

RETAIL FOR LEASE

NORD DU LAC RETAIL ON HIGHWAY 21

70452 LA-21, Covington, LA 70433



PROPERTY OVERVIEW

2714 SF location with excellent traffic counts and demographics are found at The Shoppes at Nord Du Lac on Highway 21 in Covington. Existing tenants include PJ's Coffee, Isabella's Pizza and Smoothie King. This property is located across the street from Cafe Du Monde, Five Guys Burgers and Winn Dixie. Suite consists of an open showroom area, several offices and break room and two ADA baths. Offered at \$17 PSF annual (\$3845/month) + \$3.80 NNN fees annual (\$859/month). Minimum 3-year term.

PROPERTY HIGHLIGHTS

- 2714 SF
- Established tenant mix includes PJ's, Subway, Isabella's Pizza
- Busy Highway 21/Tyler St. Location
- Mix of Retail, Commercial, Office, and Medical in Area
- Just North of I-12

AVAILABLE SF:	2714 SF
LEASE RATE:	\$17.00 SF/YR (NNN)
NNN FEES:	\$3.80 PSF/YR
YEAR BUILT:	2006
ZONING:	HC-2
BROCHURE DATE:	5/28/20

KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

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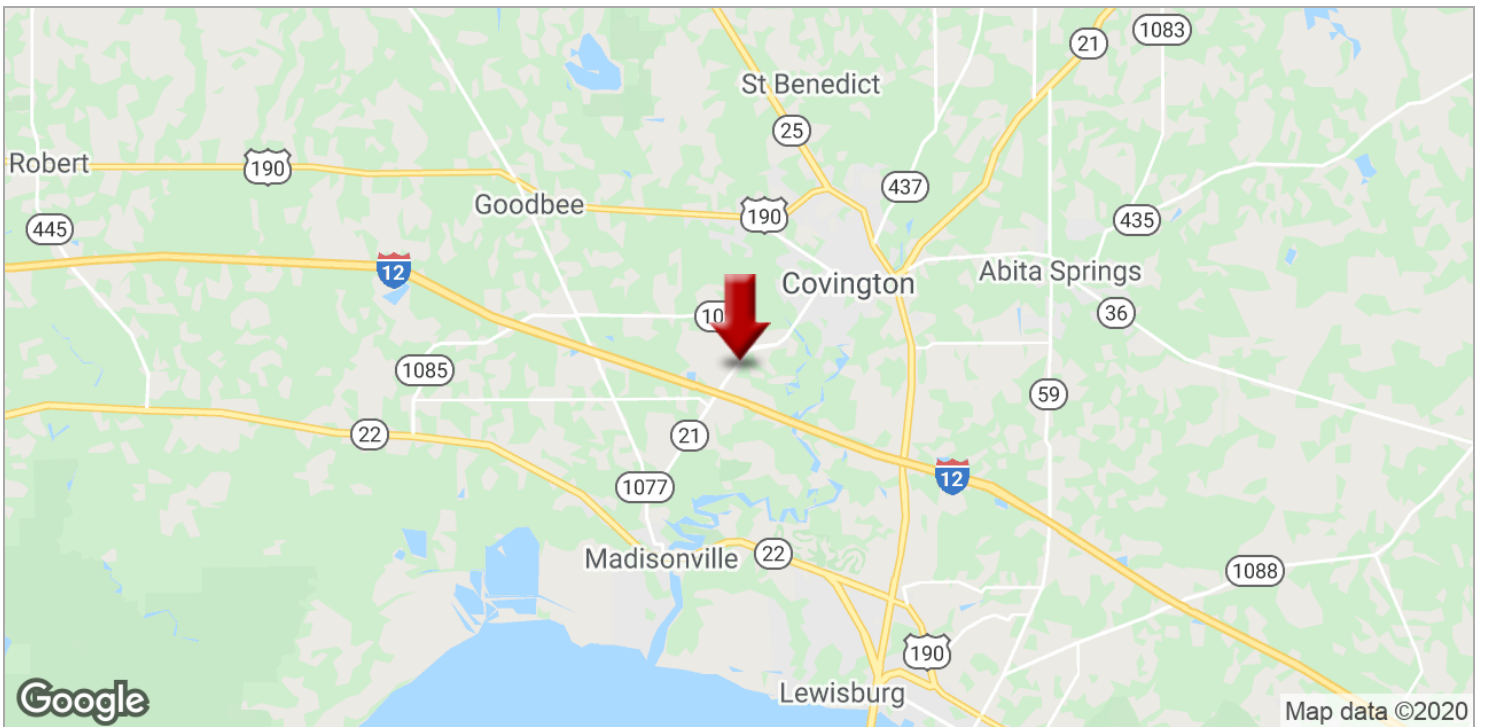
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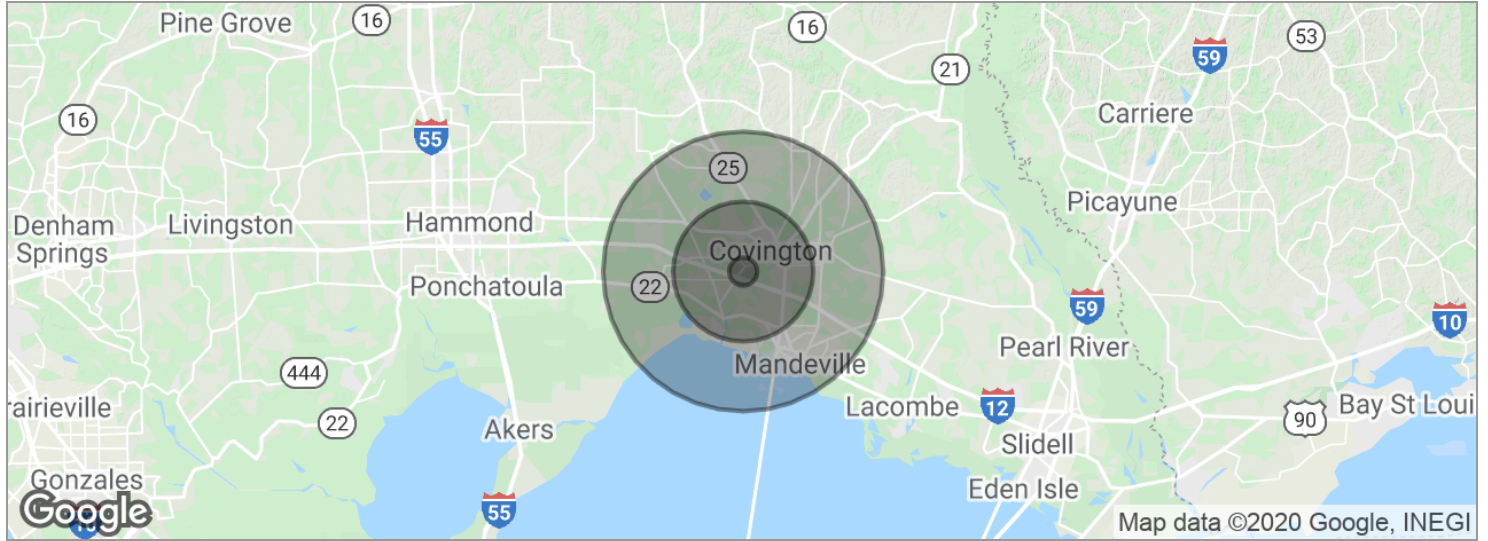
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,192	45,700	113,925
Median age	45.1	40.4	39.1
Median age (male)	43.5	38.3	37.4
Median age (Female)	47.0	42.7	40.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	481	17,227	42,146
# of persons per HH	2.5	2.7	2.7
Average HH income	\$92,057	\$88,792	\$88,065
Average house value	\$311,688	\$323,319	\$309,333

* Demographic data derived from 2010 US Census

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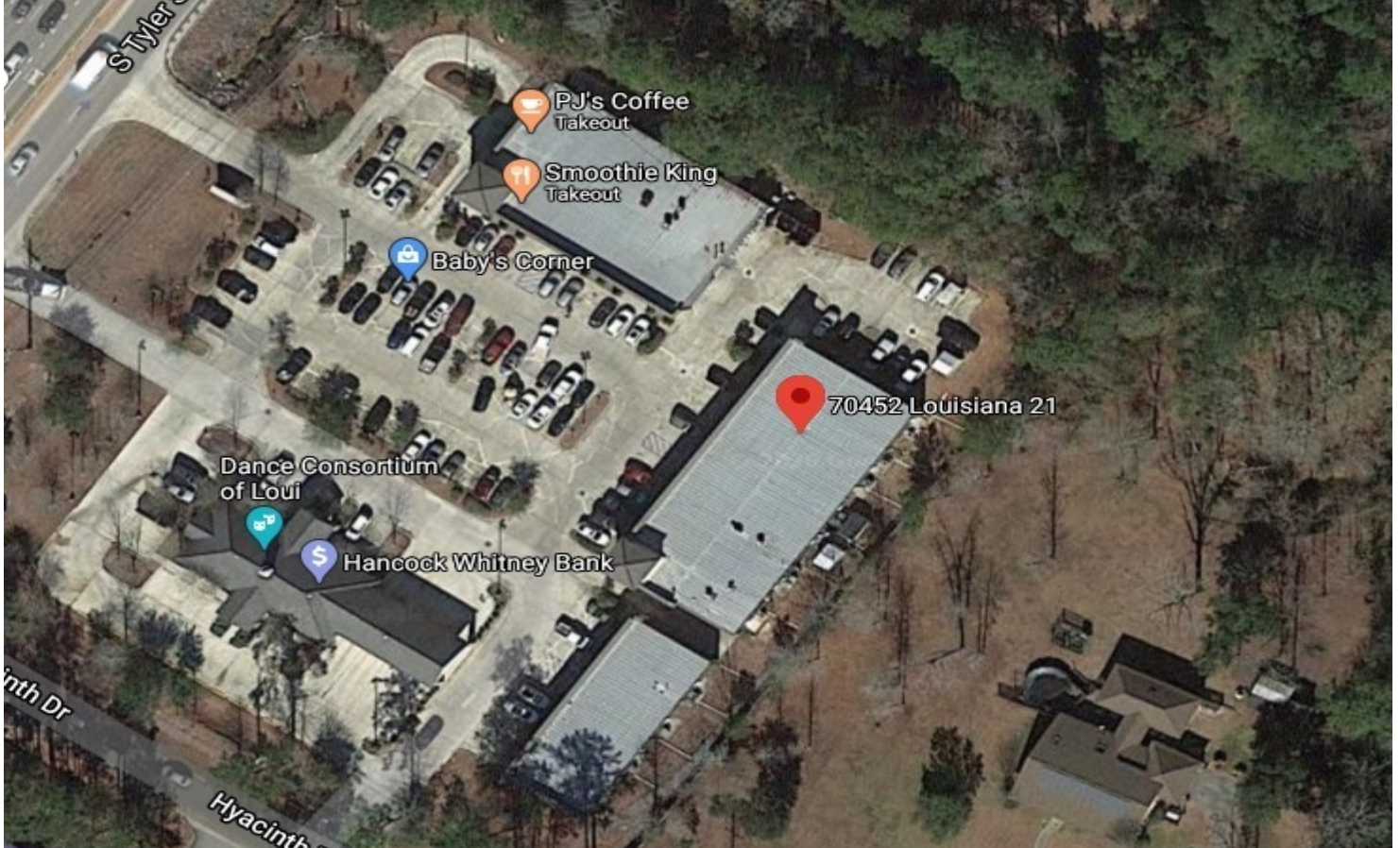


LEASE TYPE | NNN

TOTAL SPACE | 1,357 - 2,714 SF

LEASE TERM | 36 months

CAM & TAX | \$17.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Nord Du Lac Retail on Highway 21	Available	1,357 - 2,714 SF	NNN	\$17.00 SF/yr

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