Highland Park Plaza

6.18.25

FOR SALE

208 Highland Park Plaza
Covington, LA 70433

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THE SPACE

Location

208 Highland Park Plaza
Covington, LA 70433

HIGHLIGHTS

- Former Medical Build-Out: The suite includes three exam rooms, a private office, a kitchenette, and a restroom. The layout is ideal for healthcare, wellness, or other professional service providers needing a functional and private setup.
- Well-Maintained Space: This 1,000 SF suite has been kept in excellent condition, minimizing upfit requirements. Neutral finishes make it move-in ready for a wide range of businesses.
- Professional Condo Complex: Located within the Highland Park office development, the suite is part of a well-maintained, multi-tenant community. The complex offers a clean and cohesive environment for professional tenants.
- Ample On-Site Parking: Dedicated parking within the complex ensures easy access for clients and employees. The layout supports smooth daily operations and customer visits.
- Flexible Use Potential: While previously medical, the space adapts easily to other uses such as therapy, legal, or administrative offices. The functional layout offers long-term versatility for various industries.

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,708	27,392	75,626

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
$118,815	$122,772	$120,020

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,561	11,114	29,818

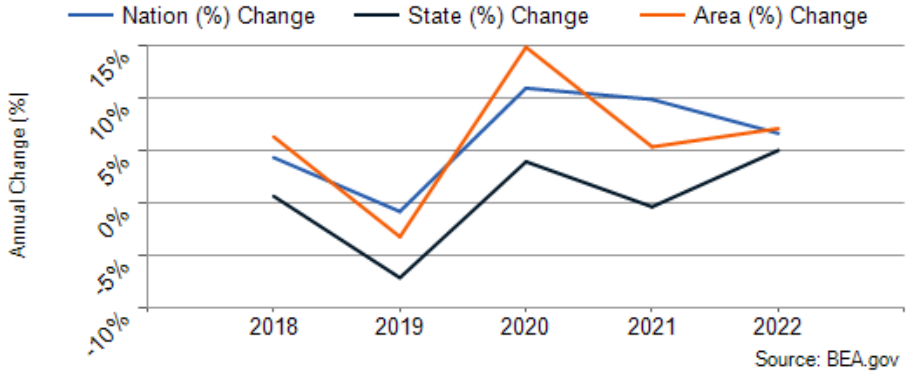
Location Overview

- Conveniently Located in Covington: Situated just minutes from major roadways and commercial hubs, this property offers convenient access for both local and regional clientele. The location supports ease of navigation for clients and staff alike.
- Surrounded by Professional Tenants: The Highland Park complex hosts a mix of established businesses, creating a professional and consistent tenant environment. This offers both credibility and comfort for incoming tenants and their clients.
- Close to Healthcare and Retail Corridors: The site is positioned near Covington's primary medical and commercial areas. It's a strategic spot for businesses looking to integrate into the area's service-oriented economy.
- Steady Area Growth: Covington continues to see development across both commercial and residential sectors. This location benefits from a growing local population and a supportive business climate.
- Easily Accessible for Commuters: Proximity to Hwy 190 and I-12 allows for seamless commutes across the Northshore. The site is well-positioned to serve clients across St. Tammany Parish and beyond.

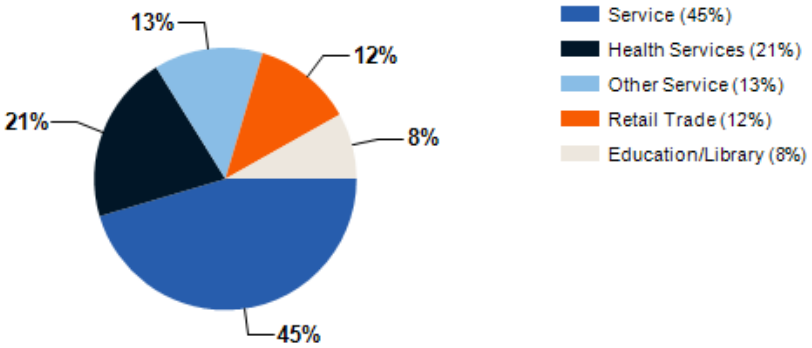
Largest Employers

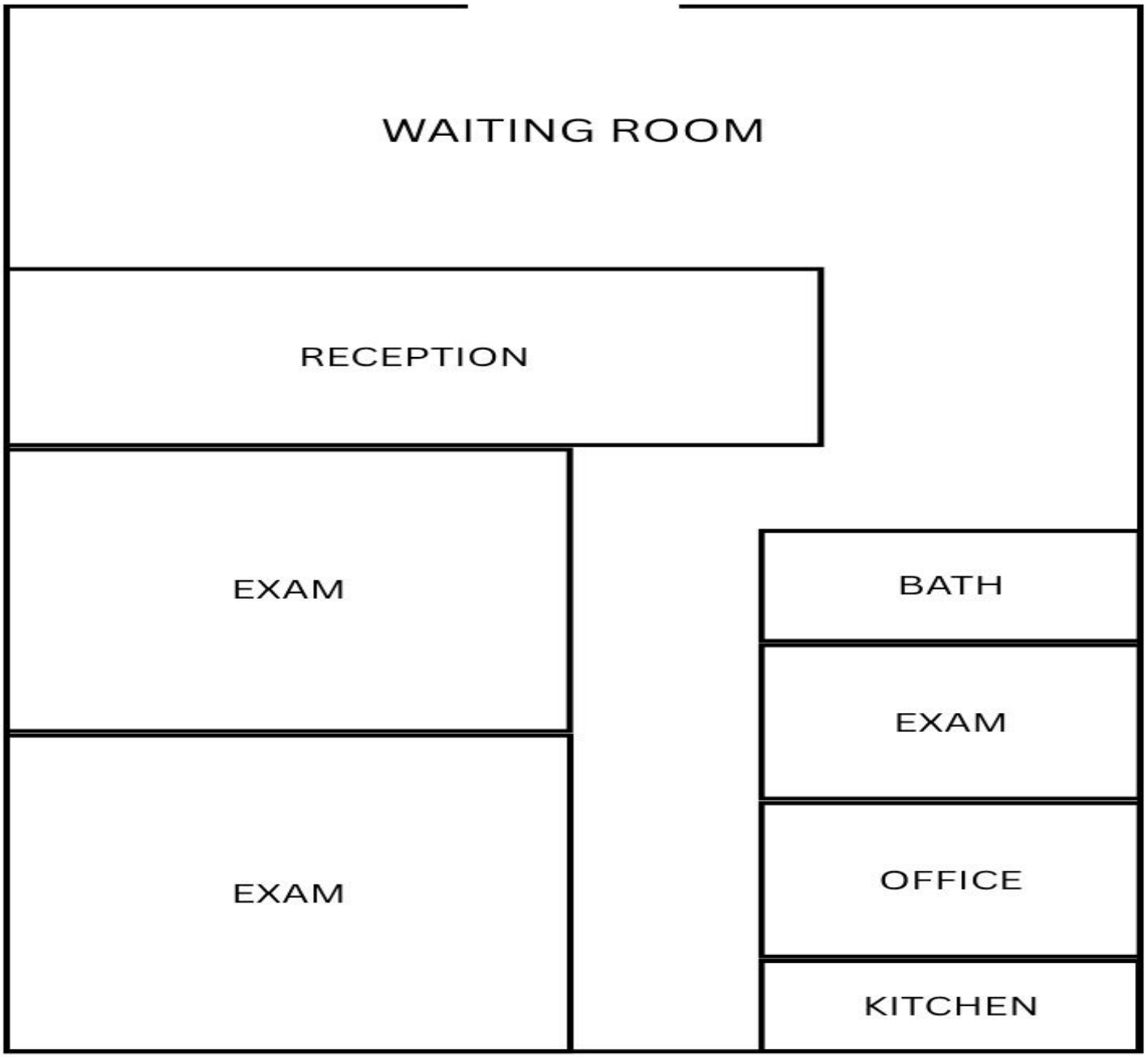
St. Tammany Parish Public Schools	5,800
St. Tammany Health System	1,520
Slidell Memorial Hospital	1,096
Ochsner Health System	985
Chevron USA	600
Rotolo Consultants, Inc. (RCI)	548
Gilsbar	454
Textron Marine & Land Systems	450

St. Tammany Parish GDP Trend

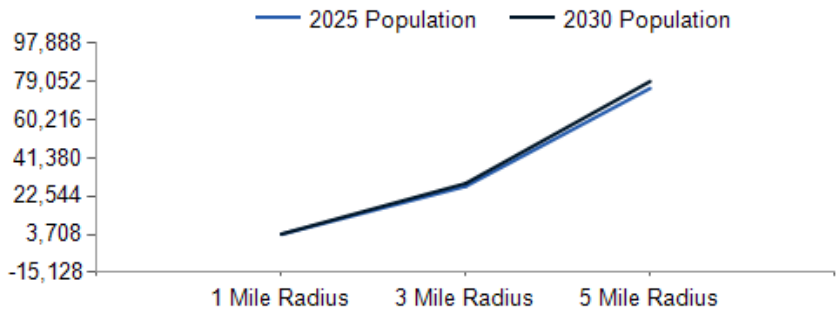


Major Industries by Employee Count



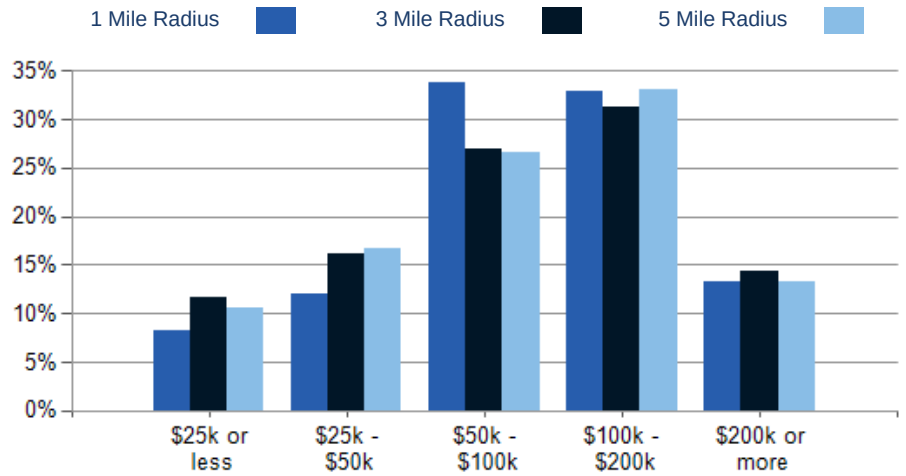

WAITING ROOM
RECEPTION
EXAM
EXAM
BATH
EXAM
OFFICE
KITCHEN

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,015	13,164	39,617
2010 Population	1,640	18,092	55,091
2025 Population	3,708	27,392	75,626
2030 Population	3,852	28,812	79,052
2025-2030: Population: Growth Rate	3.80%	5.10%	4.45%



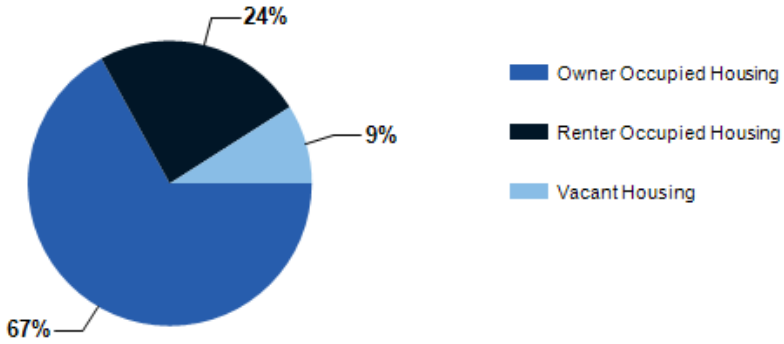
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	87	762	1,578
$15,000-$24,999	41	525	1,546
$25,000-$34,999	91	704	1,964
$35,000-$49,999	96	1,081	3,011
$50,000-$74,999	375	1,653	3,964
$75,000-$99,999	152	1,333	3,932
$100,000-$149,999	348	1,921	6,168
$150,000-$199,999	165	1,544	3,710
$200,000 or greater	206	1,591	3,946
Median HH Income	$88,416	$89,034	$91,679
Average HH Income	$118,815	$122,772	$120,020

2025 Household Income



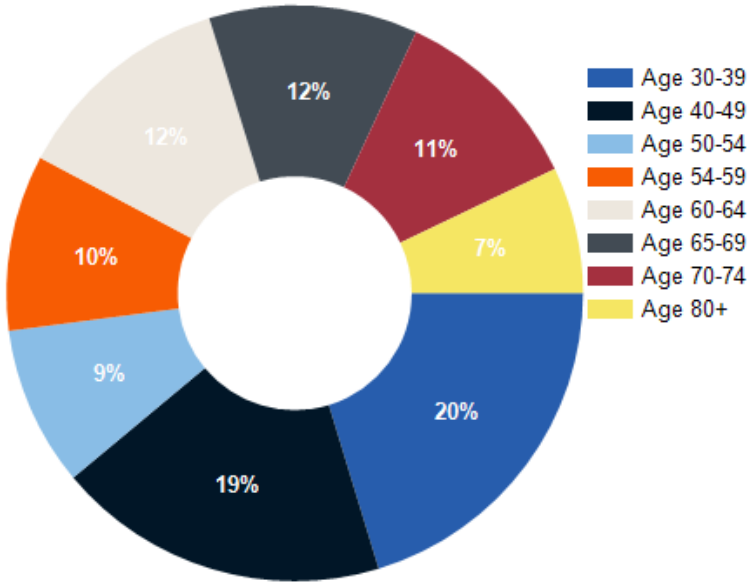
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	405	5,454	15,572
2010 Total Households	632	7,034	20,829
2025 Total Households	1,561	11,114	29,818
2030 Total Households	1,660	11,954	31,778
2025 Average Household Size	2.27	2.40	2.50
2025-2030: Households: Growth Rate	6.20%	7.35%	6.40%

2025 Own vs. Rent - 1 Mile Radius

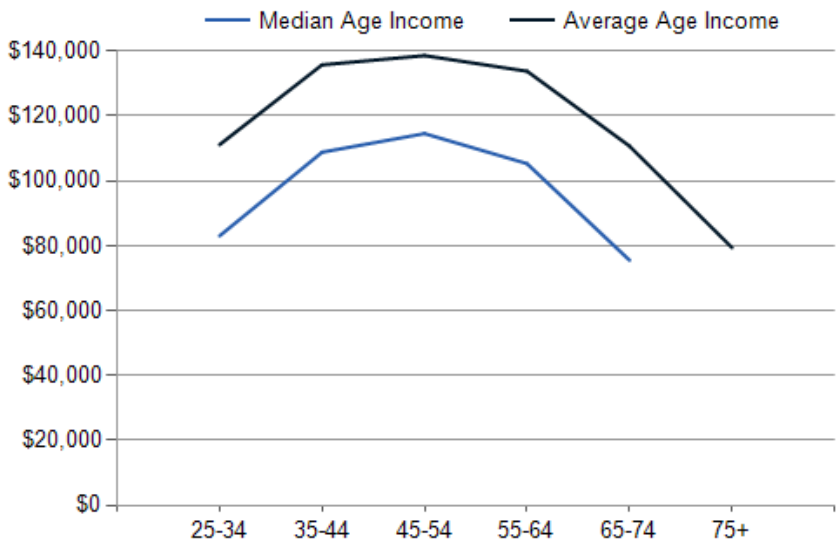


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	244	1,527	4,307
2025 Population Age 35-39	222	1,620	4,723
2025 Population Age 40-44	227	1,849	5,143
2025 Population Age 45-49	201	1,657	4,608
2025 Population Age 50-54	206	1,691	4,808
2025 Population Age 55-59	227	1,707	4,603
2025 Population Age 60-64	285	1,811	4,720
2025 Population Age 65-69	269	1,769	4,610
2025 Population Age 70-74	252	1,640	4,030
2025 Population Age 75-79	163	1,181	3,103
2025 Population Age 80-84	112	756	1,862
2025 Population Age 85+	105	745	1,687
2025 Population Age 18+	2,986	21,579	58,524
2025 Median Age	44	43	41
2030 Median Age	45	44	42



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$83,046	$78,978	$84,289
Average Household Income 25-34	$111,163	$109,225	$106,975
Median Household Income 35-44	$108,837	$109,305	$109,038
Average Household Income 35-44	$135,777	$137,703	$134,626
Median Household Income 45-54	$114,573	$125,259	$117,139
Average Household Income 45-54	$138,635	$155,308	$147,223
Median Household Income 55-64	$105,315	$110,097	$106,767
Average Household Income 55-64	$133,808	$144,876	$139,273
Median Household Income 65-74	$75,531	$78,918	$78,514
Average Household Income 65-74	$110,715	$110,841	$107,595
Average Household Income 75+	$79,404	$80,699	$79,133



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