



FOR LEASE

Former Dependable Glass Building (Downtown Covington)



PROPERTY ONE

509 EAST GIBSON STREET, COVINGTON, LA
70433

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FOR LEASE

FORMER DEPENDABLE GLASS BUILDING (DOWNTOWN COVINGTON) 509 EAST GIBSON STREET, COVINGTON, LA 70433



PROPERTY ONE



PROPERTY DESCRIPTION

Position your business in the heart of Downtown Covington at the prominent corner of East Gibson Street and North Columbia Street. This exceptional 20,765-square-foot property offers a rare opportunity to lease flexible retail, office, showroom, warehouse, or mixed-use space in one of the Northshore's most active commercial districts.

Featuring high ceilings, expansive floor plates, abundant natural light, and ample on-site parking, the property can accommodate a variety of business concepts and can be subdivided to meet tenant requirements. Whether you're seeking a boutique storefront, creative workspace, destination retail concept, or large-format commercial space, this property provides the flexibility to bring your vision to life.

Tenants will benefit from unparalleled exposure in a thriving downtown environment surrounded by restaurants, shops, professional offices, entertainment venues, and year-round community events.

Available Spaces:

- Unit 1: ±1,635 SF (can be combined with Unit 2)
- Unit 2: ±2,580 SF (can be combined with Unit 1)
- Unit 3: ±14,880 SF (lease terms negotiable)

Located within Covington's celebrated downtown district, the property sits along the routes of several popular annual events and parades, including the Columbia Street Block Party, Krewe of Olympia Mardi Gras Parade, St. Patrick's Day Parade, Mardi Paws, Three Rivers Art Festival, Antiques & Uniques Festival, and the Covington Farmers Market.

Just three blocks from the Covington Trailhead, tenants can enjoy proximity to numerous concerts, festivals, and community gatherings, including the popular Rockin' the Rails concert series.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,635 - 14,880 SF
Building Size:	20,765 SF

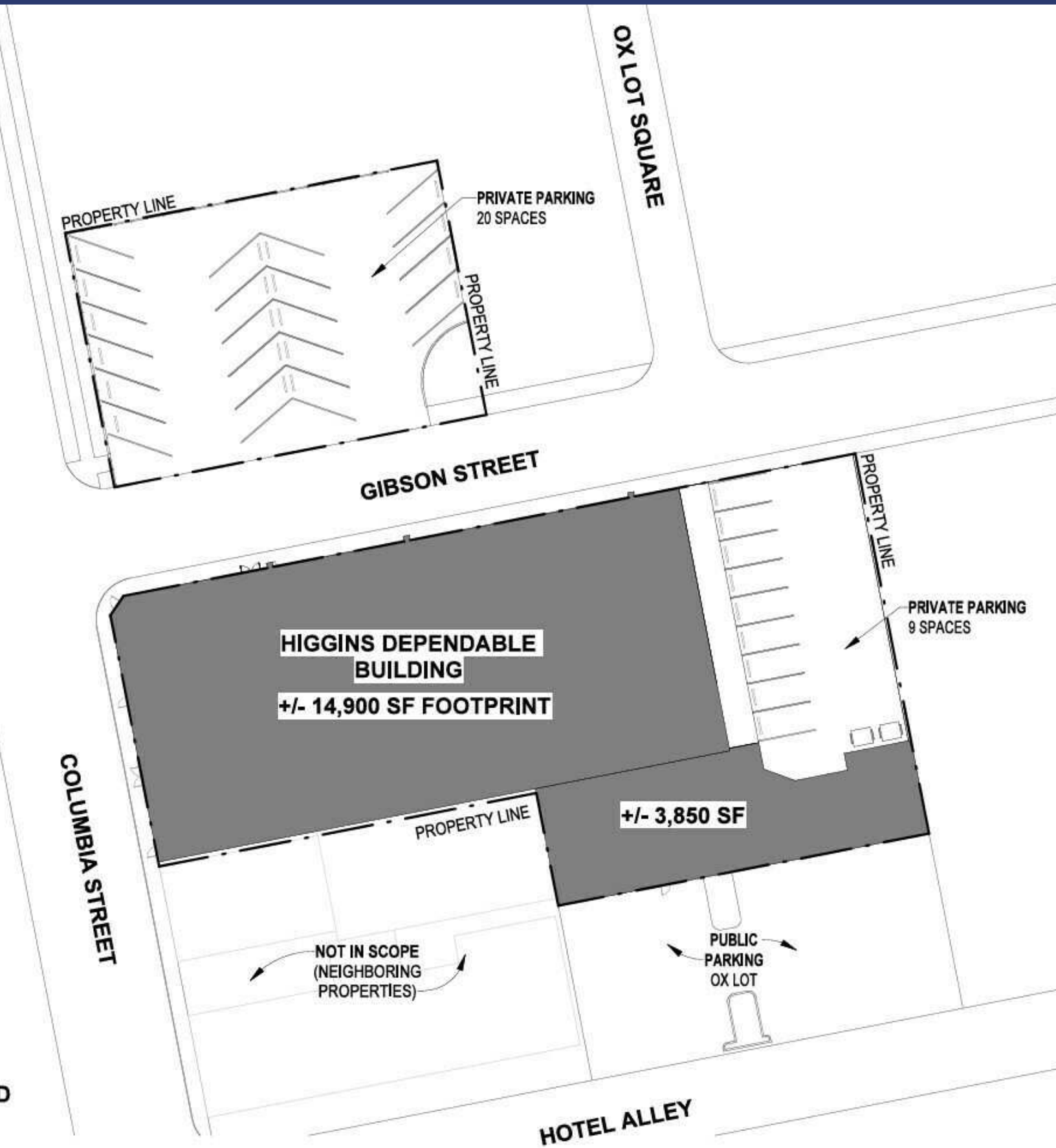
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	87	340	1,406
Total Population	200	795	3,432
Average HH Income	\$106,163	\$109,968	\$104,535

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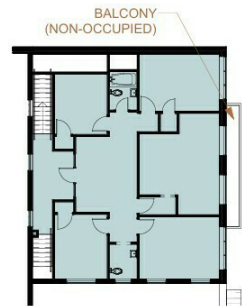
PROPERTY ONE



1 FIRST FLOOR - EXISTING

HIGGINS + DEPENDABLE BUILDING

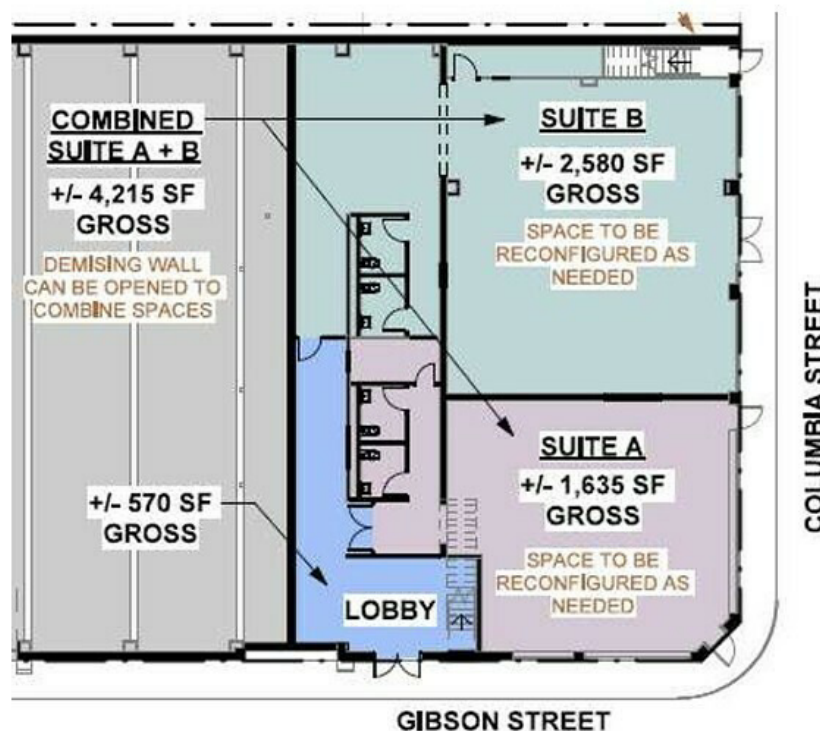
509 E. GIBSON STREET
COVINGTON, LA 70433
GA PROJECT NO. 26-05



+/- 1,670 SF GROSS

*DIFFERENT COLORS
INDICATE ROOF PLANES
ABOVE*

2 SECOND FLOOR - EXISTING
1" = 20'-0"

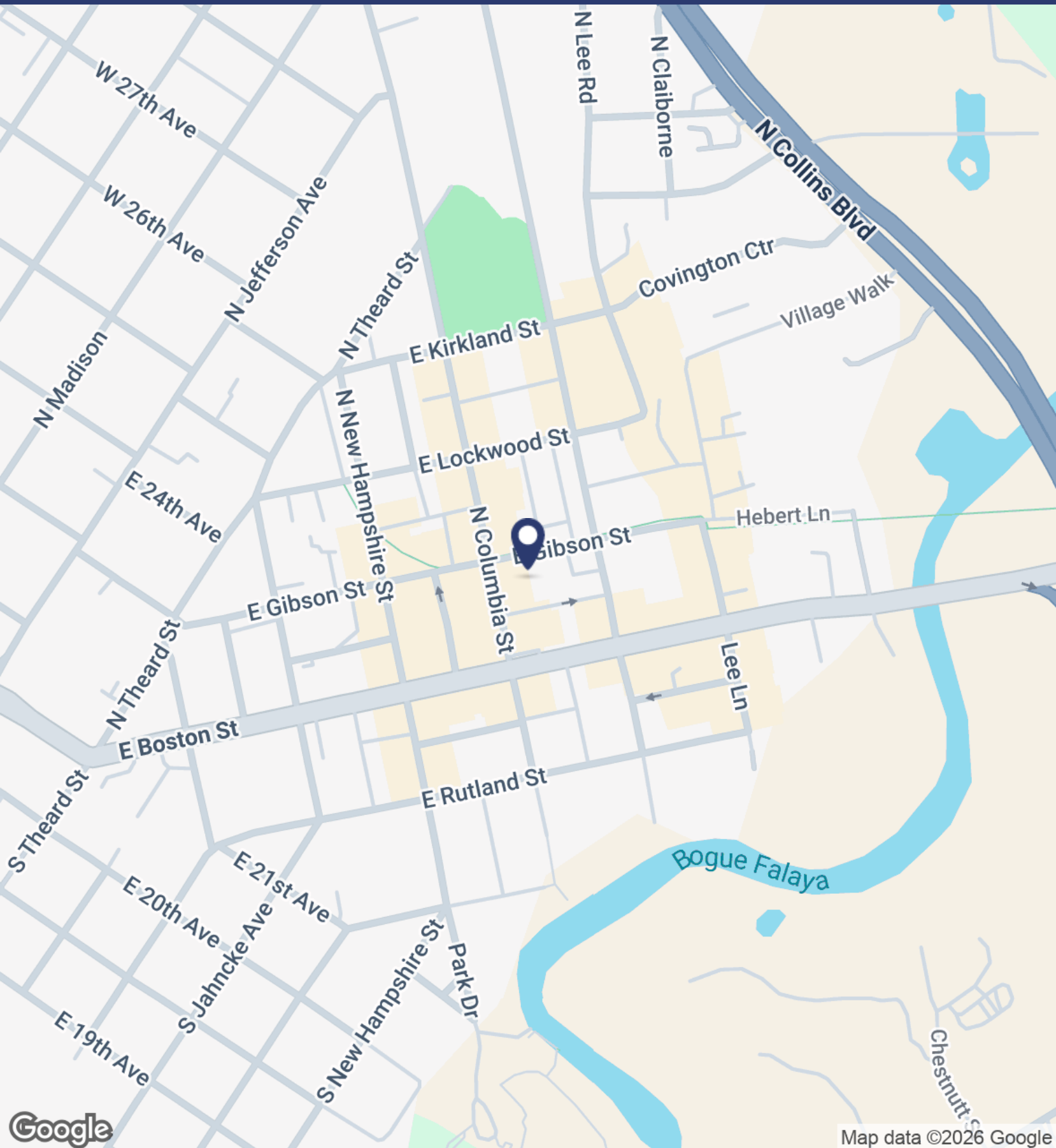


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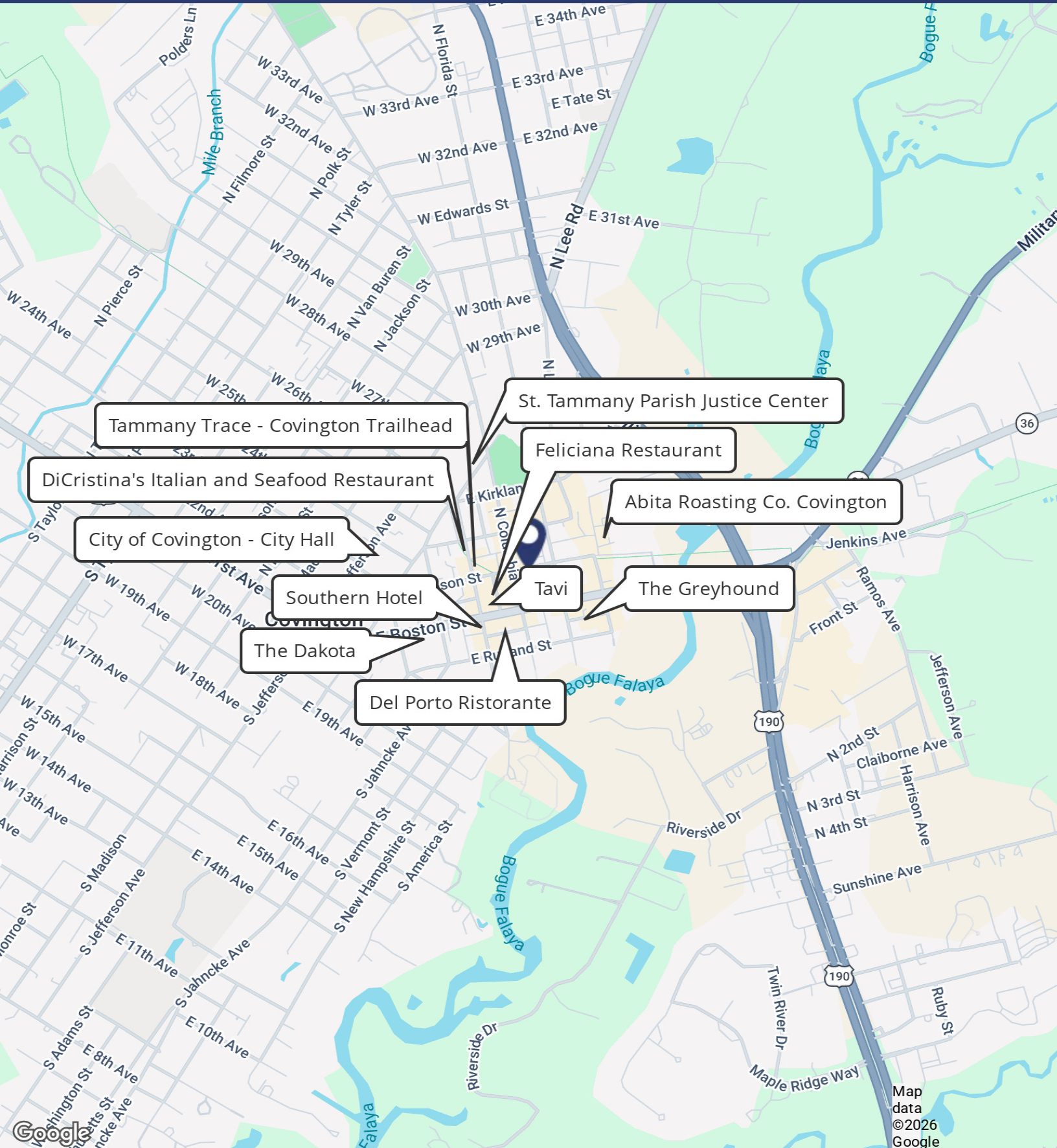
Map data ©2026 Google

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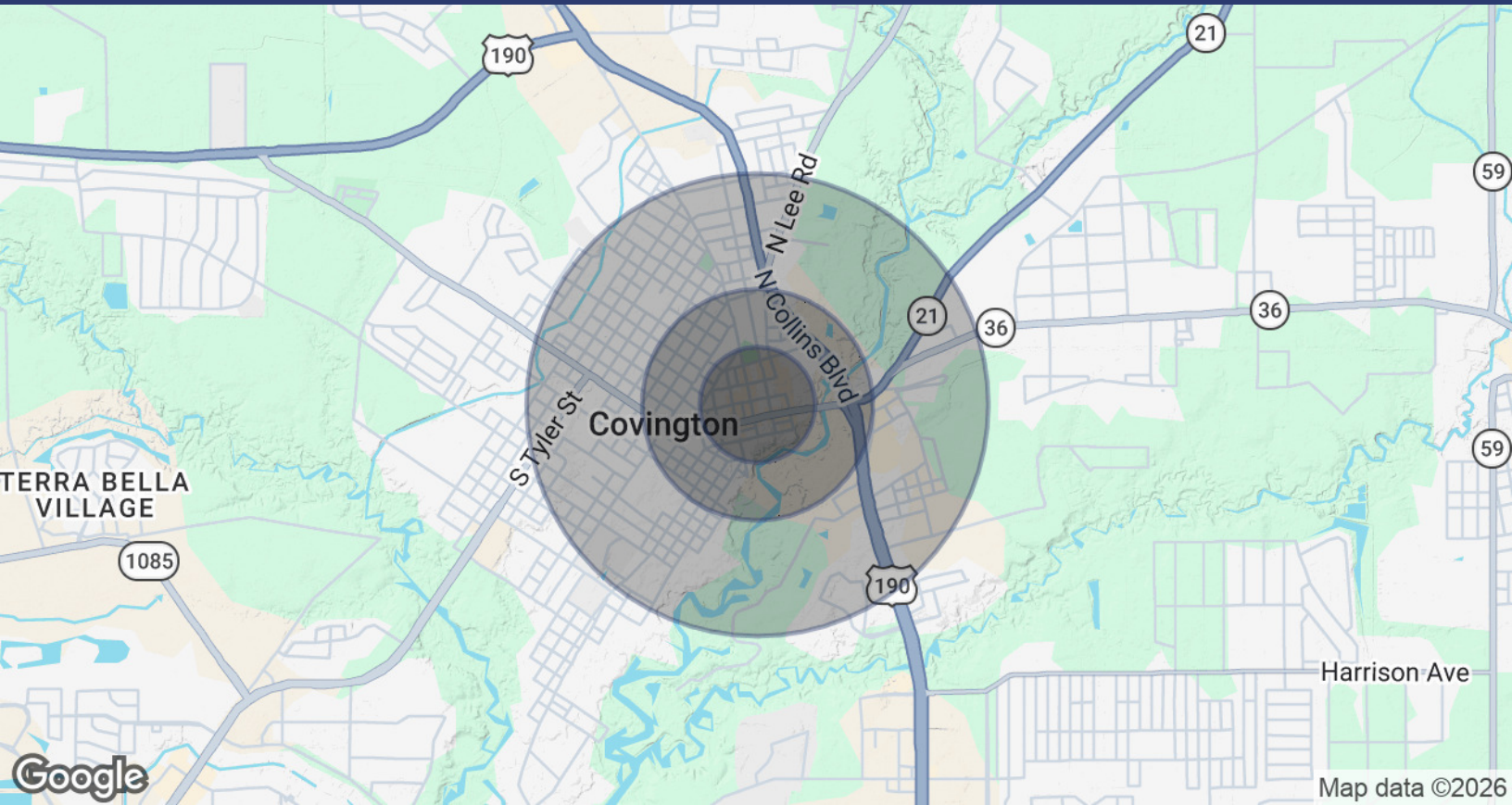


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	200	795	3,432
Average Age	43.1	42.6	40.6
Average Age (Male)	42.5	41.8	38.1
Average Age (Female)	40.5	40.3	39.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	87	340	1,406
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$106,163	\$109,968	\$104,535
Average House Value	\$409,095	\$405,169	\$398,003

2023 American Community Survey (ACS)

PRESENTED BY

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