



## Hwy 21 Retail Lease Opportunity

70456 Hwy 21 #400  
Covington LA 70433

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# THE SPACE

Location

70456 Hwy 21 #400  
Covington, LA 70433

## HIGHLIGHTS

- Approximately 1,550 SF with an existing layout that can support food service, retail, or service-oriented users.
- The HC-2 zoning provides broad flexibility for a wide range of uses including restaurant, retail, medical, professional, and service businesses.
- The space is offered at \$18.00 PSF plus \$5.04 PSF NNN, totaling approximately \$2,977.11 per month? at a three-year minimum lease term?.
- Available May 1, 2026

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,864	27,451	76,424

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$120,482	\$137,294	\$129,016

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,694	11,308	30,865



## High-Visibility Hwy 21 Corridor

- The property is positioned along the heavily traveled Highway 21 corridor, one of Covington's primary commercial thoroughfares. This location offers consistent daily traffic and strong visibility for customer-facing businesses.

## Surrounded by Established Residential and Commercial Areas

- Nearby neighborhoods and business districts provide a built-in customer base and steady demand for retail and service offerings. The surrounding mix supports both daytime and evening traffic patterns.

## Convenient Regional Access

- Highway 21 provides direct connectivity to Interstate 12 and surrounding Northshore markets. This accessibility benefits employees, customers, and delivery traffic alike.

## Strong Retail and Service Trade Area

- The corridor is home to a mix of national, regional, and local businesses, reinforcing its role as a key retail and service destination. Co-located businesses help drive cross-traffic and repeat visits.

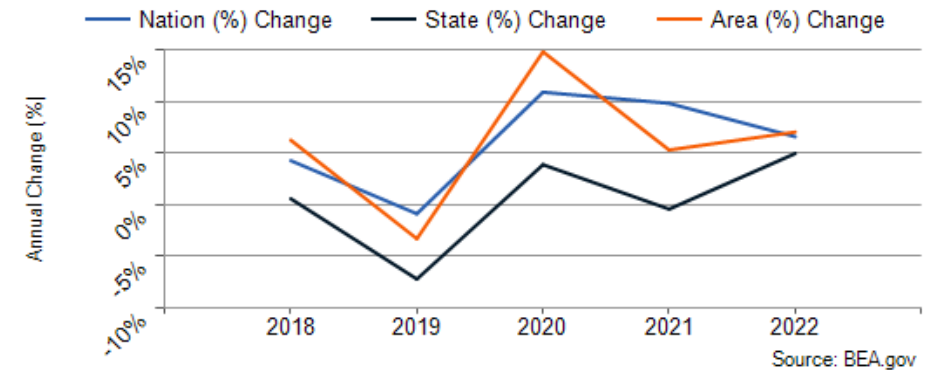
## Covington Market Stability

- Covington continues to see steady commercial activity driven by population growth and residential development. This location benefits from long-term demand in a well-established Northshore submarket.

## Largest Employers

St. Tammany Parish School Board	5,922
St. Tammany Health System	2,700
Slidell Memorial Hospital	1,330
St. Tammany Parish Sheriff's Office	703
St. Tammany Parish Government	656
Rotolo Consultants	500
City of Slidell	318
Christwood Retirement Community	284

## St. Tammany Parish GDP Trend



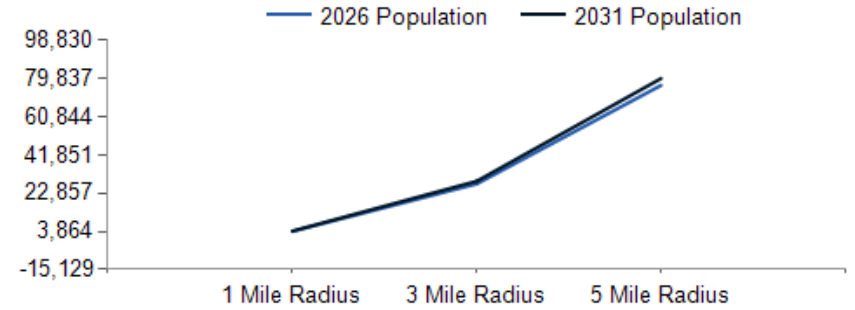




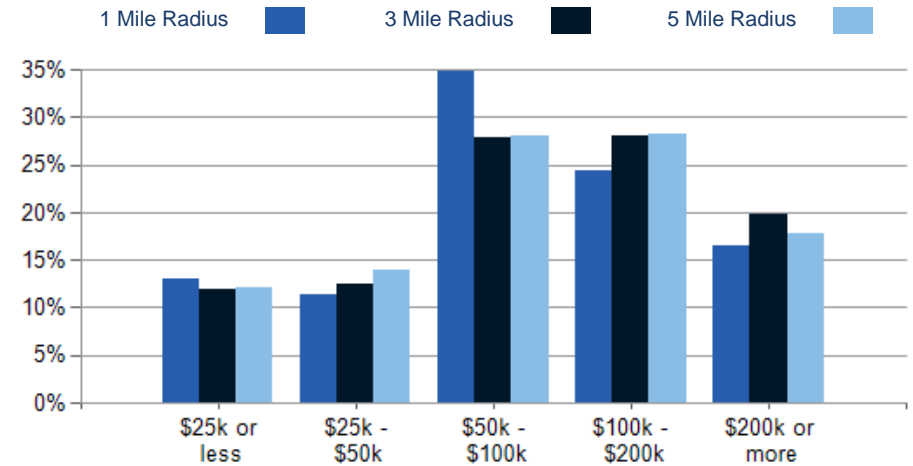


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,246	13,480	40,631
2010 Population	1,806	18,424	56,212
2026 Population	3,864	27,451	76,424
2031 Population	4,039	28,803	79,837
2026 African American	239	1,755	6,306
2026 American Indian	12	82	267
2026 Asian	70	499	1,390
2026 Hispanic	288	2,105	6,875
2026 Other Race	44	444	1,626
2026 White	3,156	22,272	59,713
2026 Multiracial	341	2,391	7,101
2026-2031: Population: Growth Rate	4.45%	4.85%	4.40%

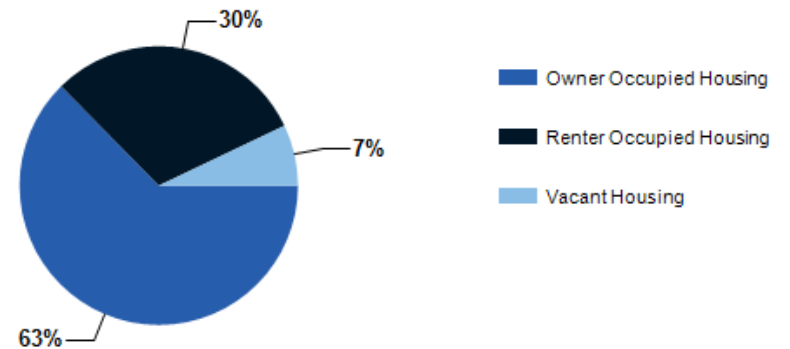
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	176	945	2,111
\$15,000-\$24,999	45	391	1,634
\$25,000-\$34,999	61	453	1,493
\$35,000-\$49,999	131	945	2,828
\$50,000-\$74,999	478	1,956	4,814
\$75,000-\$99,999	113	1,205	3,819
\$100,000-\$149,999	253	1,593	5,147
\$150,000-\$199,999	159	1,575	3,545
\$200,000 or greater	279	2,245	5,474
Median HH Income	\$72,425	\$93,955	\$90,191
Average HH Income	\$120,482	\$137,294	\$129,016



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius



Source: esri



2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	224	1,486	4,227
2026 Population Age 35-39	222	1,472	4,559
2026 Population Age 40-44	208	1,740	5,082
2026 Population Age 45-49	223	1,732	4,788
2026 Population Age 50-54	226	1,746	4,816
2026 Population Age 55-59	219	1,730	4,704
2026 Population Age 60-64	272	1,808	4,659
2026 Population Age 65-69	270	1,750	4,587
2026 Population Age 70-74	239	1,647	4,086
2026 Population Age 75-79	203	1,357	3,389
2026 Population Age 80-84	130	792	1,983
2026 Population Age 85+	141	715	1,761
2026 Population Age 18+	3,116	21,677	59,454
2026 Median Age	45	44	42
2031 Median Age	45	44	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$66,831	\$83,885	\$85,379
Average Household Income 25-34	\$107,487	\$124,368	\$118,098
Median Household Income 35-44	\$102,965	\$123,083	\$110,216
Average Household Income 35-44	\$141,801	\$156,159	\$145,662
Median Household Income 45-54	\$115,250	\$143,954	\$122,085
Average Household Income 45-54	\$150,533	\$174,989	\$160,119
Median Household Income 55-64	\$108,381	\$132,845	\$113,478
Average Household Income 55-64	\$150,514	\$169,491	\$154,775
Median Household Income 65-74	\$68,269	\$77,452	\$74,880
Average Household Income 65-74	\$110,391	\$118,384	\$112,395
Average Household Income 75+	\$68,107	\$84,899	\$80,481

Population By Age

