

## OFFICE FOR LEASE

# COVINGTON OFFICE/RETAIL CHARMER

304 E Boston St., Covington, LA 70433



### PROPERTY OVERVIEW

Covington Charmer on Boston Street! Great for live/work or work/live. Very well built and in awesome condition for a 100-year-old property. Heart pine floors with center hall, non-working fireplaces, but beautifully restored mantels. Pecky cypress room, library with wall-to-wall shelving, full kitchen, one full bath, and one half bath plus outdoor courtyard. \$2000/monthly. Modified Gross Lease.

### PROPERTY HIGHLIGHTS

#### AVAILABLE SF:

#### LEASE RATE:

N/A

#### LEASE TERM:

36-Month Minimum

#### BUILDING SIZE:

1,414 SF

#### ZONING:

Commercial

#### BROCHURE DATE:

2/12/2020

**KW COMMERCIAL**  
1522 W. Causeway Approach  
Mandeville, LA 70471

**LIZBY EUSTIS**  
CCIM  
O: 985.727.7000  
C: 985.966.2712  
leustis@att.net  
LA #Licensed In LA

**CORDELL EUSTIS GROUP**  
Brent Cordell  
O: 985.727.7000  
C: 985.373.6417  
bcordell@kw.com

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## DOWNTOWN COVINGTON OFFICE/RETAIL CHARMER



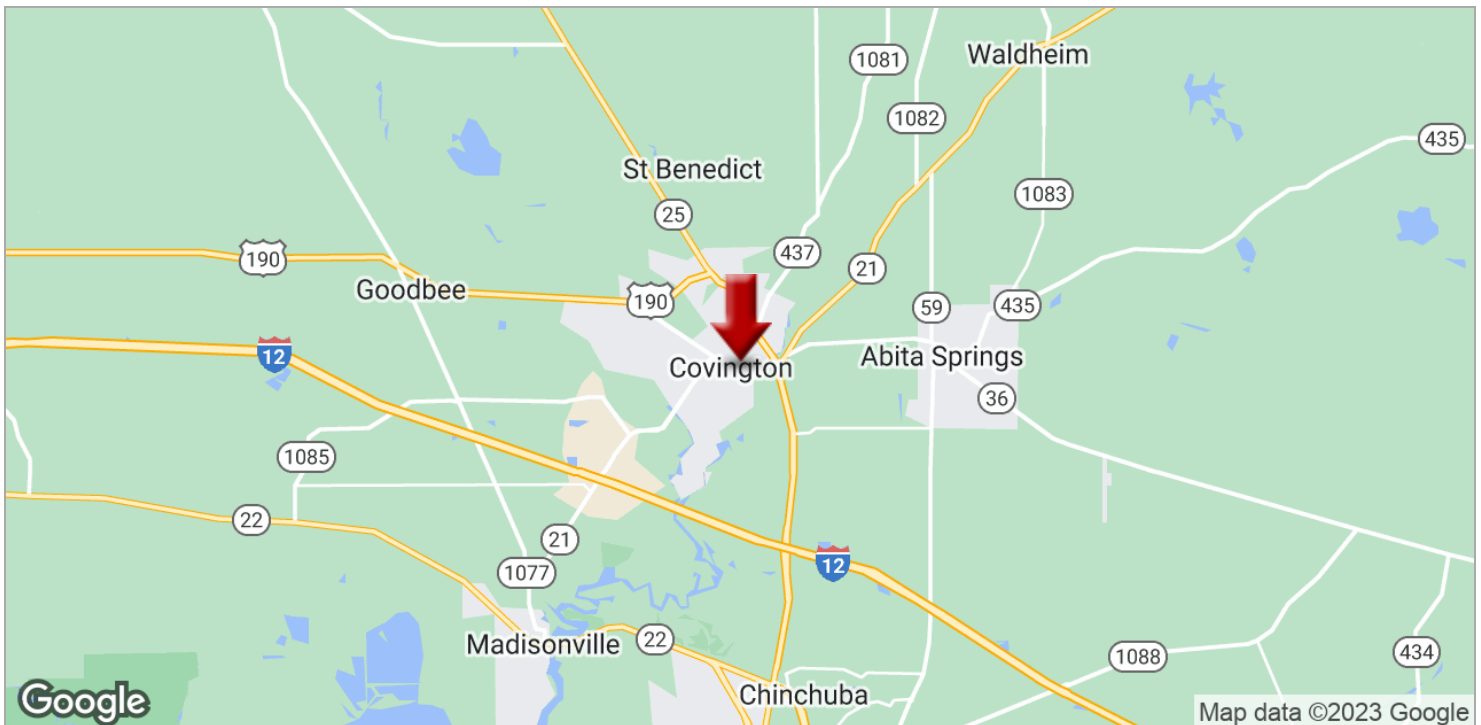
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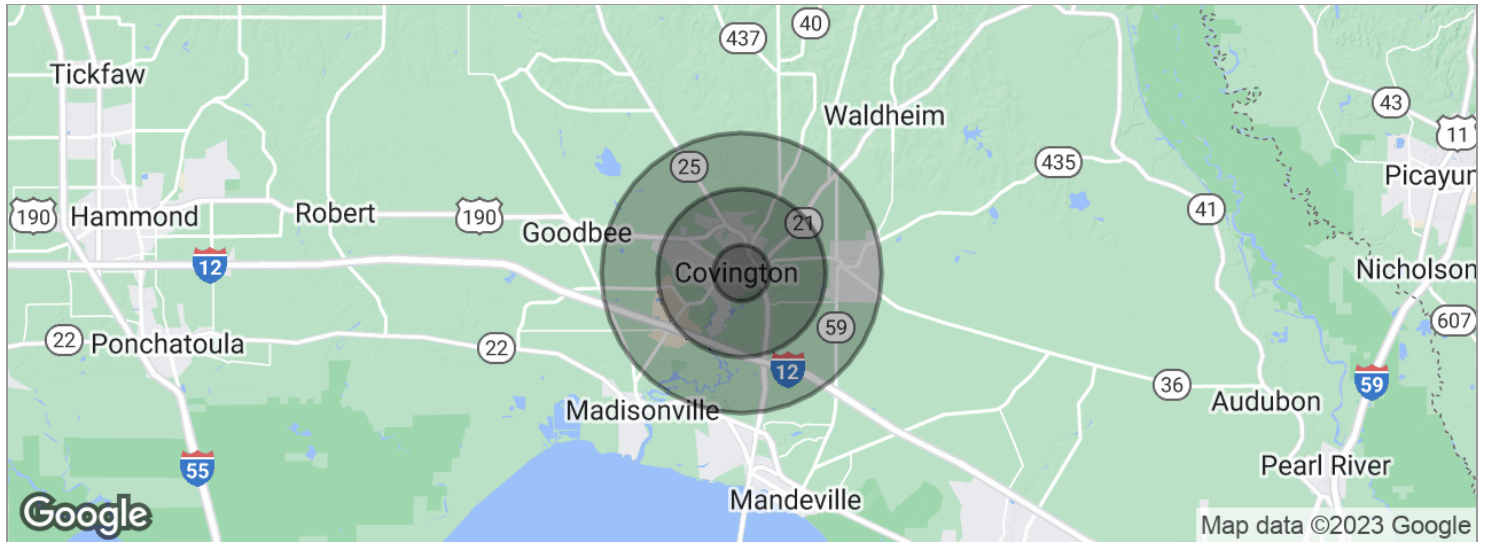
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,412	19,820	44,249
Median age	38.1	38.0	39.2
Median age (male)	35.1	36.4	38.2
Median age (Female)	43.0	41.1	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,184	7,250	16,758
# of persons per HH	2.9	2.7	2.6
Average HH income	\$80,834	\$78,459	\$82,178
Average house value	\$323,706	\$316,576	\$318,727

*\* Demographic data derived from 2020 ACS - US Census*

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