

# Downtown Covington Office

4.14.25

216 N Columbia  
Covington, LA 70433

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# THE SPACE

Location

216 N Columbia  
Covington, LA 70433

## HIGHLIGHTS

- The suite features fresh paint and new flooring throughout, offering a clean and professional space from day one. It's ideal for businesses wanting to avoid the hassle of renovations or buildouts.
- With two private offices, a welcoming reception area, and a kitchenette, the space is well-suited for solo practitioners or small office users. It provides just the right amount of separation between client-facing and private work areas.
- Having a dedicated restroom within the suite adds convenience for both staff and visitors. It also enhances privacy and reduces reliance on shared building facilities.
- At \$1,500/month on a modified gross lease, this space is competitively priced for the downtown Covington market. It offers strong value for businesses seeking an established presence without oversized overhead.
- The property maintains the charm of Covington's historic character while offering the functionality needed for modern office use. The exterior aesthetic makes a welcoming first impression for clients.

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,804	34,550	66,077

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$103,996	\$104,286	\$111,609

### NUMBER OF HOUSEHOLDS

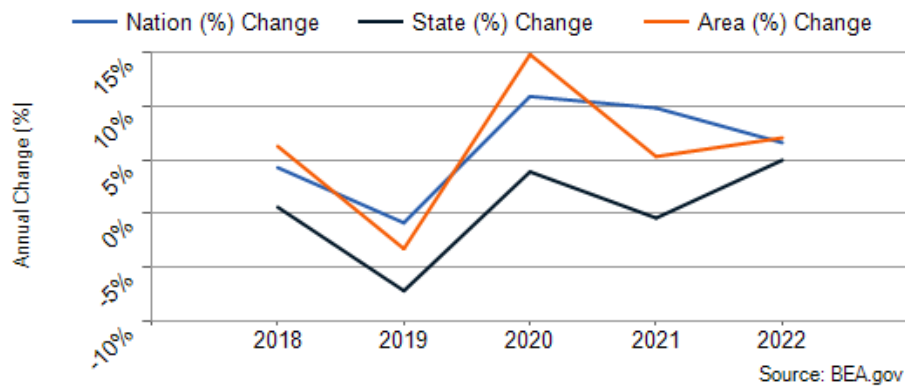
1.00 MILE	3.00 MILE	5.00 MILE
1,593	14,398	26,699



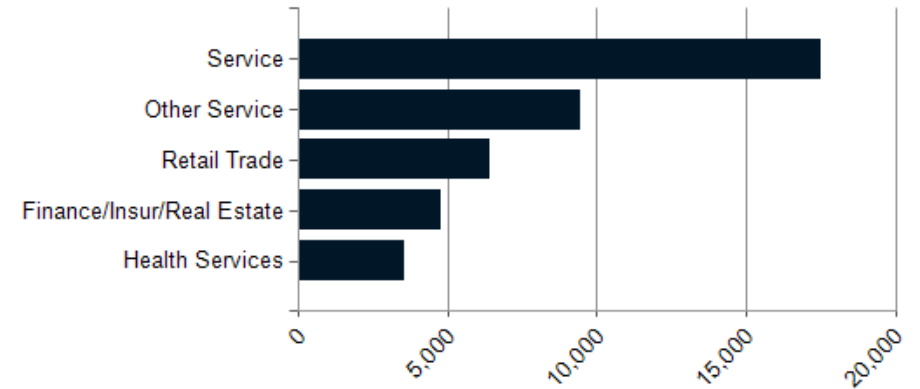
## Prime Location Advantages

- This office is situated in one of the most vibrant and walkable areas of the city. It offers great visibility and easy access for both clients and employees.
- Enjoy the convenience of nearby amenities that enhance work-life balance. Tenants can take advantage of walkable lunch spots, cafés, and boutiques just steps away.
- Centrally located with quick connections to major thoroughfares. Clients coming from surrounding areas will find it easy to locate and park.
- The building blends character with functionality, offering a welcoming space that feels polished and approachable. It's ideal for small businesses that want to make a strong impression.
- Downtown Covington fosters a professional, yet laid-back vibe that supports local entrepreneurs and service providers. The location is well-suited for those looking to be part of a supportive commercial hub.

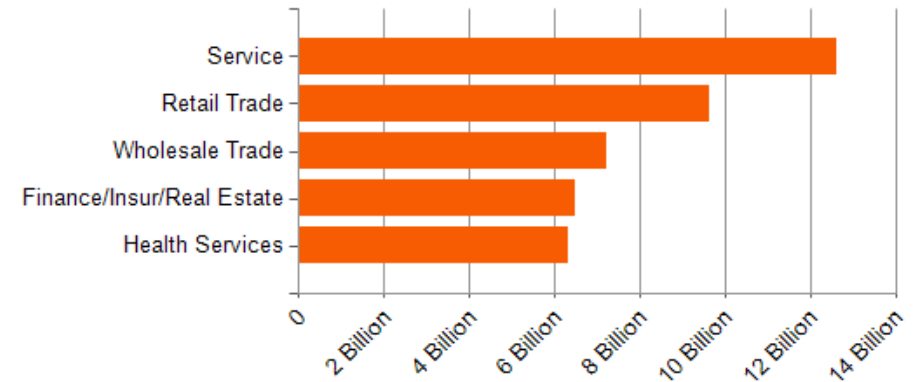
### St. Tammany Parish GDP Trend

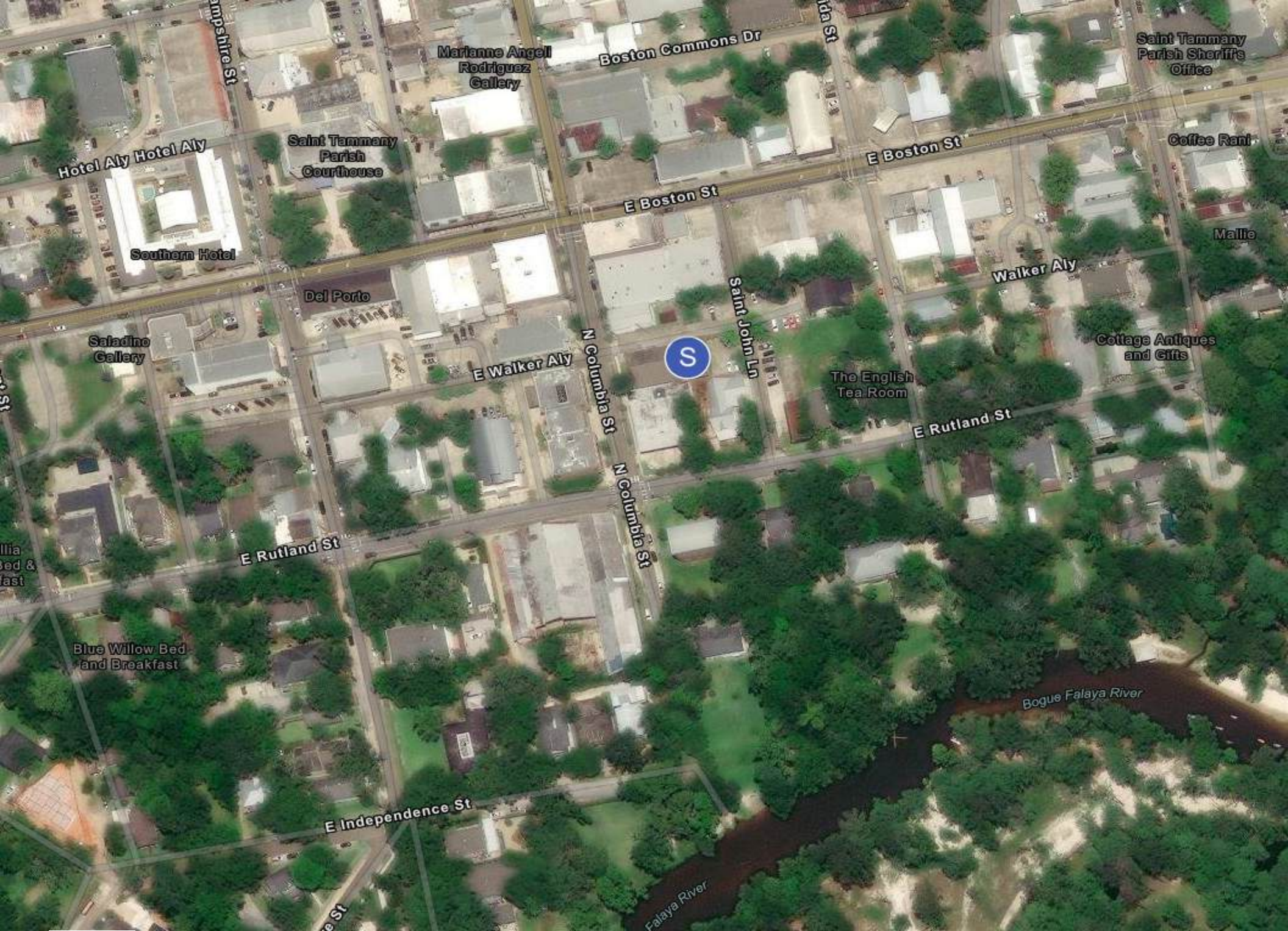


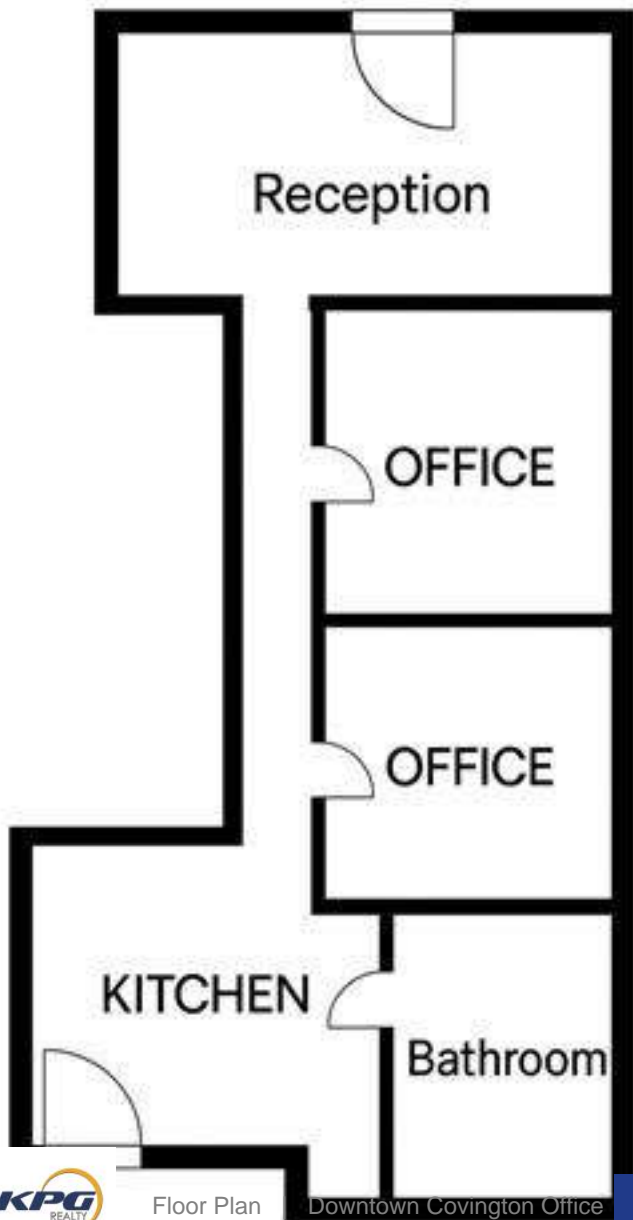
### Major Industries by Business Count



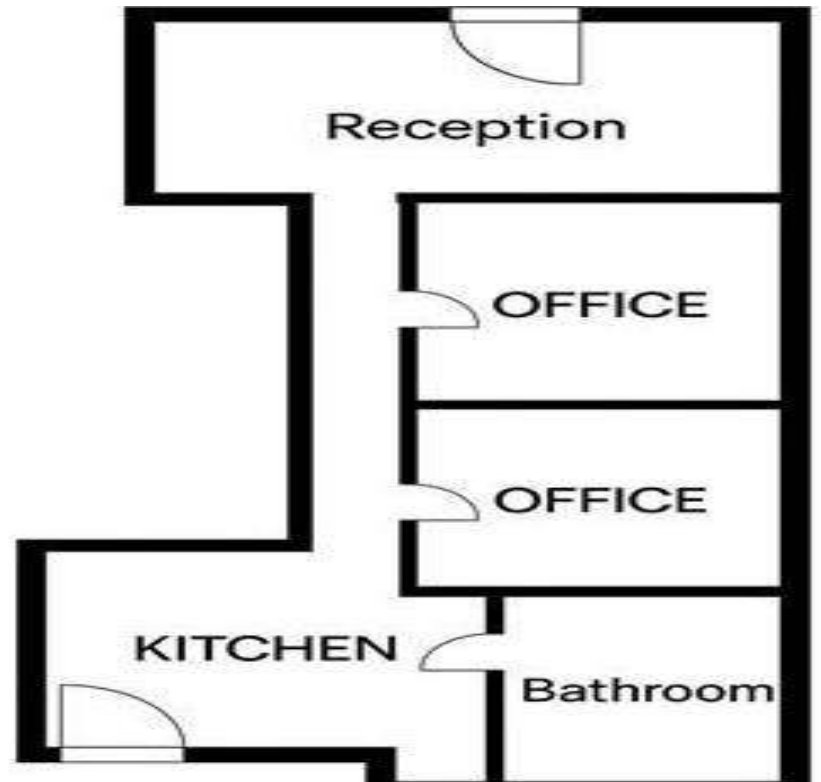
### Major Industries by Sales Amount







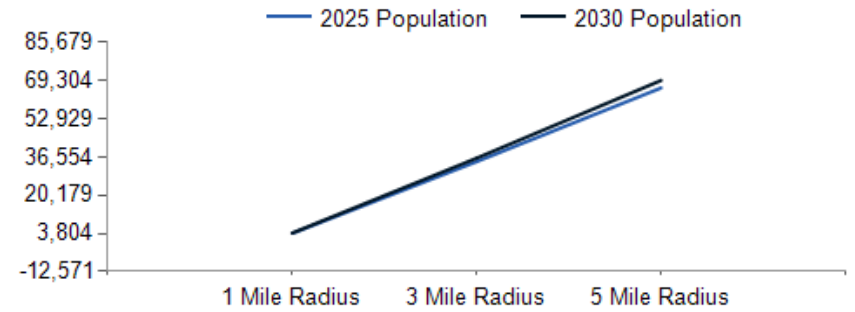




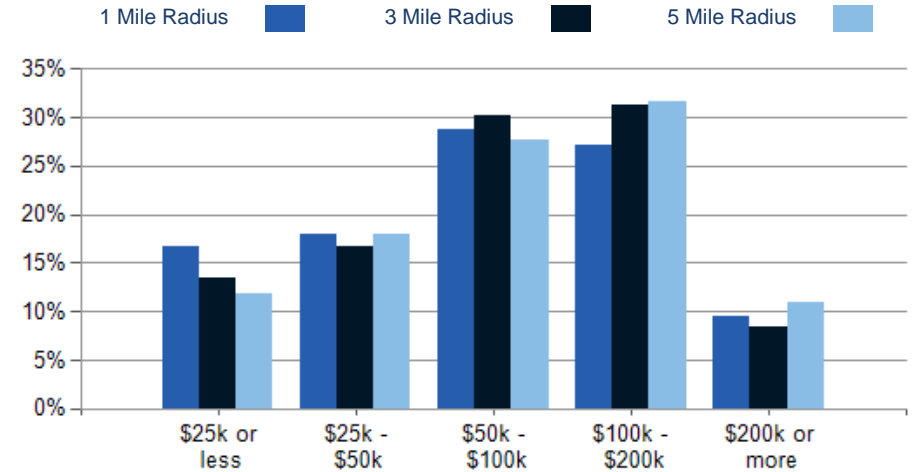
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,048	20,984	37,308
2010 Population	3,121	26,480	49,100
2025 Population	3,804	34,550	66,077
2030 Population	3,965	36,045	69,304
2025-2030: Population: Growth Rate	4.15%	4.25%	4.80%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	161	959	1,573
\$15,000-\$24,999	106	979	1,594
\$25,000-\$34,999	165	1,194	2,010
\$35,000-\$49,999	121	1,219	2,796
\$50,000-\$74,999	223	2,284	3,974
\$75,000-\$99,999	234	2,048	3,424
\$100,000-\$149,999	227	2,593	5,073
\$150,000-\$199,999	204	1,902	3,348
\$200,000 or greater	152	1,220	2,908
Median HH Income	\$76,643	\$80,506	\$83,626
Average HH Income	\$103,996	\$104,286	\$111,609

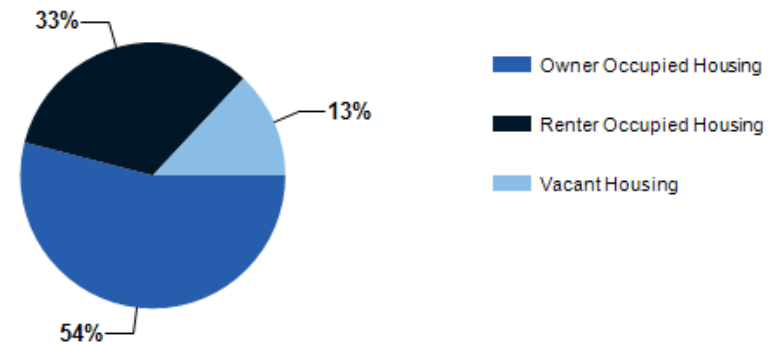
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,398	8,344	14,722
2010 Total Households	1,319	10,461	18,842
2025 Total Households	1,593	14,398	26,699
2030 Total Households	1,693	15,299	28,576
2025 Average Household Size	2.34	2.37	2.44
2025-2030: Households: Growth Rate	6.15%	6.10%	6.85%



2025 Household Income

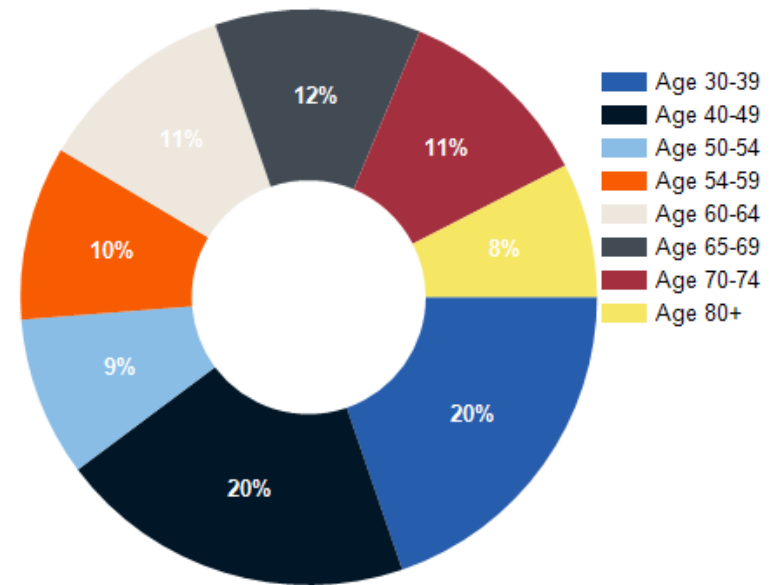


2025 Own vs. Rent - 1 Mile Radius

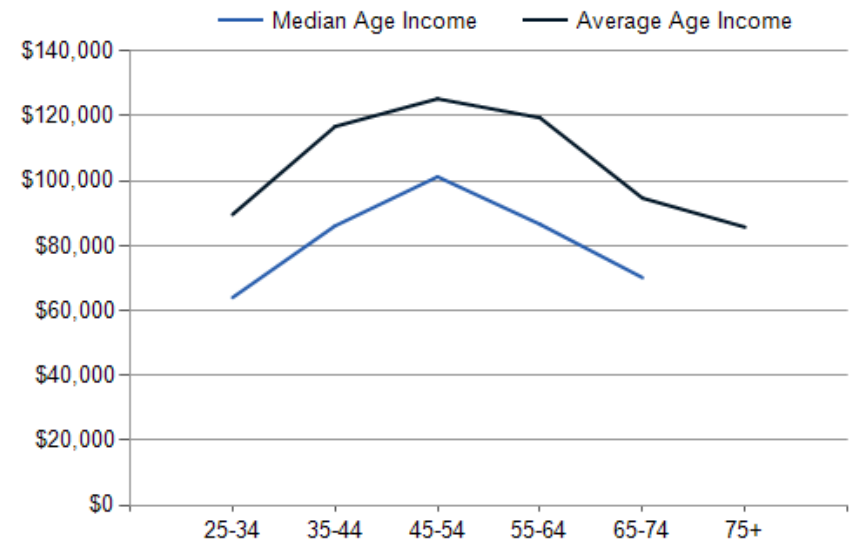


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	235	2,305	3,933
2025 Population Age 35-39	225	2,221	4,077
2025 Population Age 40-44	244	2,198	4,337
2025 Population Age 45-49	223	2,001	3,873
2025 Population Age 50-54	209	2,105	4,065
2025 Population Age 55-59	228	2,101	4,026
2025 Population Age 60-64	261	2,251	4,310
2025 Population Age 65-69	269	2,233	4,343
2025 Population Age 70-74	260	1,909	3,820
2025 Population Age 75-79	176	1,423	2,879
2025 Population Age 80-84	94	849	1,747
2025 Population Age 85+	70	684	1,525
2025 Population Age 18+	2,995	27,139	51,800
2025 Median Age	43	41	42
2030 Median Age	43	42	43



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,044	\$76,379	\$78,636
Average Household Income 25-34	\$89,635	\$94,951	\$101,629
Median Household Income 35-44	\$86,117	\$93,217	\$102,255
Average Household Income 35-44	\$116,746	\$115,306	\$125,040
Median Household Income 45-54	\$101,275	\$102,260	\$109,876
Average Household Income 45-54	\$125,305	\$121,686	\$136,015
Median Household Income 55-64	\$86,604	\$94,078	\$101,517
Average Household Income 55-64	\$119,448	\$119,322	\$129,862
Median Household Income 65-74	\$70,143	\$72,767	\$74,651
Average Household Income 65-74	\$94,683	\$97,356	\$102,188
Average Household Income 75+	\$85,745	\$76,439	\$74,967



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*Exclusively Marketed by:*



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