

COVINGTON DENTAL CLINIC FOR LEASE

834 N Columbia St., Covington, LA 70433



AVAILABLE SF:	
LEASE RATE:	
\$14.00 SF/Yr (MG)	
BUILDING SIZE:	
2,400 SF	
IDEAL FOR:	
Dental/Medical, Office or Retail	
ZONING:	
Commercial	
BROCHURE DATE:	
10/2/19	

PROPERTY OVERVIEW

2400 SF dental clinic for lease with potential for office/retail. Building was previously home to Northshore Food Bank for their medical dental office. Dental equipment not included, but can be negotiated with owner for use. Space features several private offices, operatory, reception/lobby office, kitchen/lab, storage spaces plus 5 parking spaces and 1 handicap space. Offered at modified gross lease - \$14/PSF/Annual (\$2800/monthly). Tenant responsible for utilities, communications, security, interior maintenance (including HVAC maintenance/repair), janitorial and property taxes (if assessed). Located in downtown Covington very close to St. Tammany Parish Justice Center.

PROPERTY HIGHLIGHTS

KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

LIZBY EUSTIS
CCIM
O: 985.727.7000
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OFFICE FOR LEASE

COVINGTON DENTAL CLINIC FOR LEASE

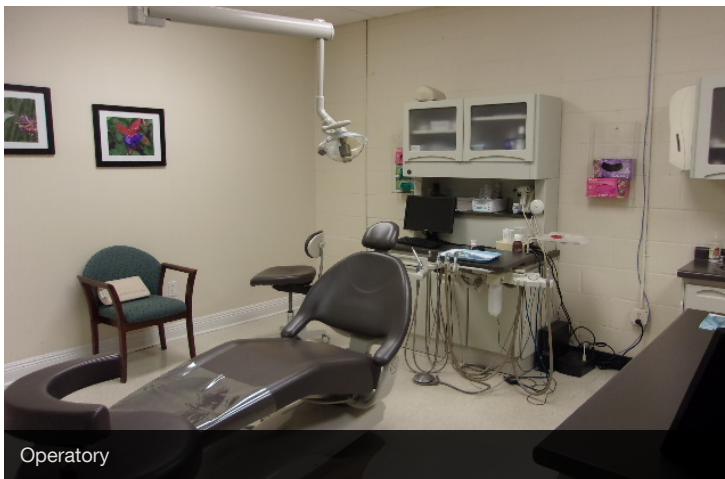
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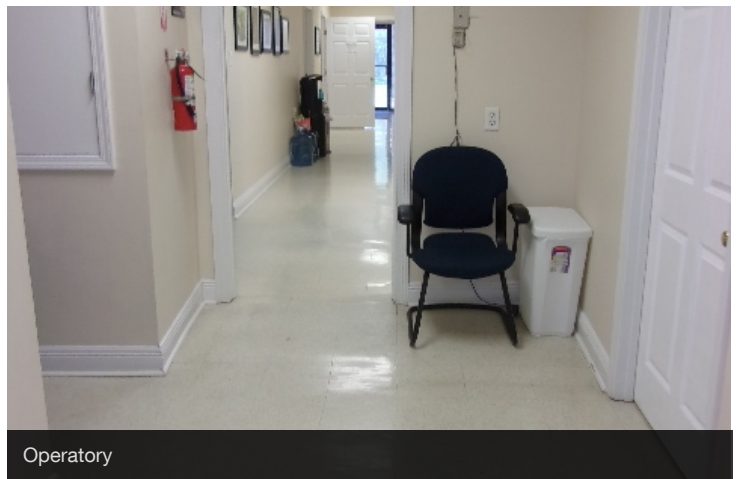
Reception/Lobby



Reception Office



Operatory



Operatory



Kitchen/Storage



Lab/Storage

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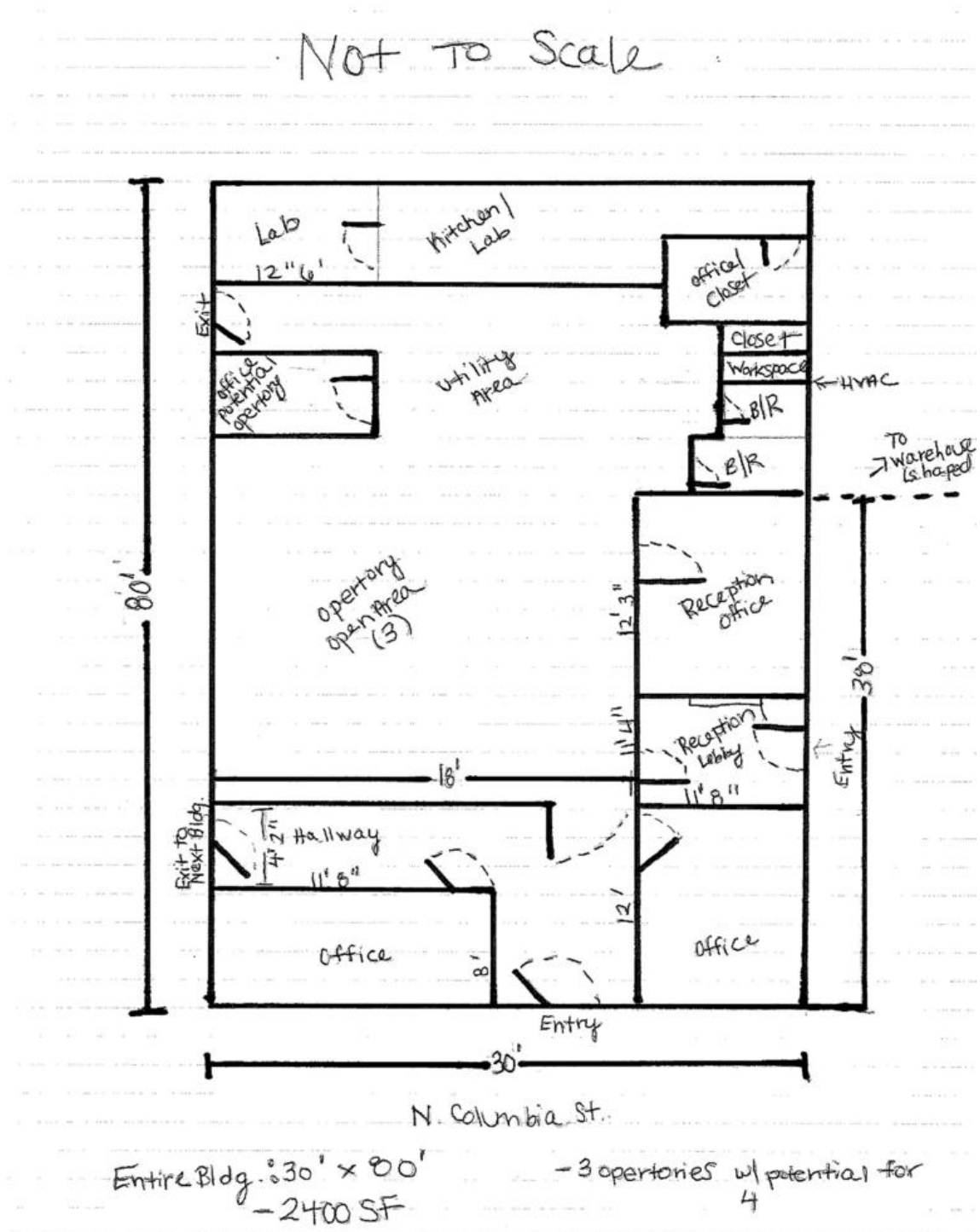
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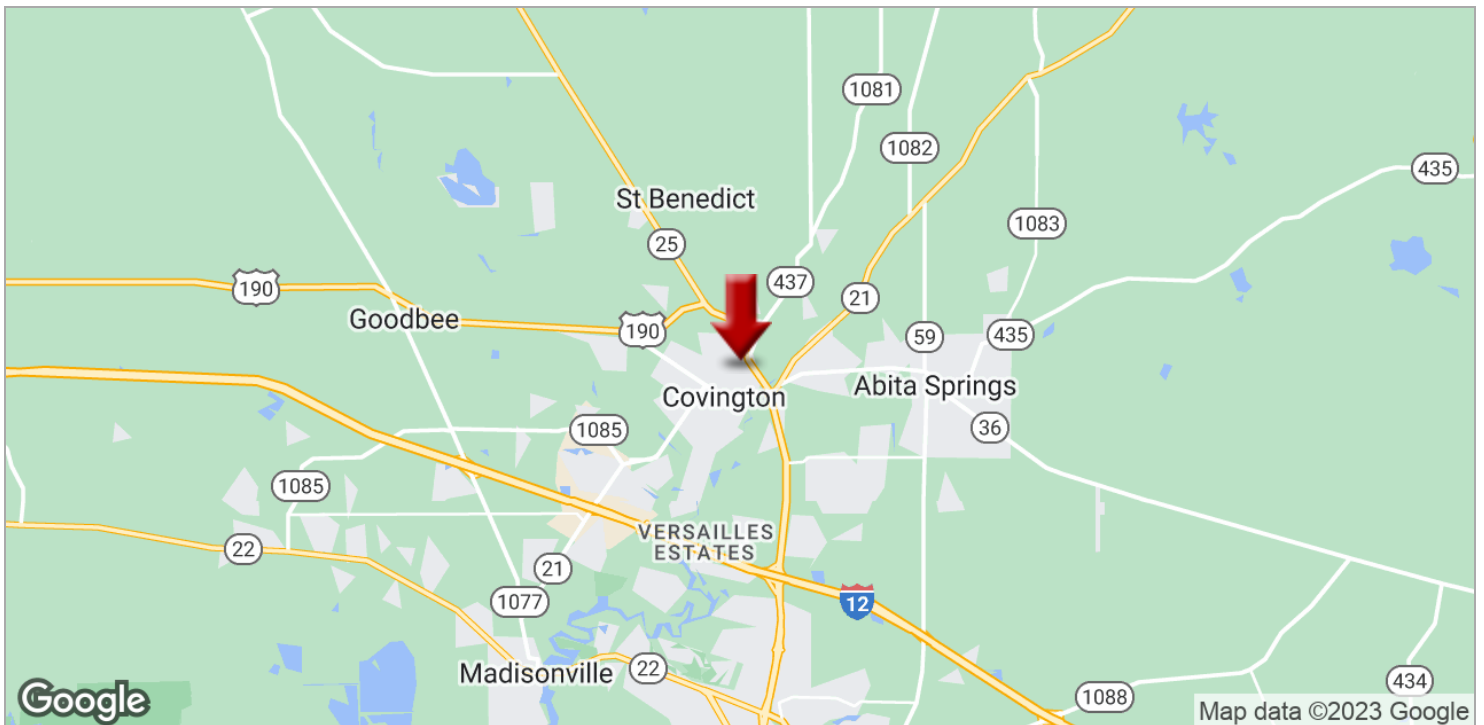
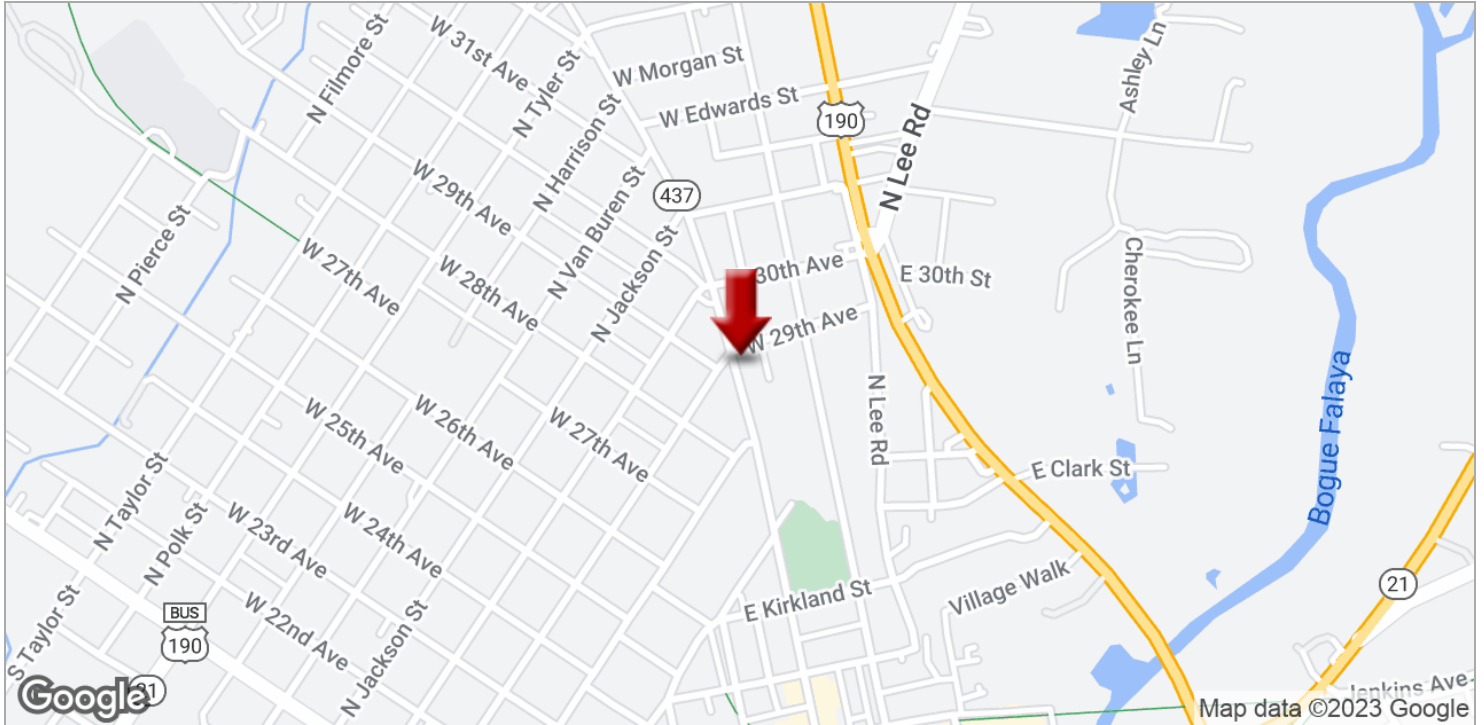
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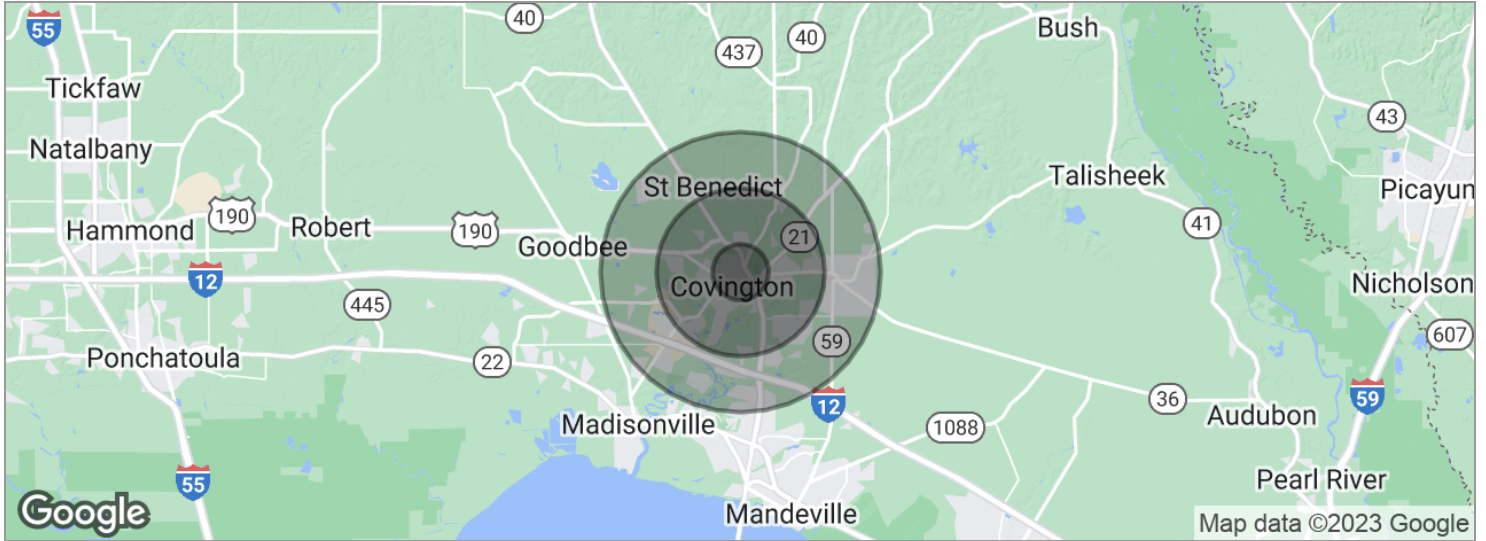
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,632	17,947	40,037
Median age	36.5	38.1	38.5
Median age (male)	34.0	36.6	37.4
Median age (Female)	42.4	41.0	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,168	6,504	15,133
# of persons per HH	3.1	2.8	2.6
Average HH income	\$65,727	\$78,973	\$79,043
Average house value	\$326,427	\$316,995	\$315,755

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

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