

**125 Theard St,
#B**

3.5.25

**125 N Theard St #B
Covington, LA 70433**



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THE SPACE

Location

125 N Theard St #B
Covington, LA 70433

HIGHLIGHTS

- 1,777 SF ground-floor office space with upscale finishes.
- Four private offices, reception area, and conference room.
- Expansive front porch with architectural character.
- Kitchenette and private restroom for added convenience.
- Ample on-site parking in a highly accessible location
- Striking ceiling heights and detailed architectural design create a refined office setting.
- Move-in ready space ideal for professional offices, creative firms, or boutique businesses.
- NNN lease structure offers transparency in operational costs with a competitive rate.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,608	31,995	66,894

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$100,599	\$104,668	\$112,675

NUMBER OF HOUSEHOLDS

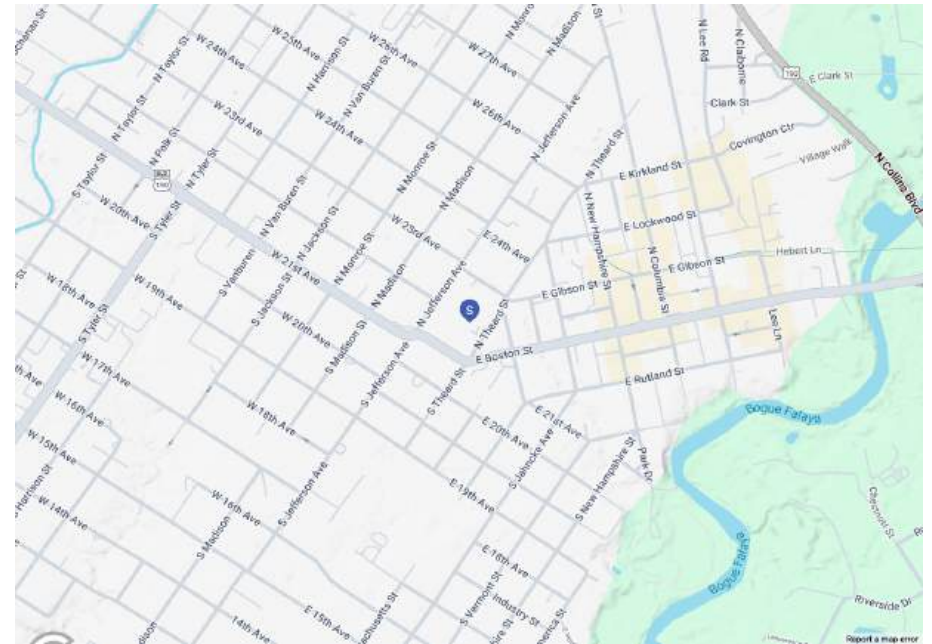
1.00 MILE	3.00 MILE	5.00 MILE
1,959	13,444	26,951



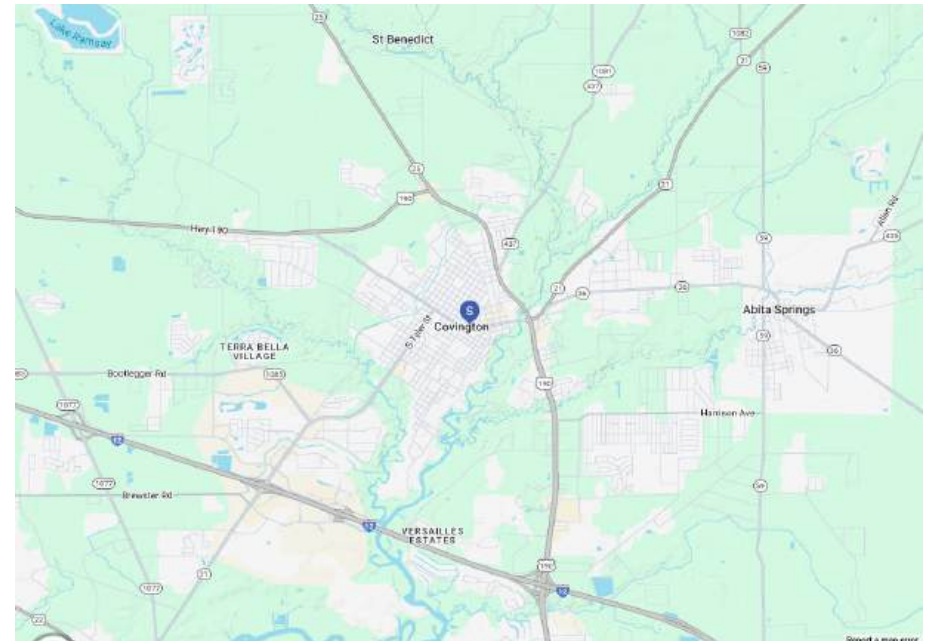
Property Advantages

- Located in the heart of downtown Covington, this office space places your business in a vibrant, walkable area with a mix of historic charm and modern conveniences.
- Surrounded by local shops, restaurants, and businesses, this location offers excellent visibility and accessibility for both clients and employees.
- Easy access to Hwy 190 and major thoroughfares ensures a seamless commute while also providing strong connectivity to nearby business hubs.
- Set in a highly walkable and professional environment, this office is perfect for businesses looking to establish a presence in an area known for its community-driven atmosphere.
- Thriving business district with historic charm, blending a professional setting with Covington's unique character, making it an attractive choice for companies seeking both prestige and convenience.
- Close proximity to Covington Courthouse and government offices, making it an ideal spot for legal, financial, and professional service firms.
- Well-established professional district with a strong local economy, attracting businesses that benefit from a built-in network of neighboring professionals and potential clients.

Local Map



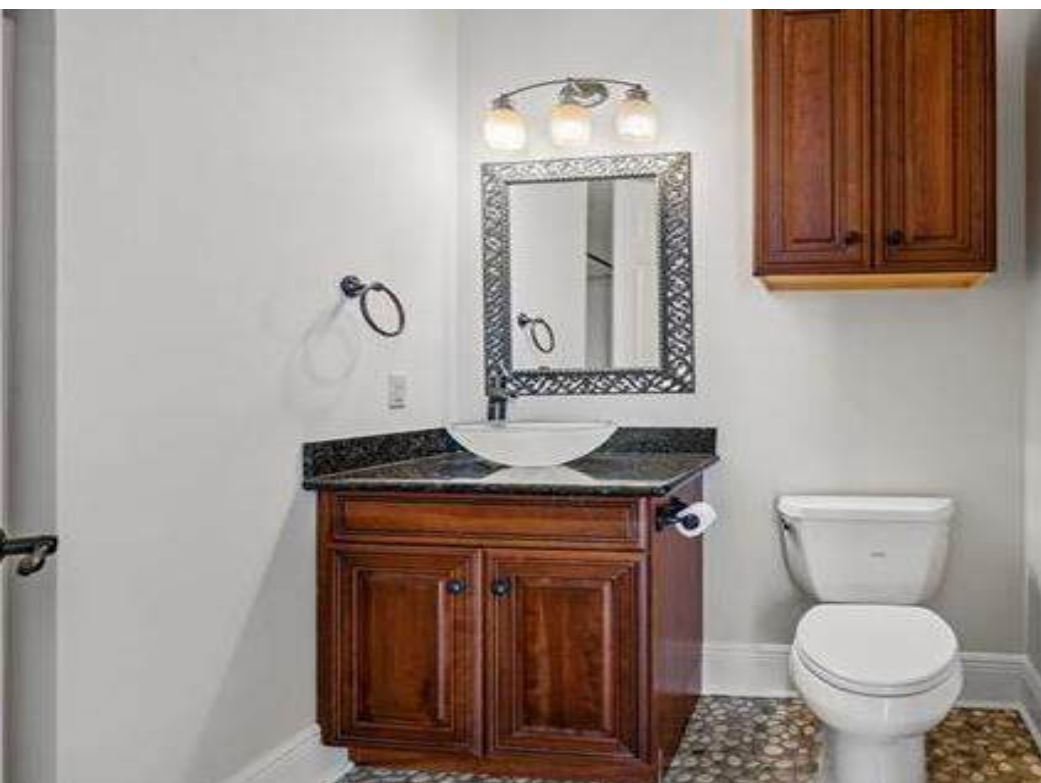
Regional Map







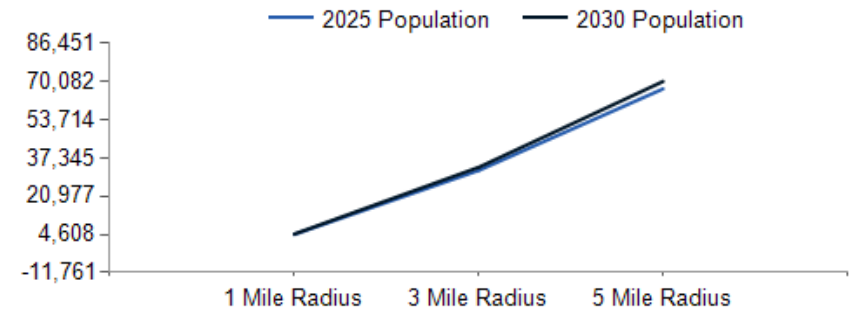




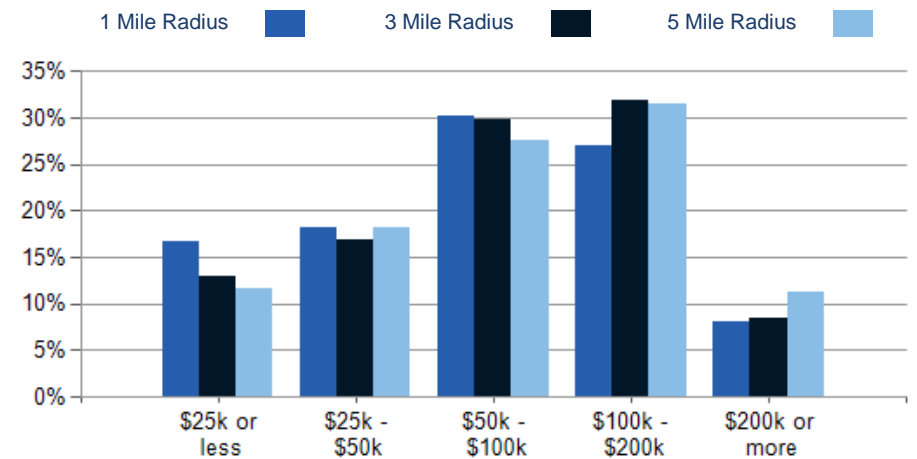
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,907	18,964	37,836
2010 Population	3,893	23,650	49,874
2025 Population	4,608	31,995	66,894
2030 Population	4,777	33,334	70,082
2025-2030: Population: Growth Rate	3.60%	4.10%	4.70%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	206	896	1,566
\$15,000-\$24,999	120	853	1,572
\$25,000-\$34,999	215	1,143	2,017
\$35,000-\$49,999	141	1,136	2,873
\$50,000-\$74,999	283	2,167	3,960
\$75,000-\$99,999	309	1,843	3,441
\$100,000-\$149,999	237	2,450	5,093
\$150,000-\$199,999	291	1,826	3,393
\$200,000 or greater	157	1,131	3,036
Median HH Income	\$75,856	\$80,768	\$84,163
Average HH Income	\$100,599	\$104,668	\$112,675

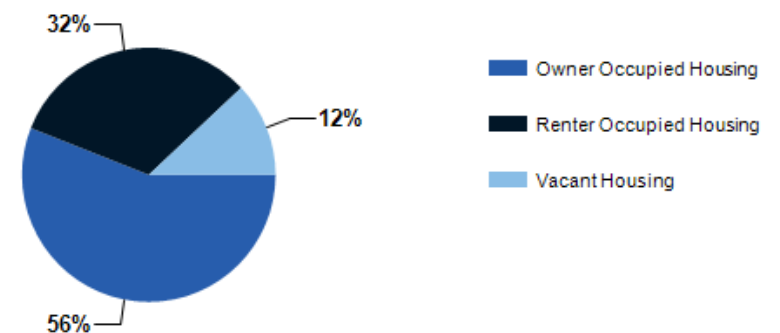
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,785	7,620	14,934
2010 Total Households	1,682	9,435	19,066
2025 Total Households	1,959	13,444	26,951
2030 Total Households	2,067	14,276	28,815
2025 Average Household Size	2.30	2.34	2.45
2025-2030: Households: Growth Rate	5.40%	6.05%	6.75%



2025 Household Income



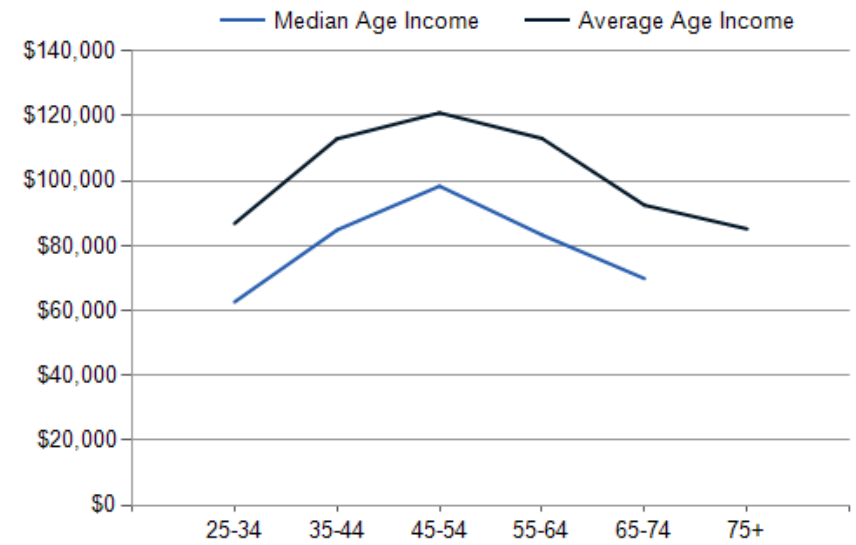
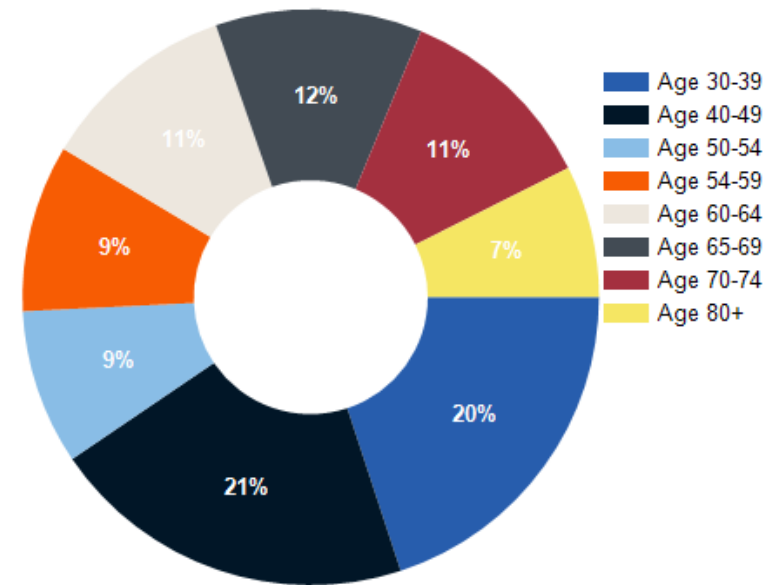
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	288	2,144	3,968
2025 Population Age 35-39	275	2,050	4,115
2025 Population Age 40-44	309	2,046	4,393
2025 Population Age 45-49	271	1,851	3,935
2025 Population Age 50-54	246	1,908	4,125
2025 Population Age 55-59	265	1,931	4,083
2025 Population Age 60-64	312	2,091	4,341
2025 Population Age 65-69	327	2,087	4,385
2025 Population Age 70-74	320	1,813	3,857
2025 Population Age 75-79	209	1,349	2,913
2025 Population Age 80-84	111	807	1,763
2025 Population Age 85+	81	668	1,528
2025 Population Age 18+	3,618	25,179	52,399
2025 Median Age	42	41	42
2030 Median Age	43	42	43

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,671	\$75,590	\$78,490
Average Household Income 25-34	\$86,872	\$95,011	\$101,709
Median Household Income 35-44	\$84,851	\$94,162	\$102,625
Average Household Income 35-44	\$112,969	\$116,020	\$126,010
Median Household Income 45-54	\$98,363	\$102,806	\$110,732
Average Household Income 45-54	\$120,949	\$120,549	\$137,525
Median Household Income 55-64	\$83,332	\$94,622	\$102,227
Average Household Income 55-64	\$113,079	\$119,280	\$131,382
Median Household Income 65-74	\$69,865	\$74,413	\$75,305
Average Household Income 65-74	\$92,497	\$98,965	\$103,158
Average Household Income 75+	\$85,202	\$78,422	\$76,251



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Exclusively Marketed by:



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