

4001 N Causeway Blvd

7.31.25



FOR LEASE

4001 N Causeway Blvd
Covington, LA 70433

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THE SPACE

Location

4001 N Causeway Blvd
Covington, LA 70433

HIGHLIGHTS

- Available January 6, 2026, this expansive 8,725 SF suite offers open-concept flexibility ideal for retail, medical, or office use. With HC-2 zoning, the space accommodates a wide range of business types.
- Positioned along a major corridor with daily traffic exceeding 60,000 vehicles, the property offers unmatched visibility and strong signage opportunities. Neighboring tenant Clearwater Pools further enhances the destination appeal.
- The site includes two restrooms and two rear offices or storage rooms, providing functional layout options. Ample onsite parking supports customer and staff accessibility.
- Lease rate is \$15.00/SF annually + approximately \$4.50/SF NNN, totaling \$14,178.13/month. A 5-year minimum lease term ensures long-term placement in a growing commercial corridor.
- Located with quick access to I-12, I-55, I-59, and the Causeway, this suite is strategically positioned for regional operations. Available now for tours and tenant planning.

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,894	43,822	90,763

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$139,897	\$137,133	\$130,276

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,944	17,811	36,932



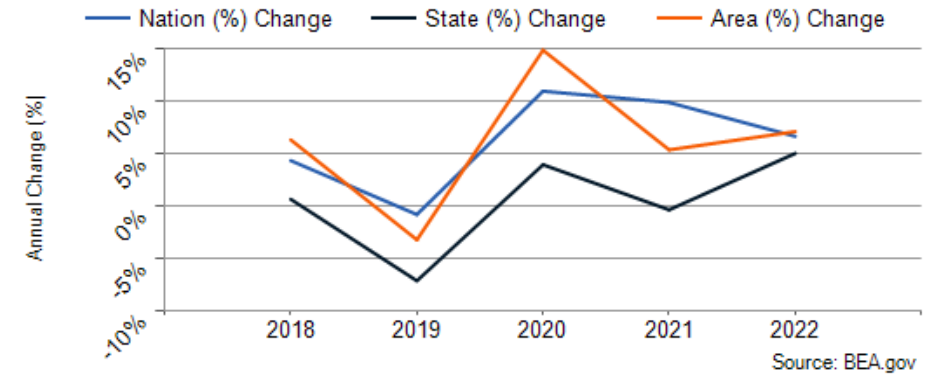
Location Highlights

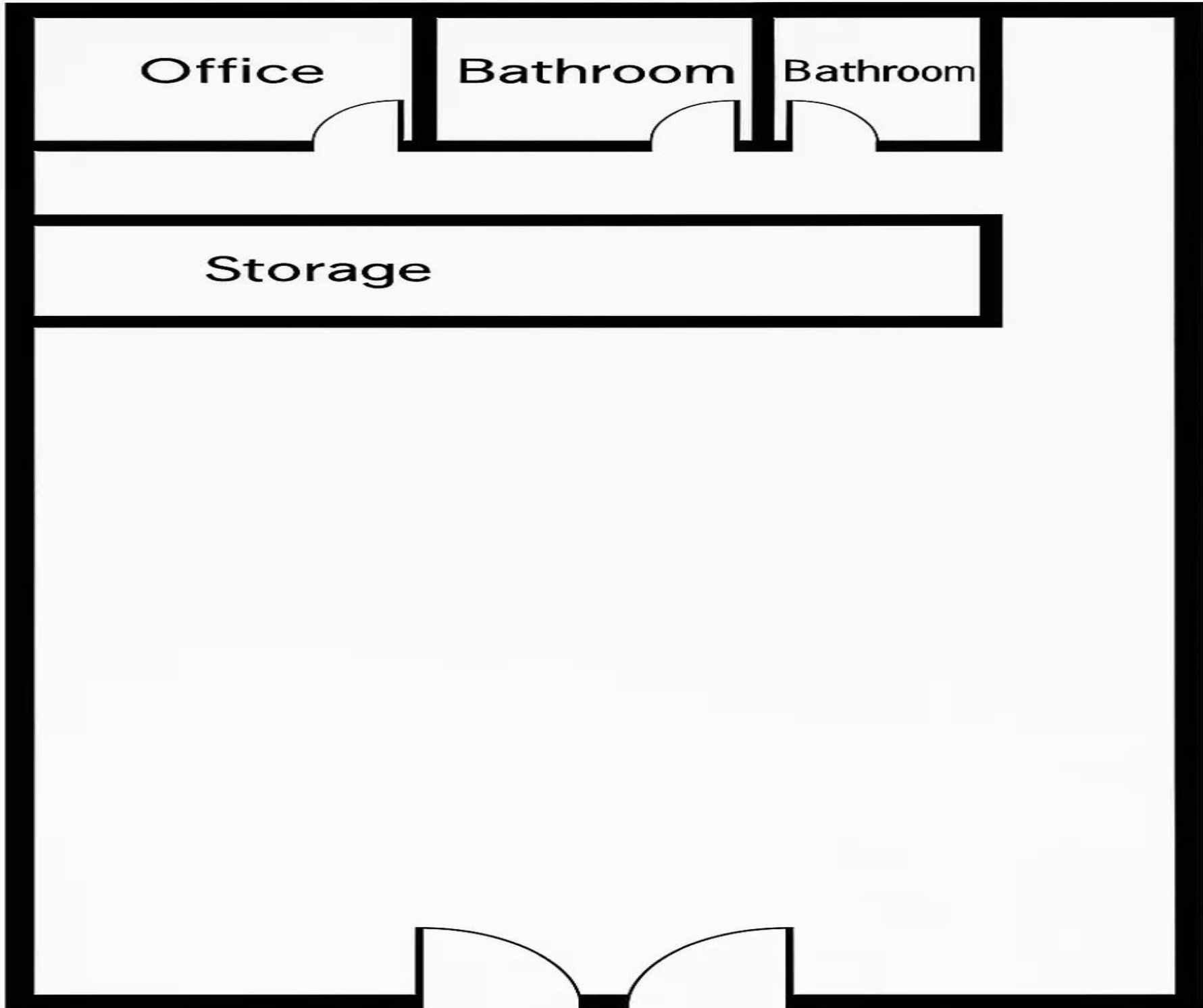
- Strategically located along a major Northshore commercial corridor with over 60,000 vehicles passing daily. This high-traffic area offers prime exposure for retail, medical, or office users.
- Immediate access to I-12, I-55, I-59, and the Causeway positions this site as a convenient hub for clients and employees traveling from across the region.
- Surrounded by a healthy mix of national retailers, service providers, and locally owned businesses, drawing consistent foot and vehicle traffic.
- Situated in a growing commercial zone, with continued development and expansion fueling strong market activity and tenant demand.
- Just minutes from key residential neighborhoods and nearby business districts, supporting both destination and convenience-based use cases.

Largest Employers

St. Tammany Parish Public Schools	5,800
St. Tammany Health System	1,520
Slidell Memorial Hospital	1,096
Ochsner Health System	985
Chevron USA	600
Rotolo Consultants (RCI)	548
Gilsbar	454
Textron Marine & Land Systems	450

St. Tammany Parish GDP Trend

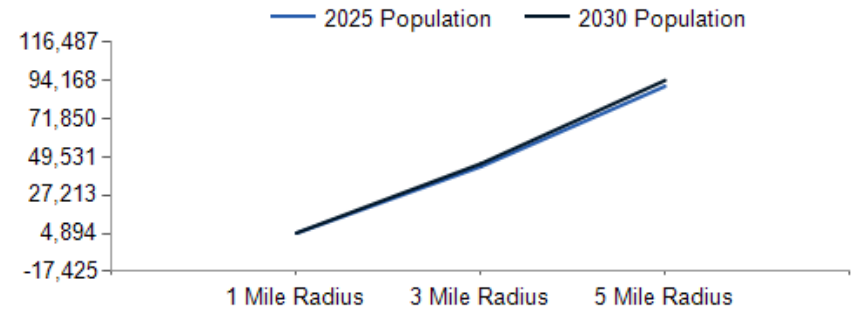




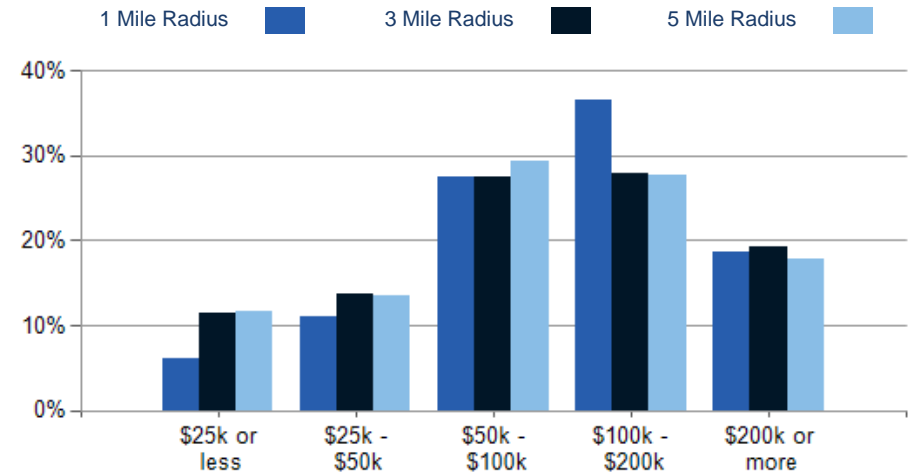


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,137	30,470	61,732
2010 Population	4,613	37,452	76,483
2025 Population	4,894	43,822	90,763
2030 Population	5,121	45,531	94,168
2025 African American	149	2,091	5,163
2025 American Indian	21	145	312
2025 Asian	73	1,075	1,694
2025 Hispanic	433	4,116	8,567
2025 Other Race	66	864	2,032
2025 White	4,133	35,396	72,702
2025 Multiracial	450	4,237	8,829
2025-2030: Population: Growth Rate	4.55%	3.85%	3.70%

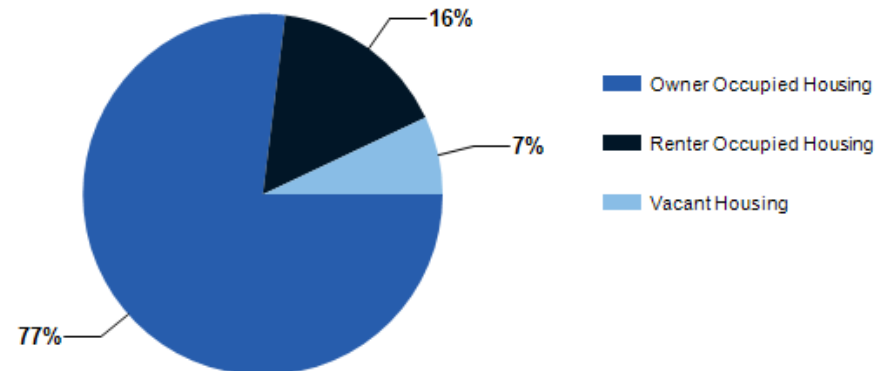
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	81	1,139	2,563
\$15,000-\$24,999	39	917	1,707
\$25,000-\$34,999	63	851	1,963
\$35,000-\$49,999	151	1,607	3,050
\$50,000-\$74,999	283	2,695	6,288
\$75,000-\$99,999	253	2,208	4,508
\$100,000-\$149,999	367	2,837	5,793
\$150,000-\$199,999	345	2,142	4,440
\$200,000 or greater	362	3,416	6,619
Median HH Income	\$117,002	\$92,985	\$89,488
Average HH Income	\$139,897	\$137,133	\$130,276



2025 Household Income



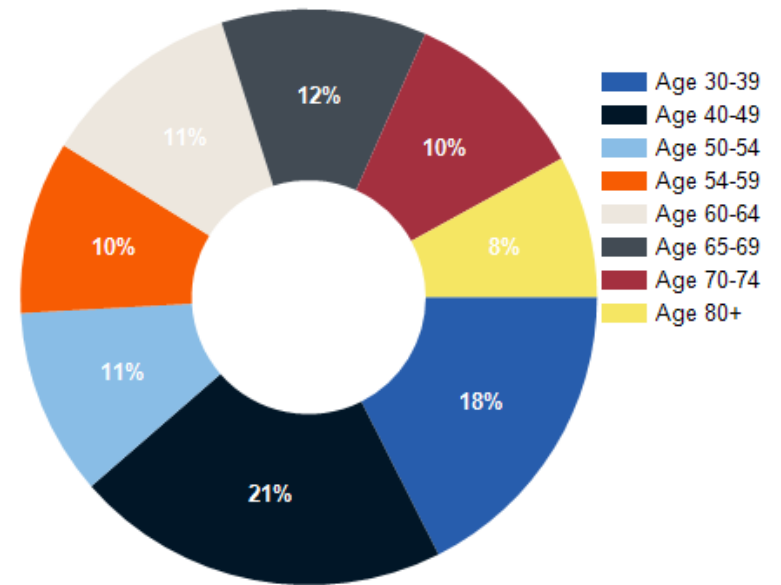
2025 Own vs. Rent - 1 Mile Radius



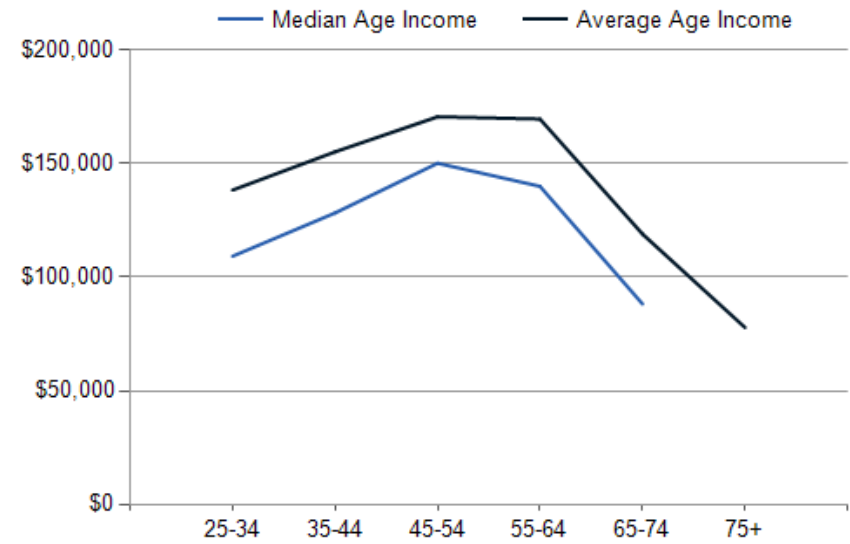
Source: esri



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	215	2,316	4,854
2025 Population Age 35-39	293	2,359	5,173
2025 Population Age 40-44	316	2,759	5,734
2025 Population Age 45-49	292	2,630	5,575
2025 Population Age 50-54	304	2,880	5,854
2025 Population Age 55-59	281	2,915	6,058
2025 Population Age 60-64	326	2,929	5,993
2025 Population Age 65-69	333	2,831	5,895
2025 Population Age 70-74	300	2,464	4,945
2025 Population Age 75-79	231	2,035	4,044
2025 Population Age 80-84	133	1,209	2,381
2025 Population Age 85+	129	1,191	2,142
2025 Population Age 18+	3,762	34,656	71,376
2025 Median Age	43	44	43
2030 Median Age	44	44	43



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$109,216	\$90,443	\$87,413
Average Household Income 25-34	\$138,336	\$126,572	\$121,777
Median Household Income 35-44	\$128,278	\$111,797	\$111,223
Average Household Income 35-44	\$155,216	\$152,865	\$147,898
Median Household Income 45-54	\$150,182	\$134,179	\$128,099
Average Household Income 45-54	\$170,643	\$176,646	\$166,155
Median Household Income 55-64	\$140,016	\$127,171	\$117,319
Average Household Income 55-64	\$169,645	\$172,102	\$158,162
Median Household Income 65-74	\$88,195	\$77,445	\$73,721
Average Household Income 65-74	\$118,991	\$116,843	\$109,867
Average Household Income 75+	\$77,804	\$76,051	\$75,012



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Exclusively Marketed by:



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