

RETAIL FOR LEASE

NORD DU LAC

70452 Hwy 21, Covington, LA 70433



AVAILABLE SF: 1,375 SF

LEASE RATE: \$17.50 SF/Yr (NNN)

BUILDING SIZE: 15,000 SF

YEAR BUILT: 2010

ZONING: HC-2

TRAFFIC COUNT: 25,000+ Daily

CROSS STREETS: Zinnia Dr., Hyacinth Dr., S. Tyler St.

BROCHURE DATE 9/14/17

PROPERTY OVERVIEW

This 1375-square-foot corner suite could be your perfect location! Excellent traffic counts and demographics are found at Nord du Lac on Hwy 21 in Covington. Existing tenants include PJ's Coffee, Isabella's Pizza, and Smoothie King. This property is located across the street from Cafe du Monde, Five Guys Burgers, and Winn Dixie. Offered at \$17.50 PSF/YR (\$2,005/month) + \$3.80 NNN fees (\$435/month). Minimum 3-year term.

PROPERTY FEATURES

- Located Off Busy Hwy 21 Corridor
- 25,000+ Daily Traffic Counts
- Easy Access, Excellent Visibility
- Near PJ's Coffee, Cafe du Monde, and Isabella's Pizzeria
- Minimum 3-Year Lease

KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

BRENT CORDELL

Each Office Independently Owned And Operated, Licensed In LA 985.727.7000
985.373.6417
BCordell@kw.com

LIZBY EUSTIS

CCIM, Each Office Independently Owned & Operated
985.966.2712
leustis@att.net
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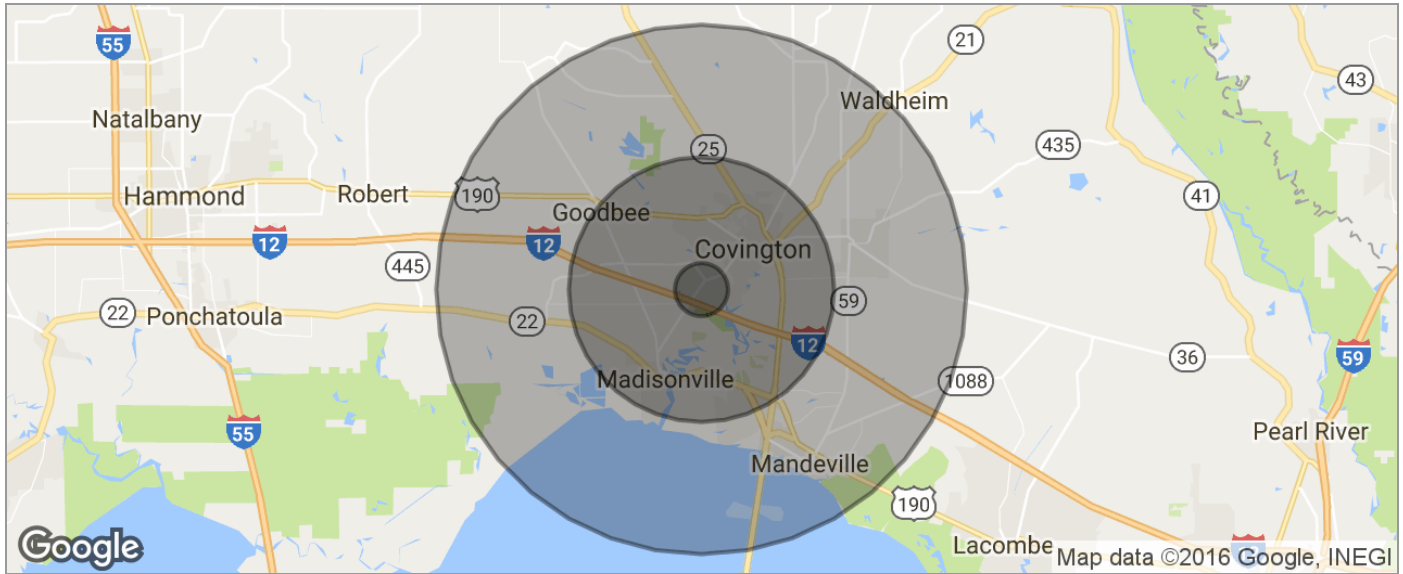
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,185	46,193	114,292
MEDIAN AGE	45.2	40.4	39.1
MEDIAN AGE (MALE)	43.7	38.3	37.4
MEDIAN AGE (FEMALE)	47.1	42.6	40.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	479	17,418	42,297
# OF PERSONS PER HH	2.5	2.7	2.7
AVERAGE HH INCOME	\$92,015	\$88,632	\$88,127
AVERAGE HOUSE VALUE	\$310,615	\$323,395	\$309,615
RACE	1 MILE	5 MILES	10 MILES
% WHITE	96.0%	89.0%	89.3%
% BLACK	1.9%	8.2%	6.8%
% ASIAN	0.2%	1.1%	1.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	0.1%	0.5%	1.2%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	1.6%	3.1%	4.1%

* Demographic data derived from 2010 US Census

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 200	Strip Center	\$16.95 SF/YR	NNN	1,266 SF	Leased
Suite 600	Strip Center	\$17.50 SF/YR	NNN	1,375 SF	VACANT

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