

## FOR SALE, LEASE, OR BUILD TO SUIT

### PROPERTY OVERVIEW

Located at the bustling intersection of North Jefferson Avenue and East 26th Street, this vacant lot occupies a prominent position at the heart of historic Covington, LA. Situated in the downtown business district, it boasts direct proximity to the St. Tammany 22nd Judicial District Courthouse, making it an ideal location for businesses seeking high visibility and accessibility. Spanning an impressive 13,939 square feet, this commercial lot offers ample space for a wide range of business ventures. The Central Business District (CBD) Zoning designation ensures a favorable environment for commercial activities, making it an attractive investment opportunity. Furthermore, a variance can be pursued that will allow for the inclusion of a drive-thru, providing added convenience for potential business operations.

### PROPERTY HIGHLIGHTS

Lot Size	13,939 SF
For Sale	\$550,000
For Lease/Build to Suit	TBD
Zoning	CBD
Flood Zone	X
Traffic Count	18,253 (On E. 21st Ave, south of site)
Phase 1	Yes; Clear
Survey	Yes
Drive Thru	Yes (with Variance)
Utilities	At Site (All)
Parking	Ample Street and Free Garage Parking
Location Highlight	Across from St Tammany Parish Court House

### NEARBY BUSINESSES

- Courthouse Covington
- City Hall
- Acquistapace's Supermarket
- Southern Hotel
- Tammany Trace Trailhead
- Hancock Whitney Bank

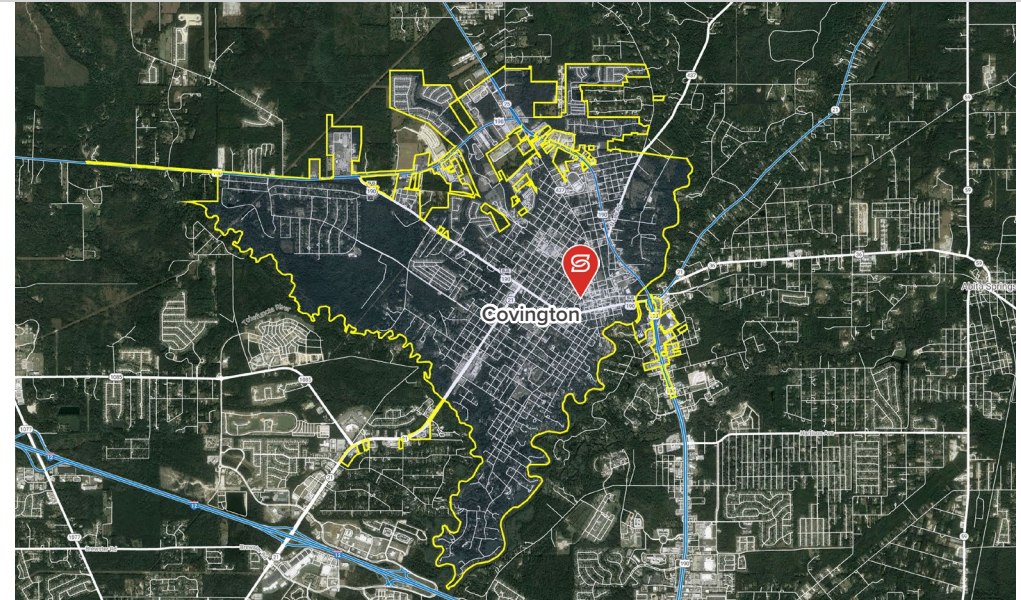


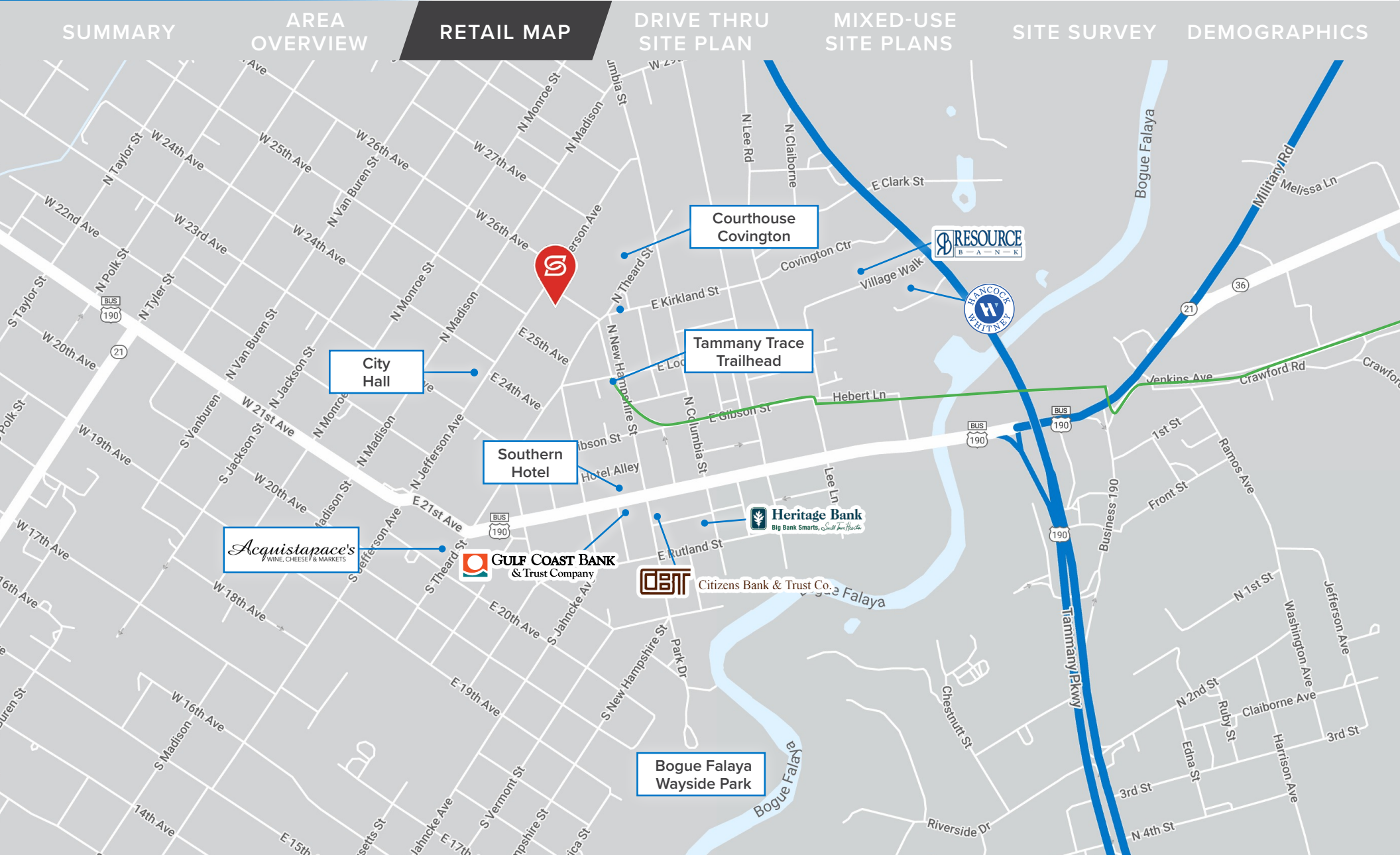


## COVINGTON'S DOWNTOWN BUSINESS DISTRICT

Covington is renowned for its vibrant culture, active community, and year-round calendar of festivals and events. Residents and visitors alike are drawn to the lively atmosphere and rich heritage of the city. The property's proximity to the Tammany Trace Bike Path and Covington Trailhead offers opportunities for outdoor enthusiasts, encouraging foot traffic and potential customers. The downtown area is home to a diverse range of restaurants, shops, and entertainment options, making it a popular destination for locals and tourists alike. The weekly Covington Farmer's Market, located nearby, further enhances the area's appeal, offering a vibrant hub for local produce and artisanal goods. Covington boasts strong demographics, with a growing population and a robust economy. The city's strategic location, excellent infrastructure, and favorable business climate make it an attractive destination for entrepreneurs and investors. With its central location, this commercial lot presents a unique opportunity to tap into Covington's thriving market.

Don't miss out on this exceptional chance to establish your business in the heart of historic Covington's downtown business district. Whether you're an established entrepreneur or an aspiring business owner, this prime location offers the perfect foundation for your success. Contact us now to secure your spot in Covington's vibrant community!

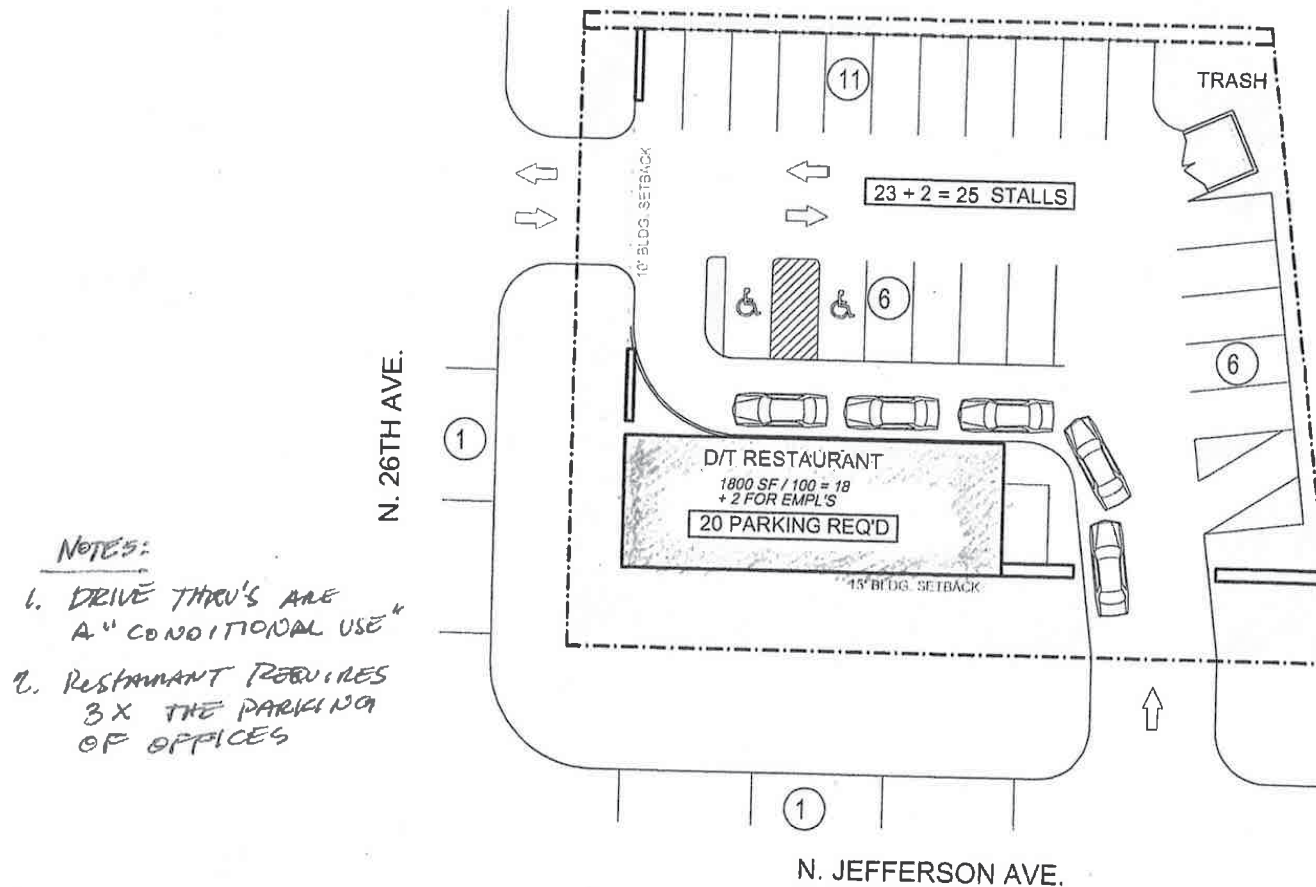






### 1 STORY

Click image for larger view



## SITE SKETCH

1" = 30'

6

SUMMARY

AREA  
OVERVIEW

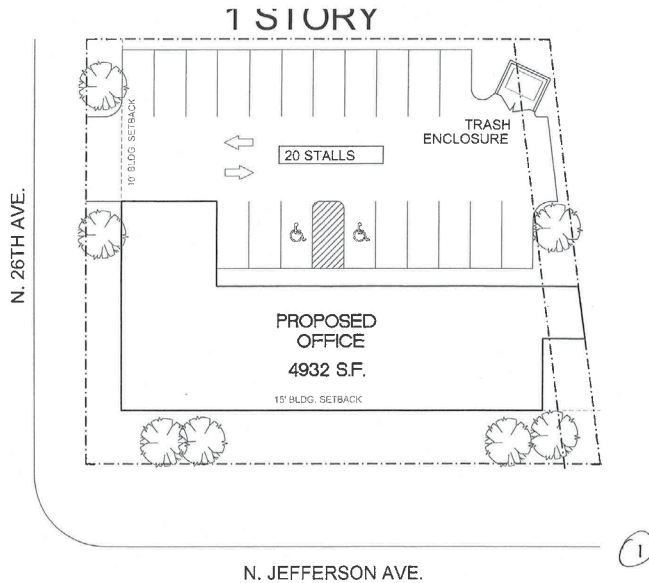
RETAIL MAP

DRIVE THRU  
SITE PLAN

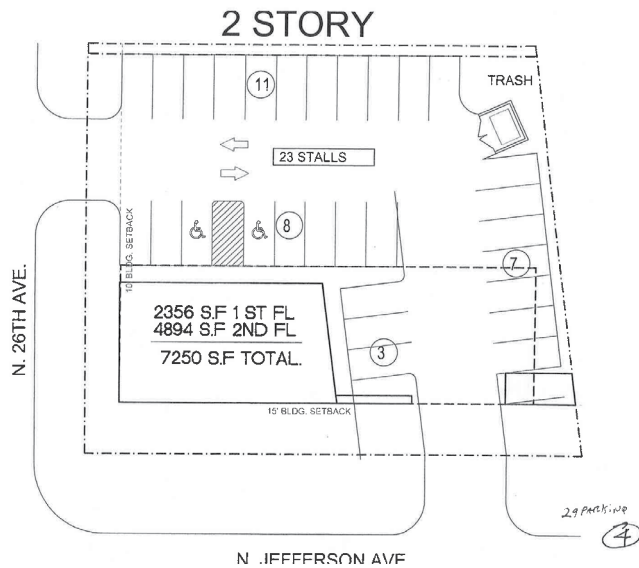
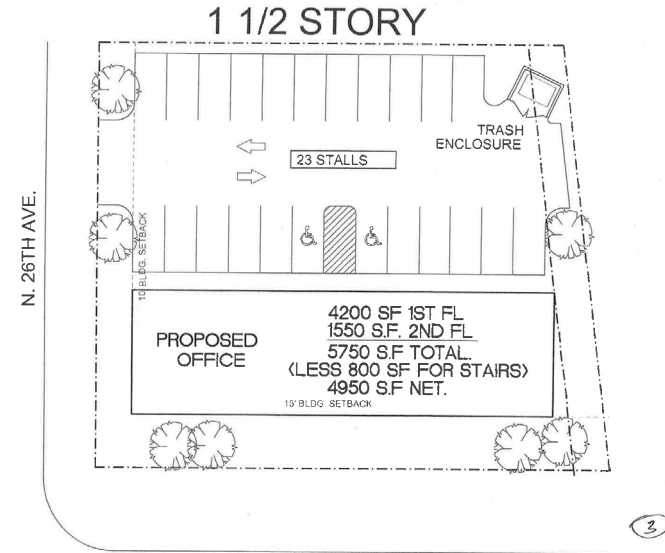
MIXED-USE  
SITE PLANS

SITE SURVEY

DEMOGRAPHICS



Click each image  
for larger view



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OVERVIEW

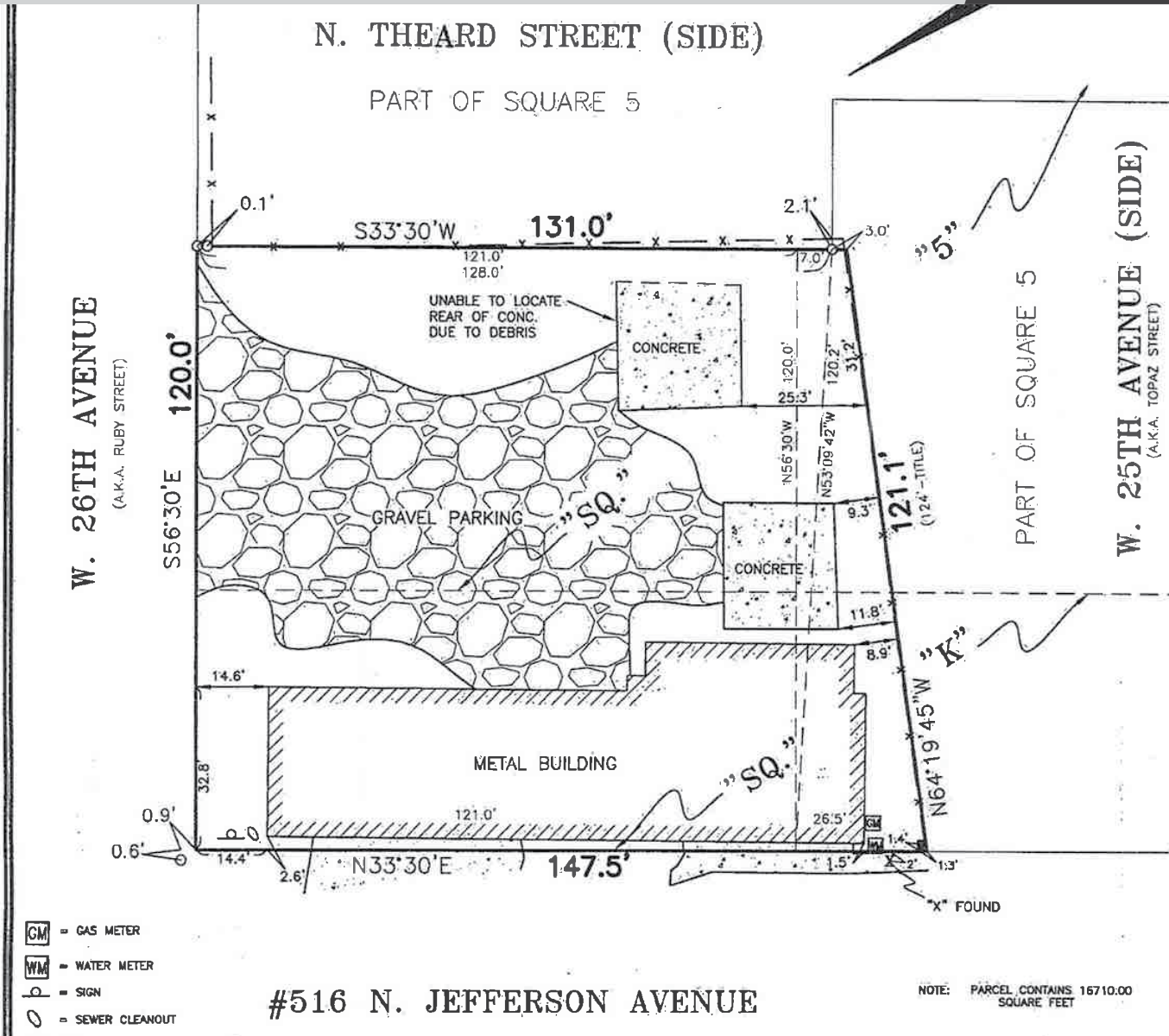
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**SITE SURVEY**

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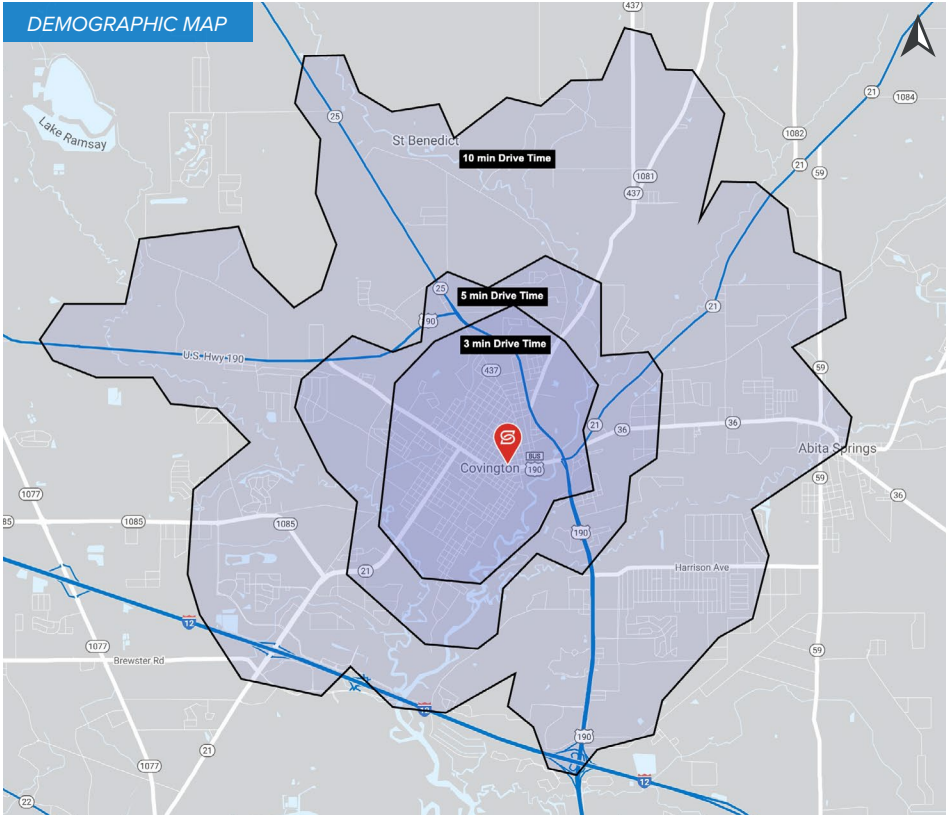
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### 2023 DRIVETIME DEMOGRAPHICS

3 MIN

5 MIN

10 MIN

3 MIN

5 MIN

10 MIN

3 MIN

5 MIN

10 MIN



POPULATION

8,199

12,336

38,274



AVG. HH  
INCOME

\$80,192

\$88,638

\$92,837



HOUSEHOLDS

3,451

5,128

15,316