,262
2025 African American	1,123	4,986	6,443
2025 American Indian	10	125	233
2025 Asian	49	547	954
2025 Hispanic	319	3,324	5,819
2025 Other Race	121	1,090	1,617
2025 White	2,516	22,920	46,304
2025 Multiracial	267	3,127	5,791
2025-2030: Population: Growth Rate	3.95%	4.50%	4.65%

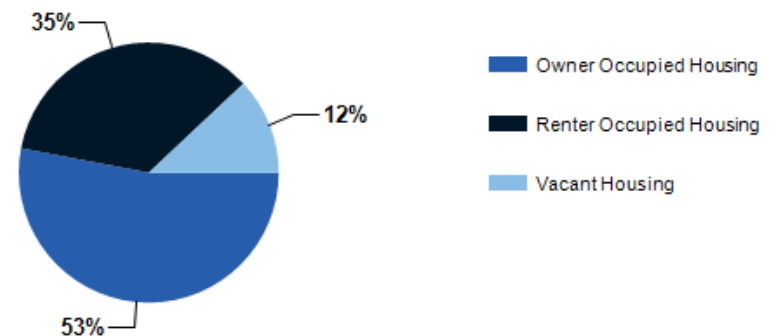
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	220	1,181	1,953
\$15,000-\$24,999	136	873	1,443
\$25,000-\$34,999	177	925	1,417
\$35,000-\$49,999	140	1,105	2,343
\$50,000-\$74,999	290	2,626	4,434
\$75,000-\$99,999	180	2,002	3,341
\$100,000-\$149,999	275	2,091	3,996
\$150,000-\$199,999	175	1,636	2,995
\$200,000 or greater	198	1,471	3,443
Median HH Income	\$67,471	\$77,333	\$81,701
Average HH Income	\$103,254	\$105,471	\$115,526



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

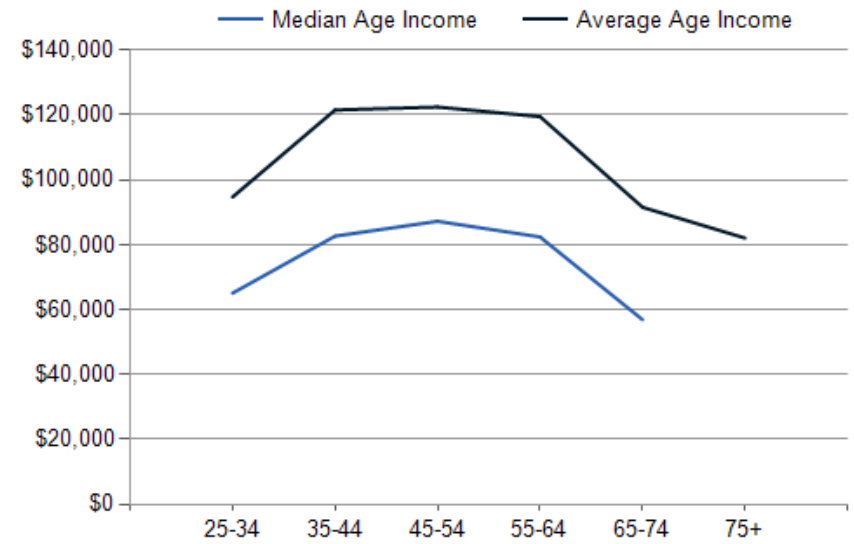
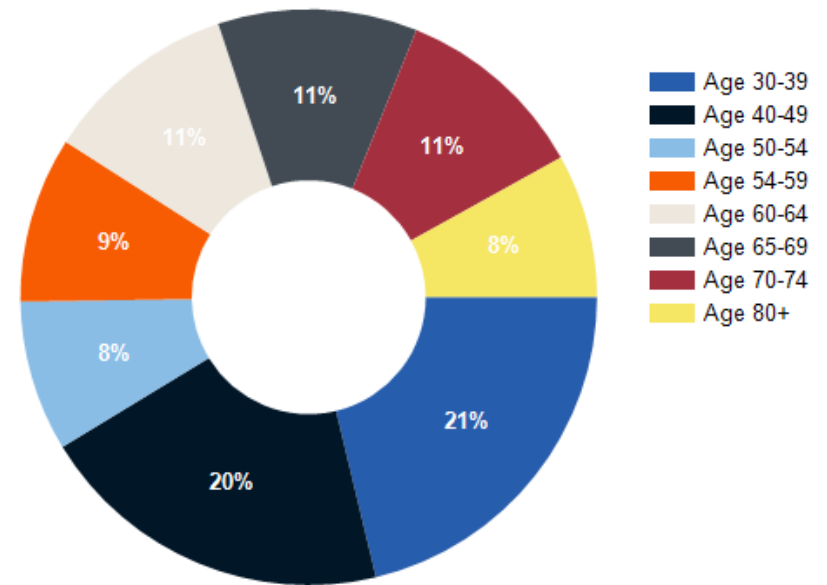


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	260	2,198	3,777
2025 Population Age 35-39	265	2,137	3,773
2025 Population Age 40-44	251	2,086	3,985
2025 Population Age 45-49	244	1,983	3,766
2025 Population Age 50-54	209	1,881	3,673
2025 Population Age 55-59	230	1,960	3,666
2025 Population Age 60-64	268	2,032	3,870
2025 Population Age 65-69	276	2,061	3,873
2025 Population Age 70-74	268	1,934	3,559
2025 Population Age 75-79	199	1,476	2,829
2025 Population Age 80-84	118	860	1,636
2025 Population Age 85+	95	662	1,350
2025 Population Age 18+	3,265	25,791	48,196
2025 Median Age	42	41	42
2030 Median Age	43	42	43

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$65,067	\$76,667	\$79,504
Average Household Income 25-34	\$94,704	\$99,786	\$108,848
Median Household Income 35-44	\$82,650	\$87,440	\$98,098
Average Household Income 35-44	\$121,544	\$117,617	\$128,972
Median Household Income 45-54	\$87,233	\$94,840	\$107,749
Average Household Income 45-54	\$122,449	\$121,153	\$140,152
Median Household Income 55-64	\$82,400	\$91,089	\$102,442
Average Household Income 55-64	\$119,513	\$122,567	\$137,663
Median Household Income 65-74	\$56,899	\$68,712	\$71,959
Average Household Income 65-74	\$91,552	\$97,015	\$103,814
Average Household Income 75+	\$82,054	\$77,291	\$75,889

Population By Age



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Exclusively Marketed by:



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