

LEASE

CLAIBORNE PLAZA

1200 Business N Highway 190 Covington, LA 70433

LEASE RATE

\$25.00 SF/yr



COLDWELL BANKER
COMMERCIAL
TEC

Ron Patron
504 782 9373

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PROPERTY DESCRIPTION

This recently built out medical clinic comes with everything a new clinic could want. It has 5 exam rooms, storage room, x-ray room, break room, two bathrooms, and generous reception/waiting room.

PROPERTY HIGHLIGHTS

- * High traffic counts
- * Located near the downtown area
- * Easy ingress and egress from the center
- * Favorable demographics for a medical office
- * X-ray machine available for purchase (\$25,000)

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	1,840 SF
Building Size:	1,840 SF
Zoning:	HC-1 Highway Commercial

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	1,034	5,410	11,479
Total Population	2,550	14,323	29,064
Average HH Income	\$88,575	\$80,947	\$76,700

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LOCATION DESCRIPTION

Located just off the Hwy 190 overpass next to the heart of downtown Covington.

SITE DESCRIPTION

Beautiful clinic waiting for the right medical user to lease it for 3 years or longer. Ideal for a chiropractor or a orthopedic satellite office.

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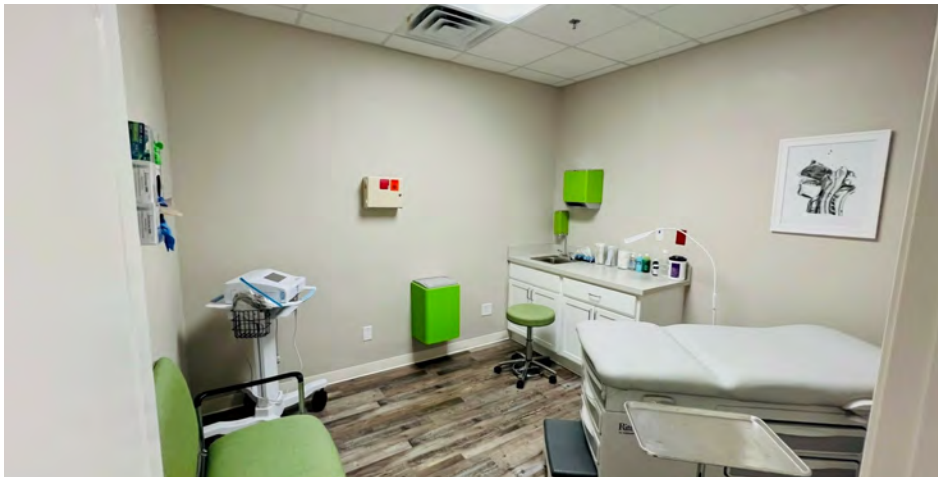
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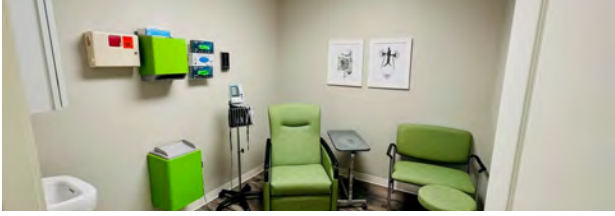
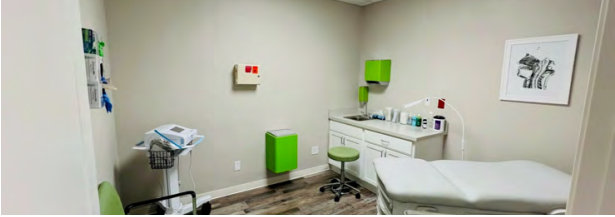
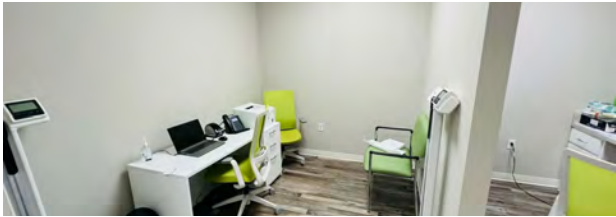
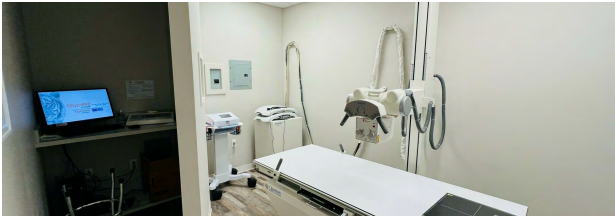
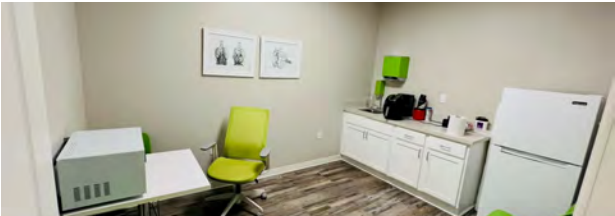
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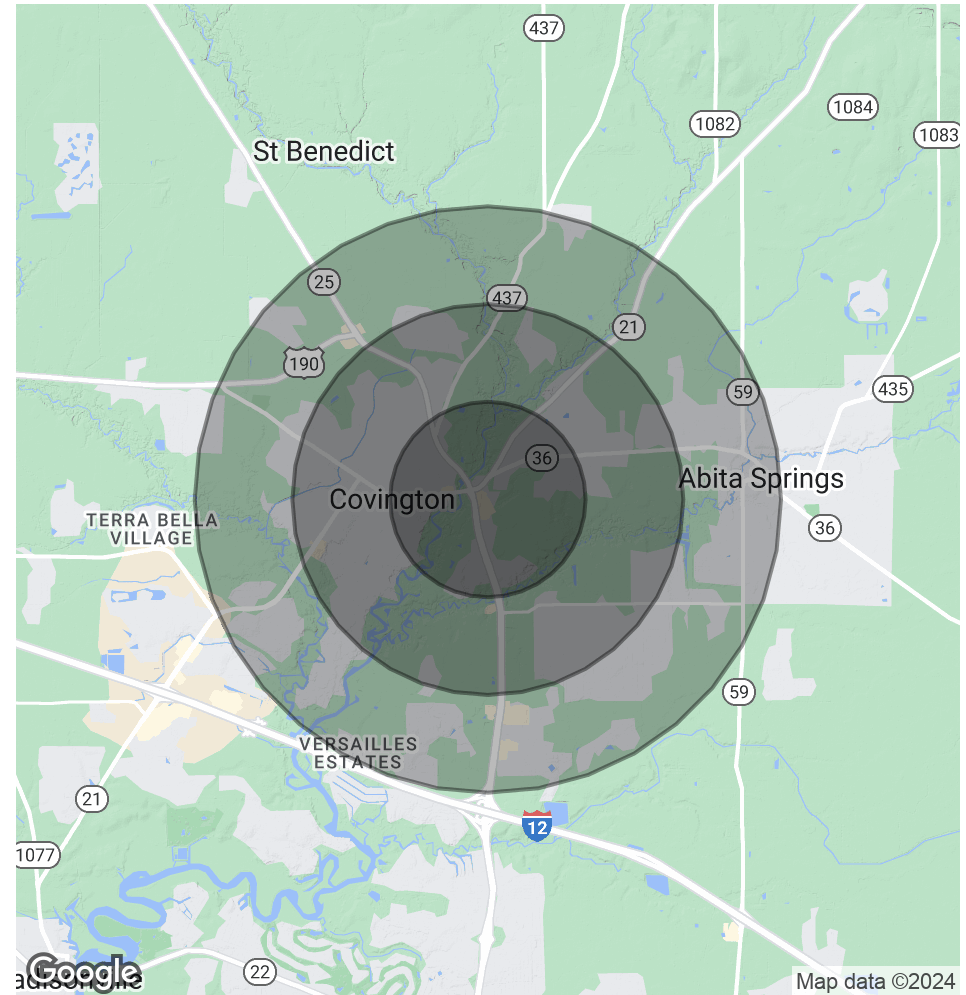
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,550	14,323	29,064
Average Age	37.2	39.5	39.3
Average Age (Male)	37.1	38.9	38.4
Average Age (Female)	41.8	40.4	41.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,034	5,410	11,479
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$88,575	\$80,947	\$76,700
Average House Value	\$309,919	\$244,331	\$227,504

* Demographic data derived from 2020 ACS - US Census



Ron Patron
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RON PATRON

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PROFESSIONAL BACKGROUND

Ron Patron began his career in accounting and finance working with Harrah's and The Riley Group after receiving his Accounting degree from LSU and his MBA in Finance from Tulane University. In 2012 he purchased a construction and oil and gas supplier. Ron came to work with Coldwell Banker Commercial after selling his company. With a focus on Industrial Properties in southern Louisiana, Ron has solidified his position as a leader in the New Orleans Metro area with two consecutive awards for Broker of the Year awards from the Commercial Investment Division. Having sold or leased over \$50,000,000 in commercial property, he is well versed to help you with your real estate needs. Ron is also an active member of the community serving Boys Hope Girls Hope charity.

EDUCATION

Louisiana State University- Bachelor of Arts in Accounting

Tulane University- MBA in Finance

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