

## OFFICE FOR LEASE

### COLONY SQUARE - HIGH-VISIBILITY HIGHWAY 190 OFFICE

19317 N 10th Street, Covington, LA 70433



#### PROPERTY OVERVIEW

High-visibility office building on the corner of Highway 190 and N 10th Street. Two suites available: 750 SF and 1938 SF. Very affordable office space with highway frontage. Reserved covered parking for each suite plus customer parking in front. Convenient to I-12 and downtown Covington. Building also for sale through owner-financing.

#### PROPERTY HIGHLIGHTS

<b>AVAILABLE SF:</b>	750 / 1,938 SF
<b>LEASE RATE:</b>	\$700 / 1,375 per month (Modified Gross)
<b>YEAR RENOVATED:</b>	2014
<b>ZONING:</b>	HC-2 - Highway Commercial
<b>TRAFFIC COUNT:</b>	50,000+ Daily
<b>BROCHURE DATE:</b>	9/12/19

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

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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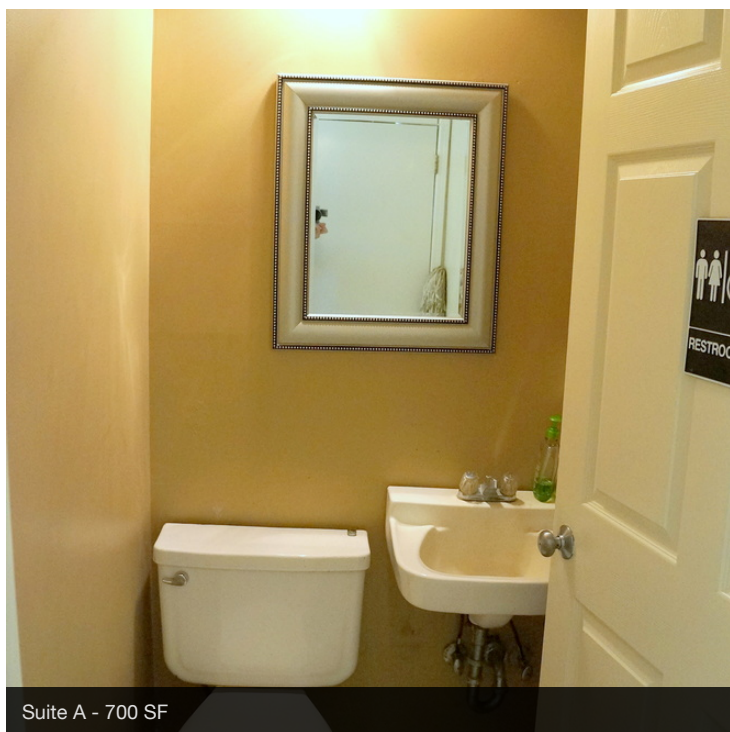
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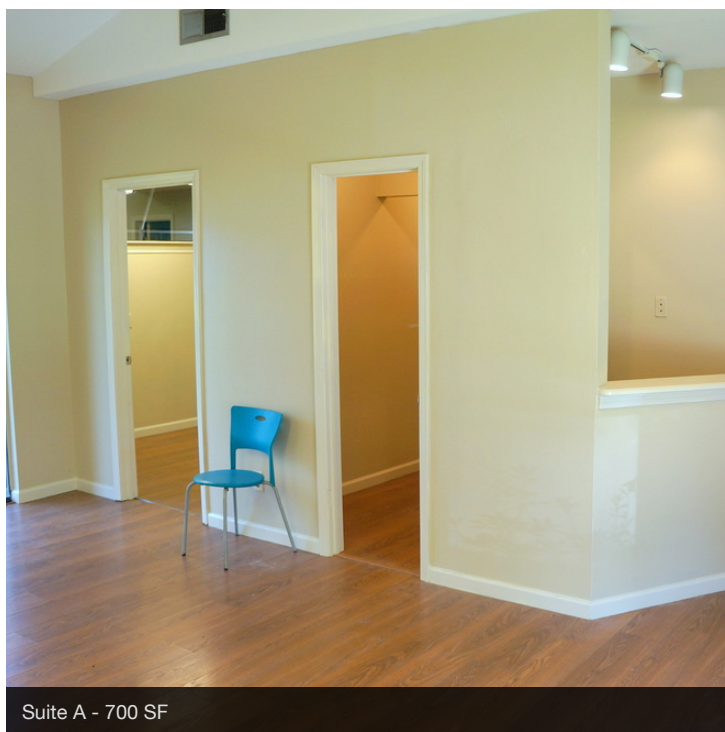
Suite A - 700 SF



Suite A - 700 SF



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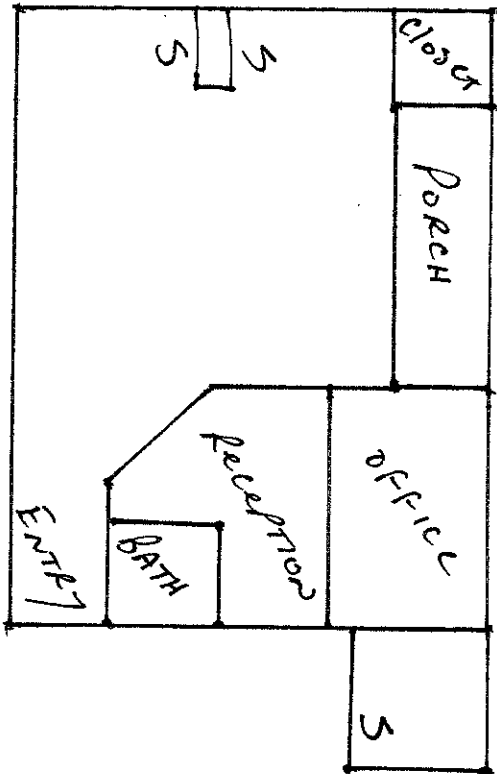
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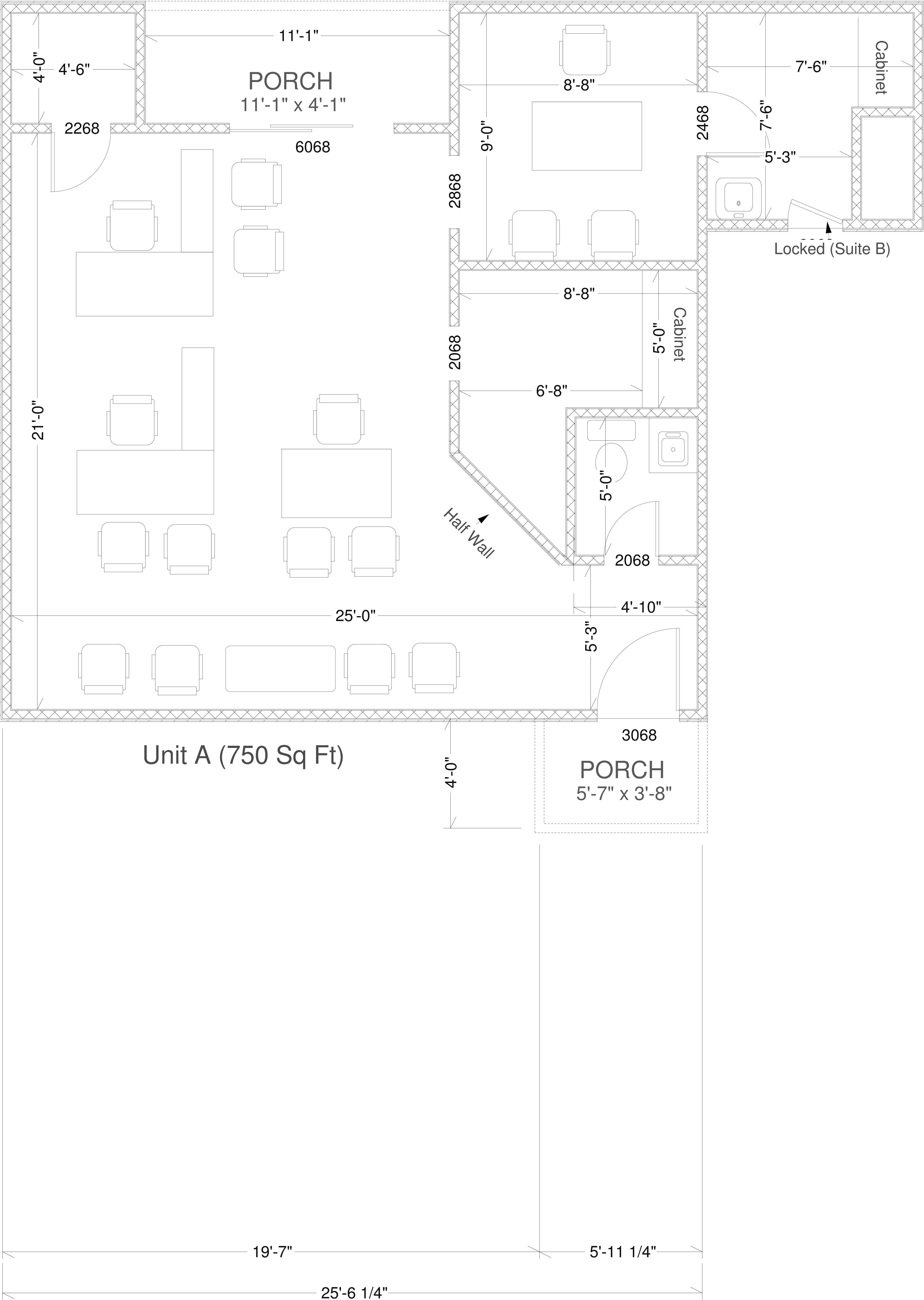
Not to Scale  
Suite A - 750 SF

Hwy 190

N. 10<sup>TH</sup> ST  
Tenth St



19317 N. 10<sup>TH</sup> ST  
Covington, LA 70433





## OFFICE FOR LEASE

# COLONY SQUARE - HIGHWAY 190 OFFICE

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Suite E - 1938 SF



Suite E - 1938 SF



Suite E - 1938 SF



Suite E - 1938 SF



Suite E - 1938 SF



Suite E - 1938 SF

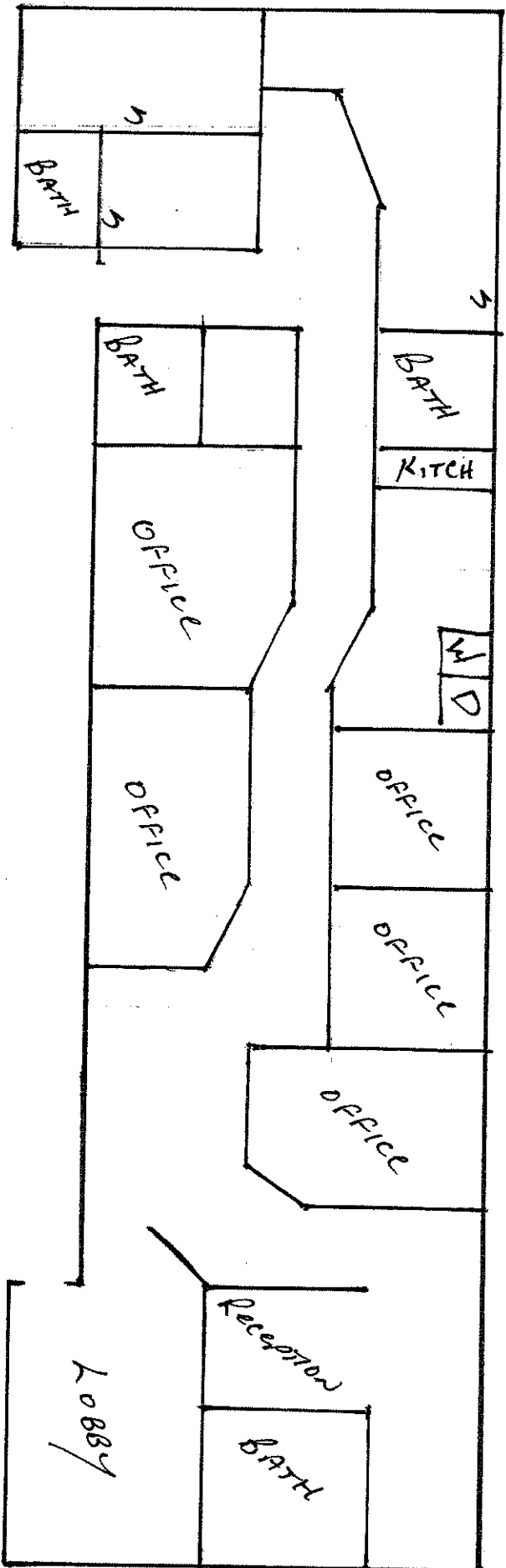
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- Not to Scale -  
Suite E - 1938 SF



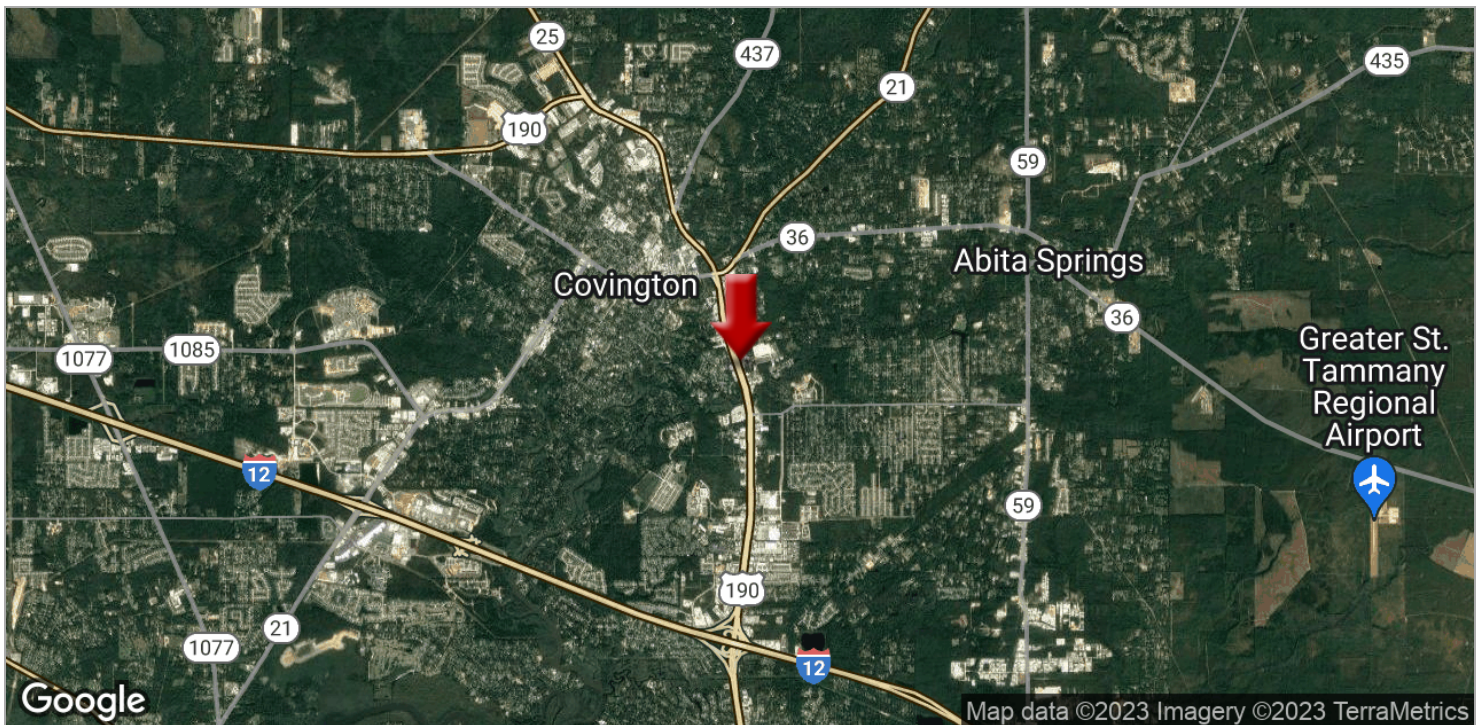
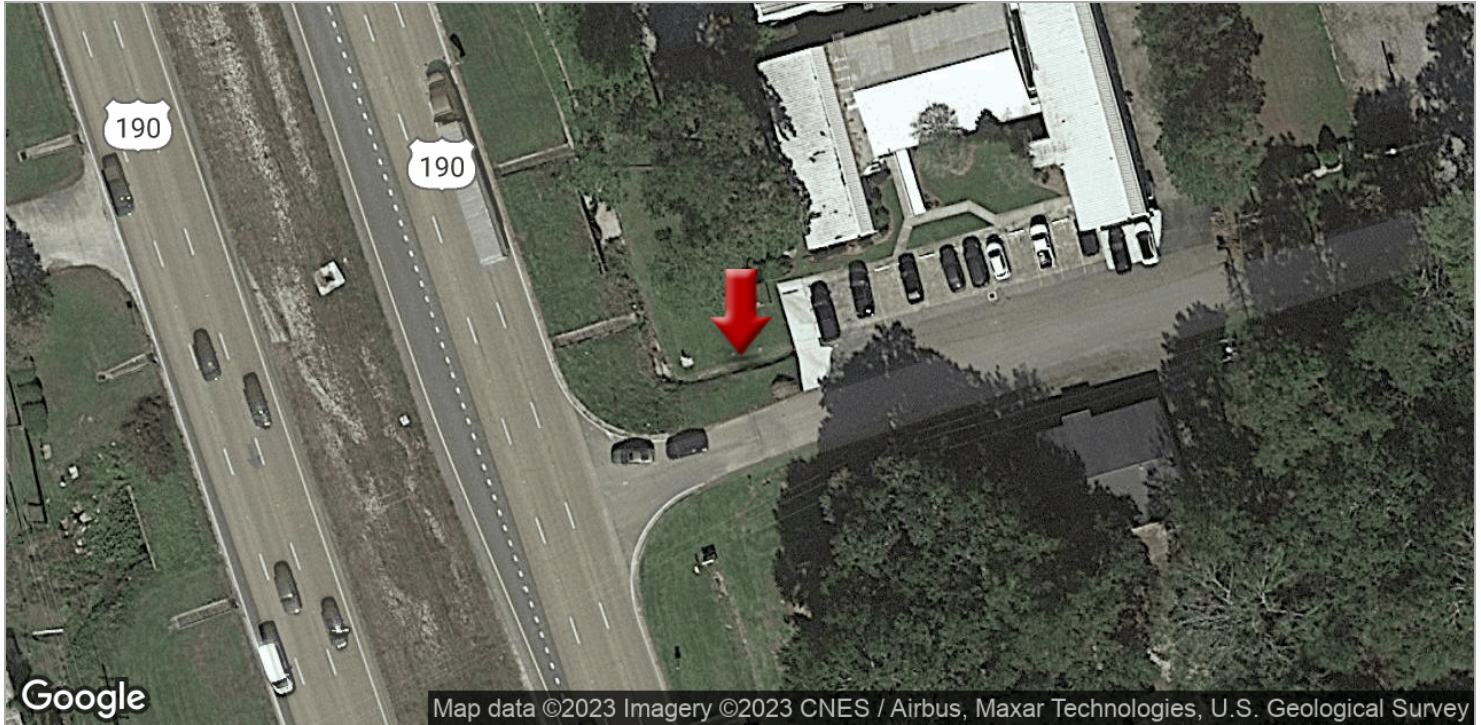
19317 N. 10<sup>TH</sup> ST  
COUNTON, LA 70433



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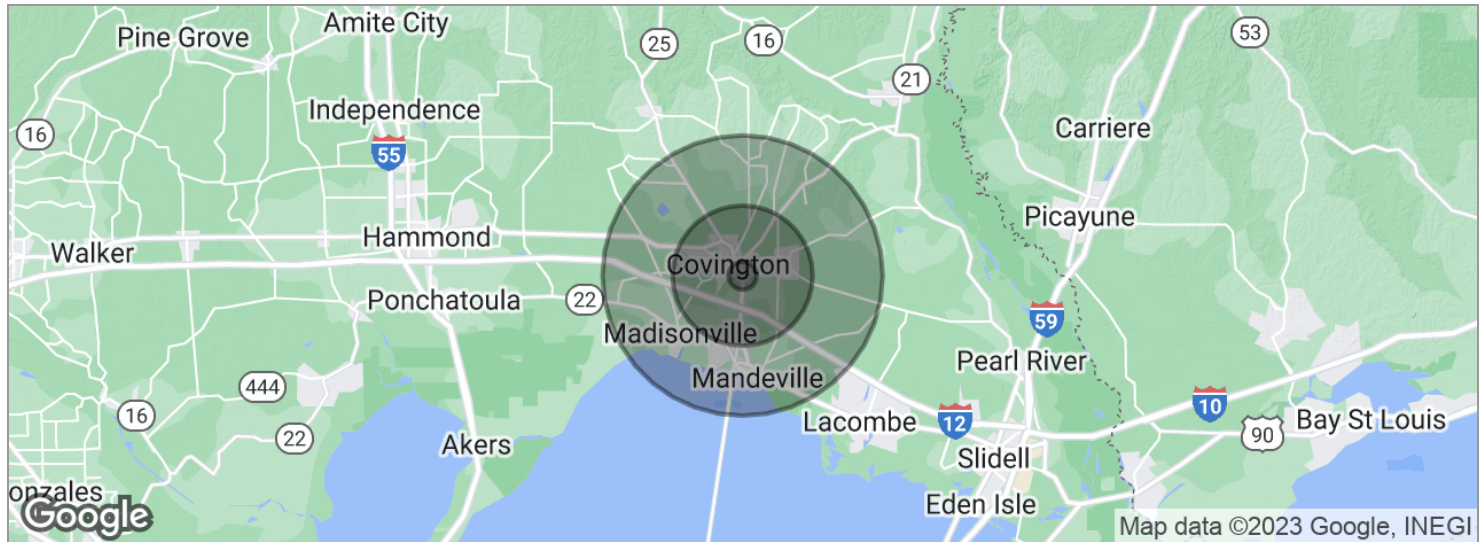
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,735	47,373	113,781
Median age	38.5	39.4	39.5
Median age (male)	37.0	38.4	37.8
Median age (Female)	40.6	41.3	41.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,023	17,918	42,167
# of persons per HH	2.7	2.6	2.7
Average HH income	\$82,286	\$85,292	\$88,333
Average house value	\$315,115	\$321,661	\$313,732

\* Demographic data derived from 2020 ACS - US Census

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