



**PRESTIGE
PROPERTIES**

For Lease

**808 North Highway 190
Unit F
Covington, La 70433**



For Lease

AVAILABLE

Suite F = 2,080 SF

RENTAL RATE

\$17.00 PSF NNN

LOCATION

Located on Hwy. 190 in front of Walmart Supercenter and The Home Depot, this well-maintained and updated strip center is a great opportunity to be in the heart of Covington's commercial corridor. There is currently one (1) suite available for lease. Suite F measures approximately 2,080 SF and is situated next to HoneyBaked Ham. The center features a 24' driveway for deliveries in the rear of the building, as well as over 40 parking spaces on-site. The property is situated next to Rouses Market, La Carreta Mexican restaurant and Massey's Outfitters Northshore. It is also located directly across from the Northpark Boulevard intersection.

NEARBY LANDMARKS

Walmart Supercenter
Home Depot
Rouses Market
Northpark Business Park
Lowe's

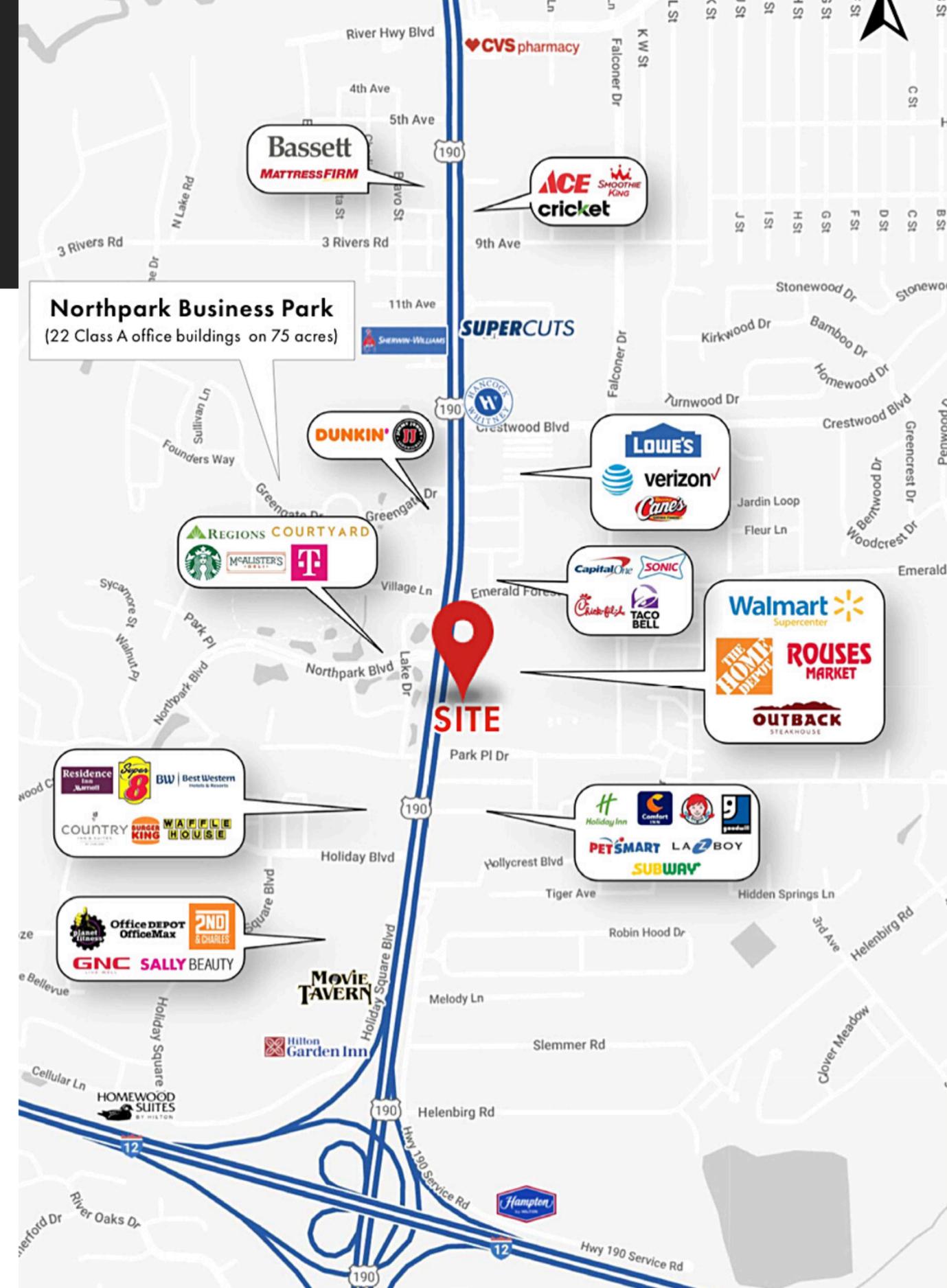
TRAFFIC COUNT (ADT 2018)

On North US Highway 190, south of site: 72,316

2020 DEMOGRAPHICS 1 MI 3 MI 5 MI

Population 6,115 33,612 82,472

Avg. HH Income \$80,426 \$101,548 \$109,657



PRIME RETAIL SPACE IN BUSY SHOPPING CENTER

Property Type: Retail | Condition: Delivered Vanilla Boxed
| Availability: Upon Current Tenant Relocation
Sublease Term: 72 Months

Position your business in a thriving shopping center zoned HC, ideal for a wide range of retail uses. This well-located space is currently occupied by Hotworx, who will be relocating, making the unit available for a new subtenant.

Features
Highly visible retail space in an established shopping center
HC zoning suitable for diverse commercial and retail operations
Space delivered vanilla boxed, ready for custom tenant build-out

Parking ratio
2.5/1,000 SF, providing convenient access for customers and staff

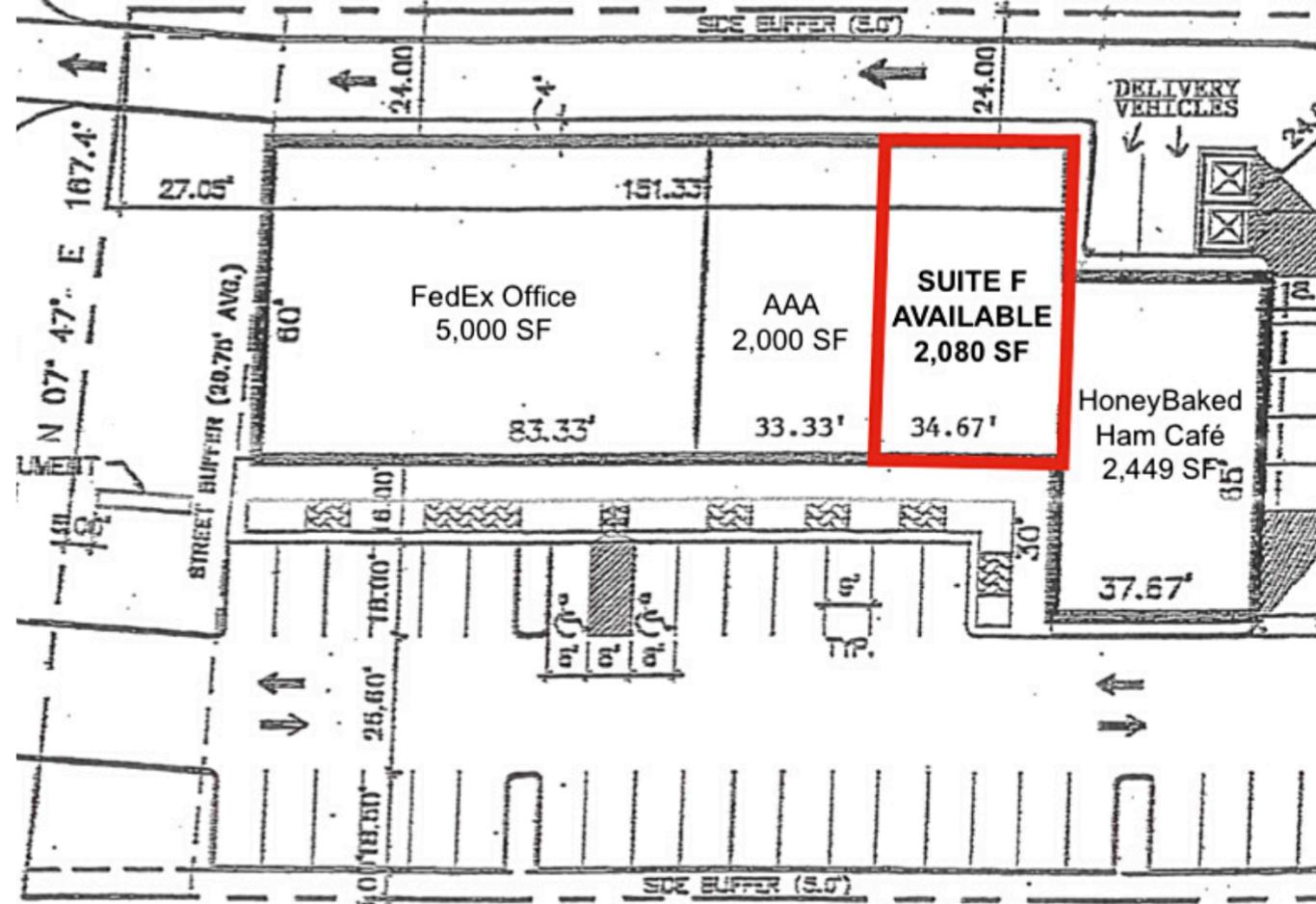
Ideal Uses
Retail, boutique fitness, specialty shops, service-based businesses, and other concepts permitted under HC zoning.



AVAILABLE
SUITE F
2,080 SF



**2,080 SF
AVAILABLE**



SANDY HUBER

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