

OFFICE FOR LEASE

DOWNTOWN COVINGTON OFFICE/RETAIL COTTAGE

832 E Boston St., #3 Covington, LA 70433



PROPERTY OVERVIEW

Adorable Boston Commons Cottage ideal for salon, office, or retail! Property features open downstairs (1005 SF) with reception area, waiting area, bathroom, and main floor. Upstairs loft (228 SF) will be reserved for owner's use. Newer HVAC system installed in last year. Cute front porch and ample parking. Great location on busy E. Boston St. in downtown Covington! No furniture or salon equipment to remain. Modified gross lease at \$1000 per month. Tenant pays utilities, janitorial and communications.

PROPERTY HIGHLIGHTS

AVAILABLE SF:

LEASE RATE:

Negotiable

ZONING:

CBD - Community
Business District

MARKET:

New Orleans

SUBMARKET:

Northshore New
Orleans

BROCHURE DATE:

3/11/19

KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

CORDELL EUSTIS GROUP
Brent Cordell
O: 985.727.7000
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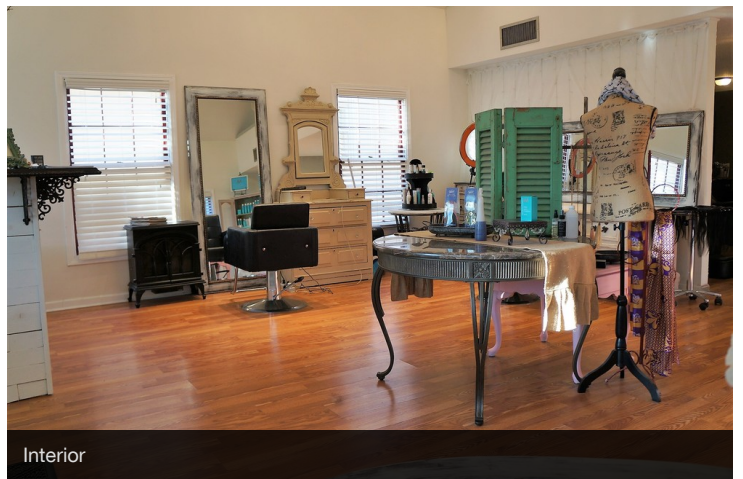
Reception



Entry Way



Interior



Interior



Interior



Interior

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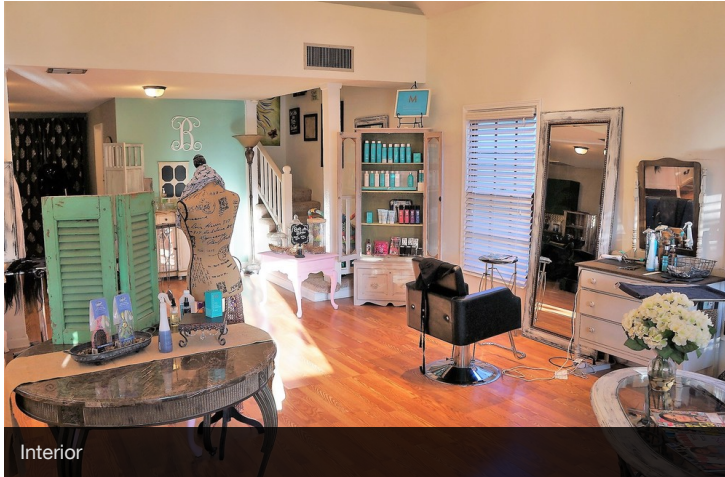
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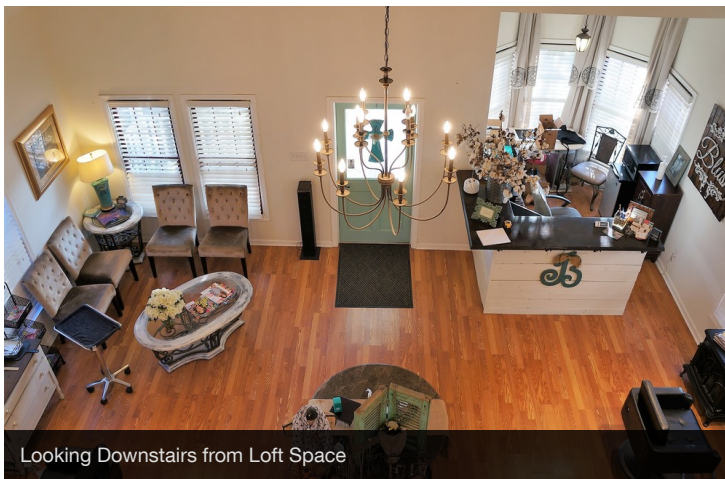
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Interior



Bathroom



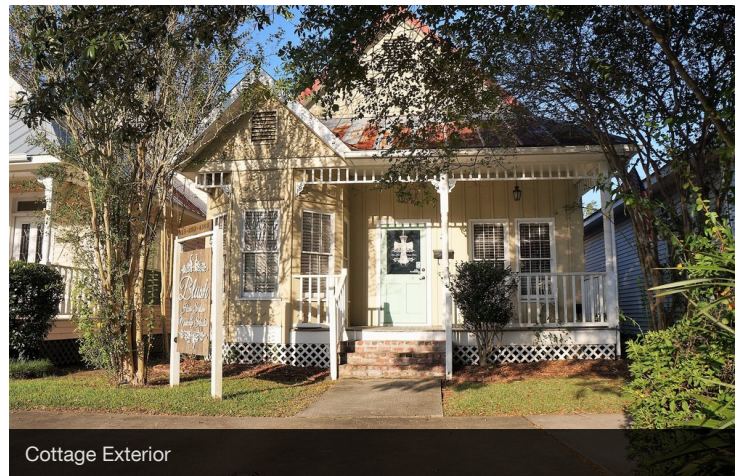
Looking Downstairs from Loft Space



Street View on E. Boston



Street View on E. Boston



Cottage Exterior

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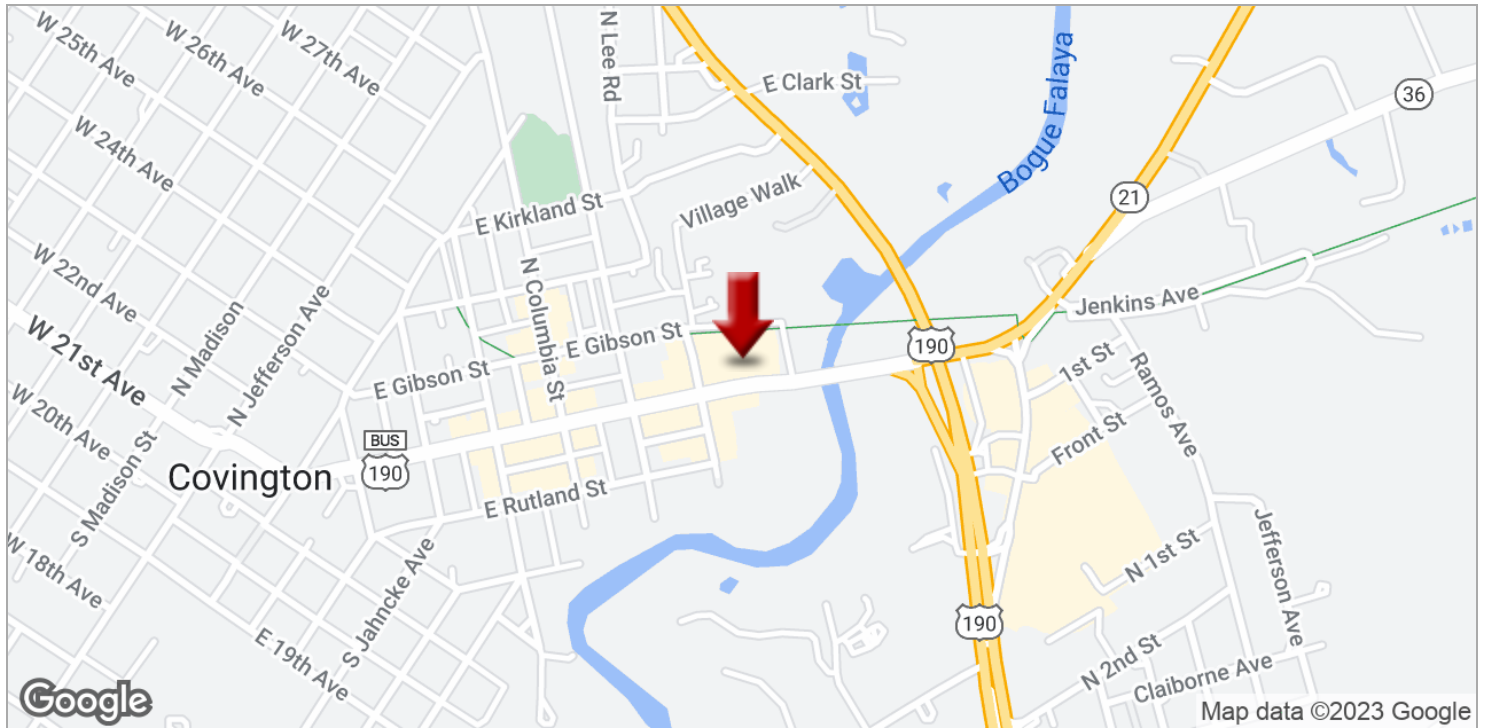
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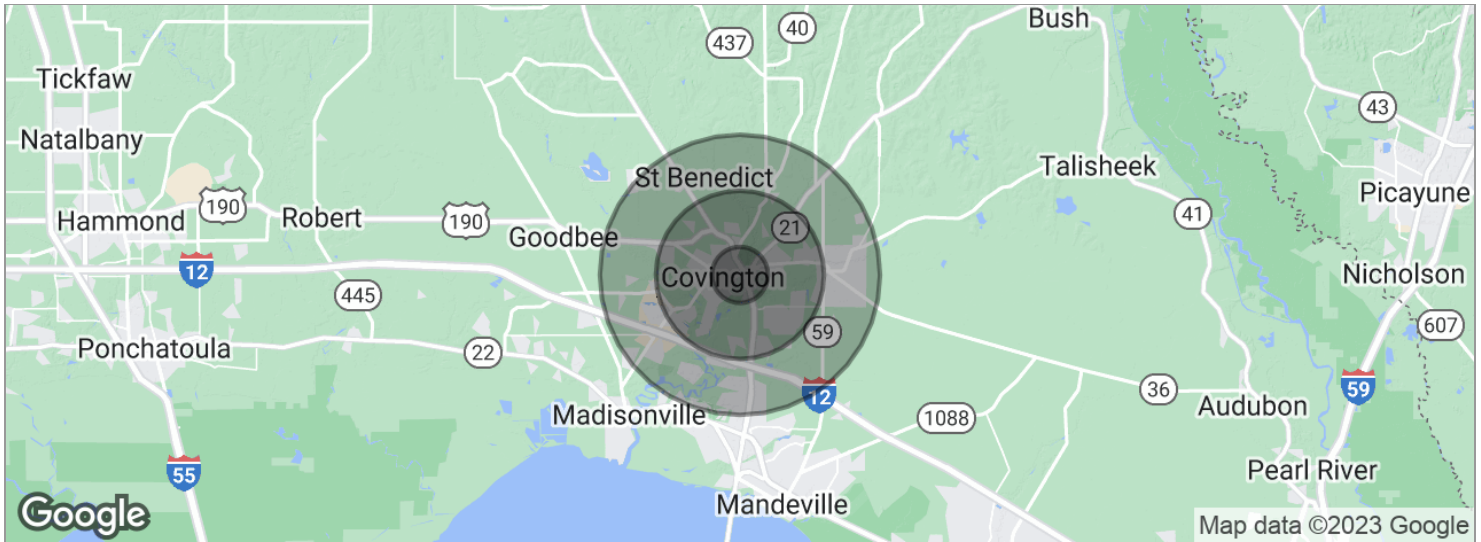
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,172	20,886	42,042
Median age	37.8	37.5	38.9
Median age (male)	35.5	36.0	37.9
Median age (Female)	42.1	40.6	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,077	7,665	15,908
# of persons per HH	2.9	2.7	2.6
Average HH income	\$76,533	\$76,910	\$81,005
Average house value	\$320,673	\$316,843	\$317,069

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

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