



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

SALE PRICE REDUCED

RESTAURANT SPACE | FOR SALE OR LEASE

Highly Visible Restaurant Space

7497 Pinnacle Parkway

COVINGTON, LA 70433

Austin Lavin CCIM
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WELL-SITUATED SITE NEAR NEW COSTCO

7497 Pinnacle Parkway, Covington, LA 70433

DESCRIPTION

Originally built as a Saltgrass Steakhouse, 7497 Pinnacle Pkwy is a valuable opportunity for a restaurant in a rapidly developing commercial corridor.

The site is located between two I-12 interchanges. To the east is the Pinnacle Pkwy/I-12 Interchange, and a half mile to the west is the

Hwy 21/I-12 Interchange. The property sits in front of a retail center that includes Kohl's, Hobby Lobby, Academy Sports, and Petco with a 159,000-sf Costco and Floor & Decor. Other outparcels contain Olive Garden, Texas Roadhouse, and Cracker Barrel. A Mercedes-Benz dealership is located on Pinnacle Parkway across the street.

OVERVIEW

SIZE	7,739 sf building on a 61,388 sf site
SALE PRICE	\$2,950,000 \$3,500,000
RENTAL RATE	\$26,667/month, NNN
PARKING	89 spaces
ZONING	HC-3 Highway Commercial District

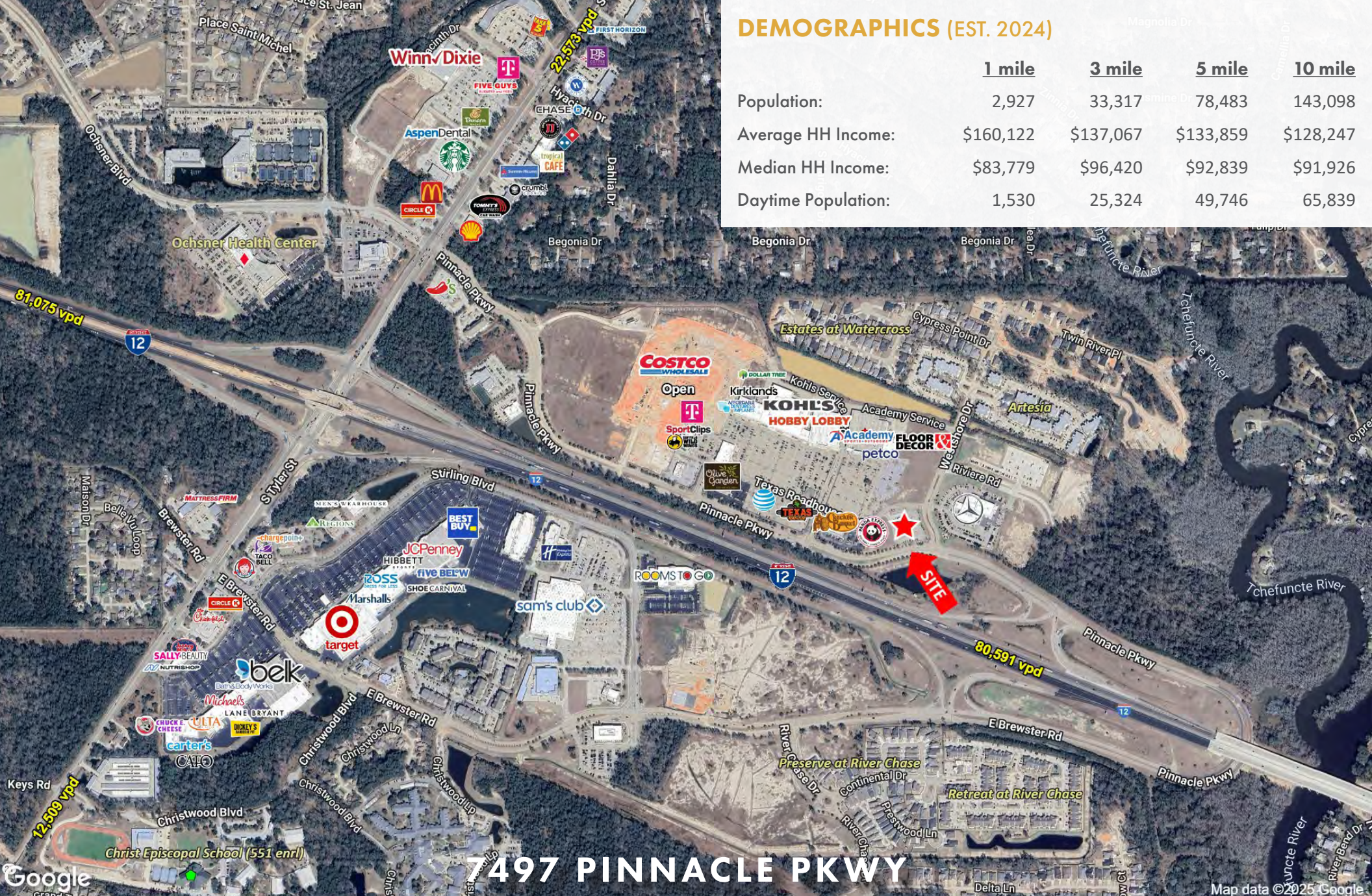


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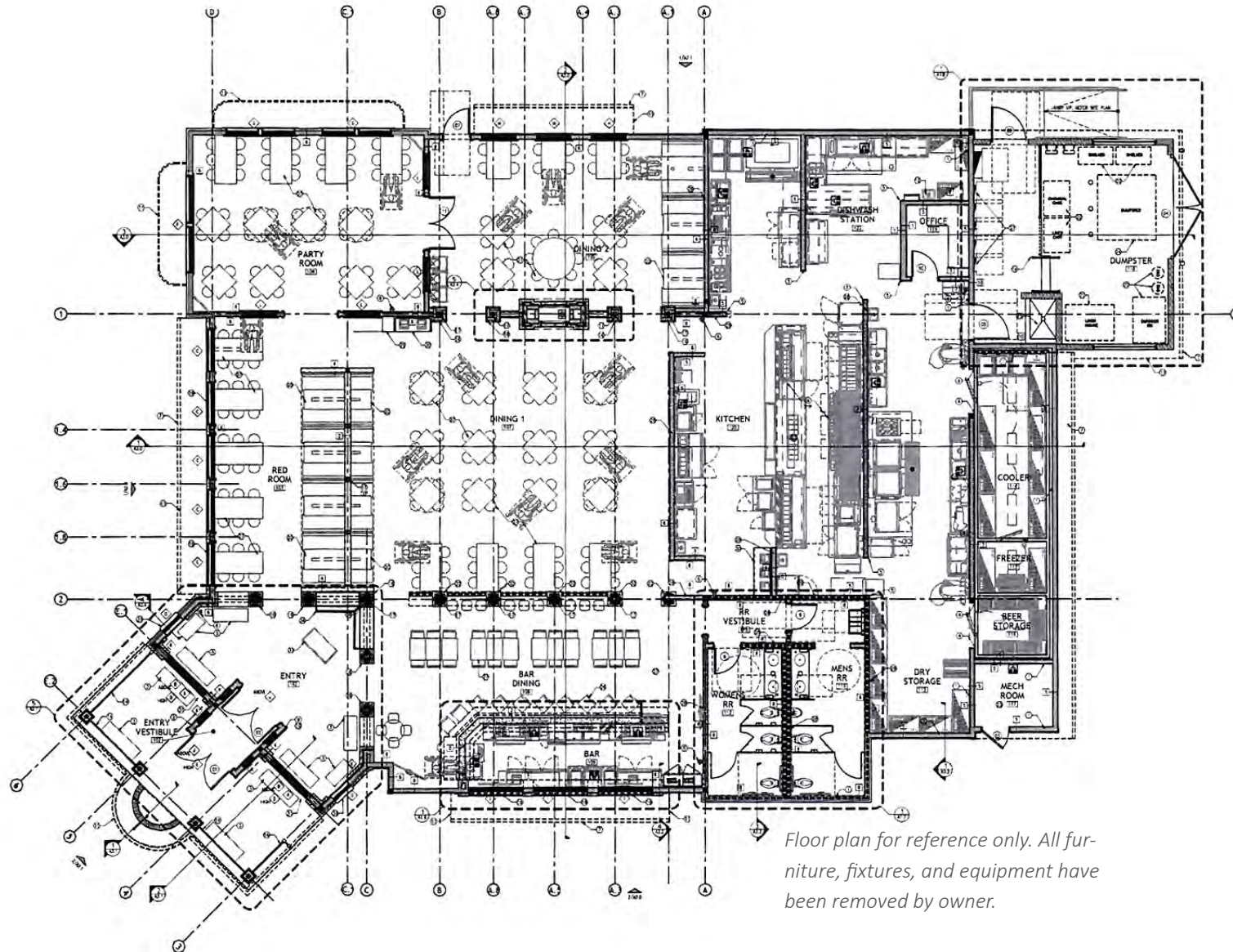
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7497 PINNACLE PKWY

FLOOR PLAN



Floor plan for reference only. All furniture, fixtures, and equipment have been removed by owner.



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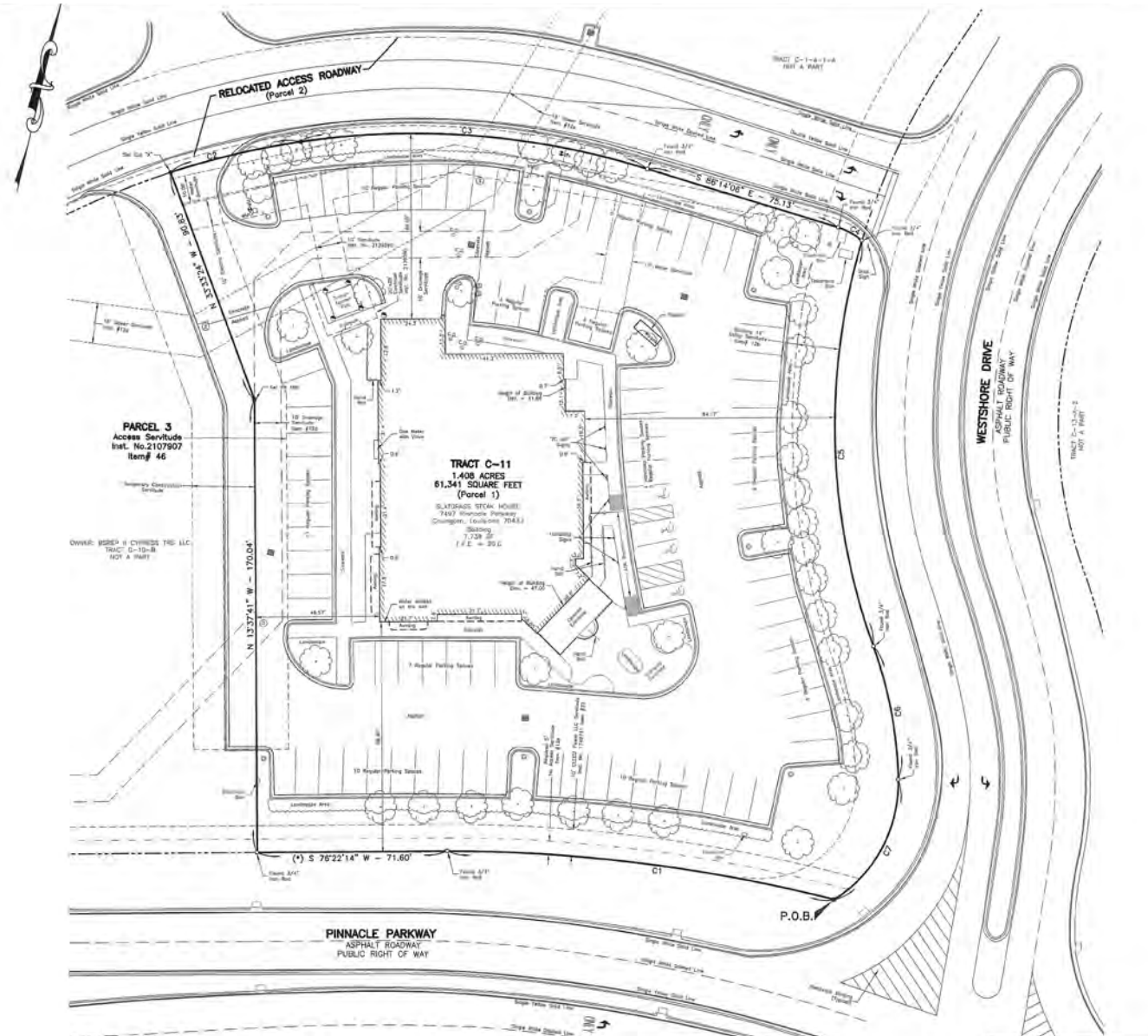
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7497 PINNACLE PKWY

SITE PLAN



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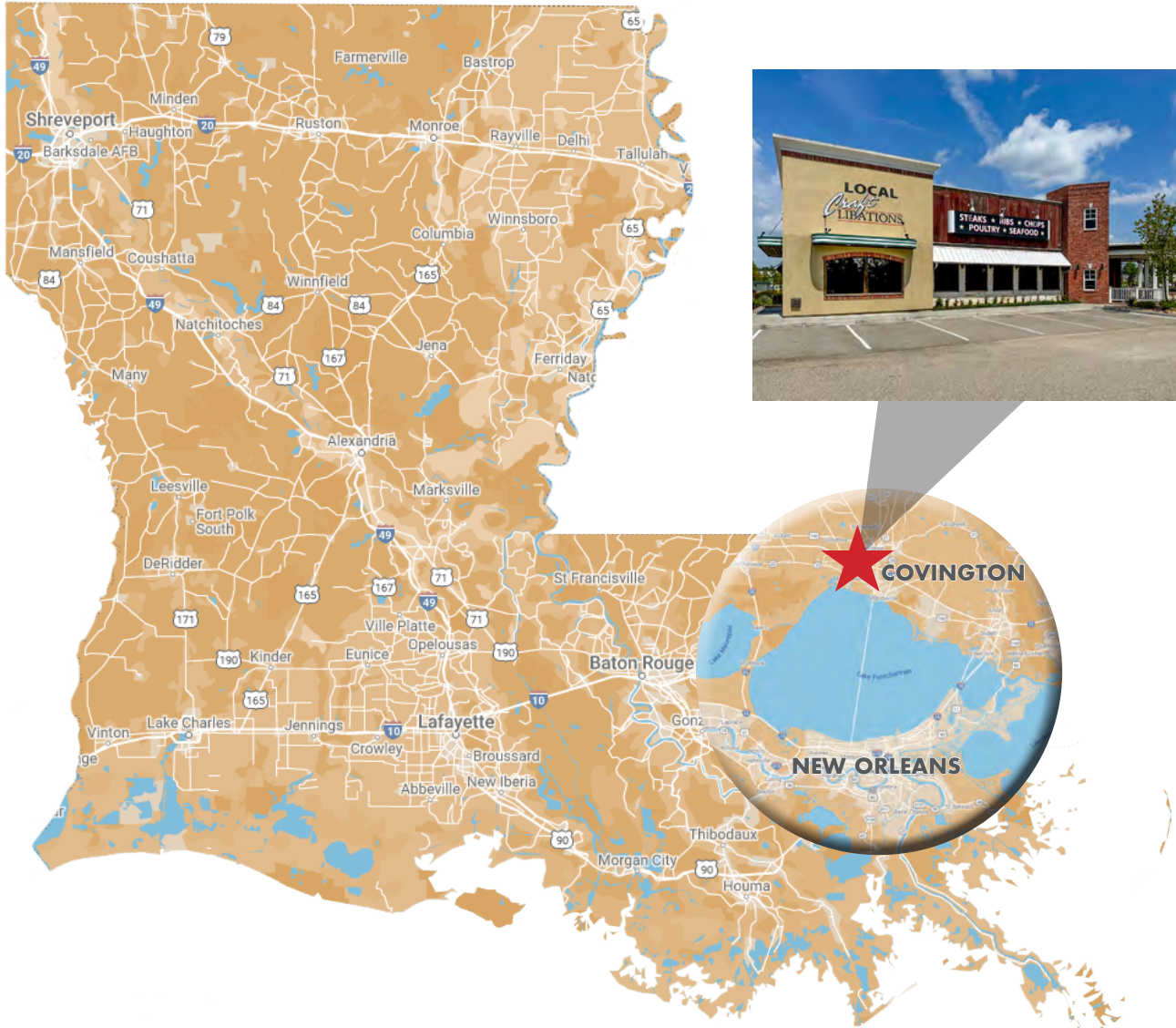
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7497 PINNACLE PKWY

AREA DESCRIPTION



ABOUT THE AREA

Located in Covington on the north shore of Lake Pontchartrain, the site is situated in St. Tammany Parish, the fastest growing parish in Louisiana. St. Tammany offers an affluent customer, excellent school system, affordable housing, and close proximity to New Orleans (25 miles south).



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