

## OFFICE FOR LEASE

### 1400 SF PROFESSIONAL OFFICE NEAR LAKEVIEW HOSPITAL

7043 Hwy 190 East Service Rd, Covington, LA 70433



#### PROPERTY OVERVIEW

Medical or professional office space available near Lakeview Regional Medical Center, just south of I-12. Consists of lobby, two offices, break-room, and large bullpen area. Excellent location for physical therapist, prof services, insurance, etc. Other build-out is available at additional cost. Very convenient location between the Causeway and I-12. \$18.25 PSF plus \$3.25 NNN, 3 year minimum term. \$2500 per month total.

#### PROPERTY HIGHLIGHTS

- 1400 SF
- Two offices, break room, large open bullpen
- Easy access to I-12 and the Causeway
- Near Lakeview Hospital
- Perfect for professional services or medical

#### AVAILABLE SF:

#### LEASE RATE:

N/A

#### AVAILABLE:

Feb 1, 2020

#### ZONING:

HC-2 - Highway  
Commercial

#### BROCHURE DATE:

2/7/2020

**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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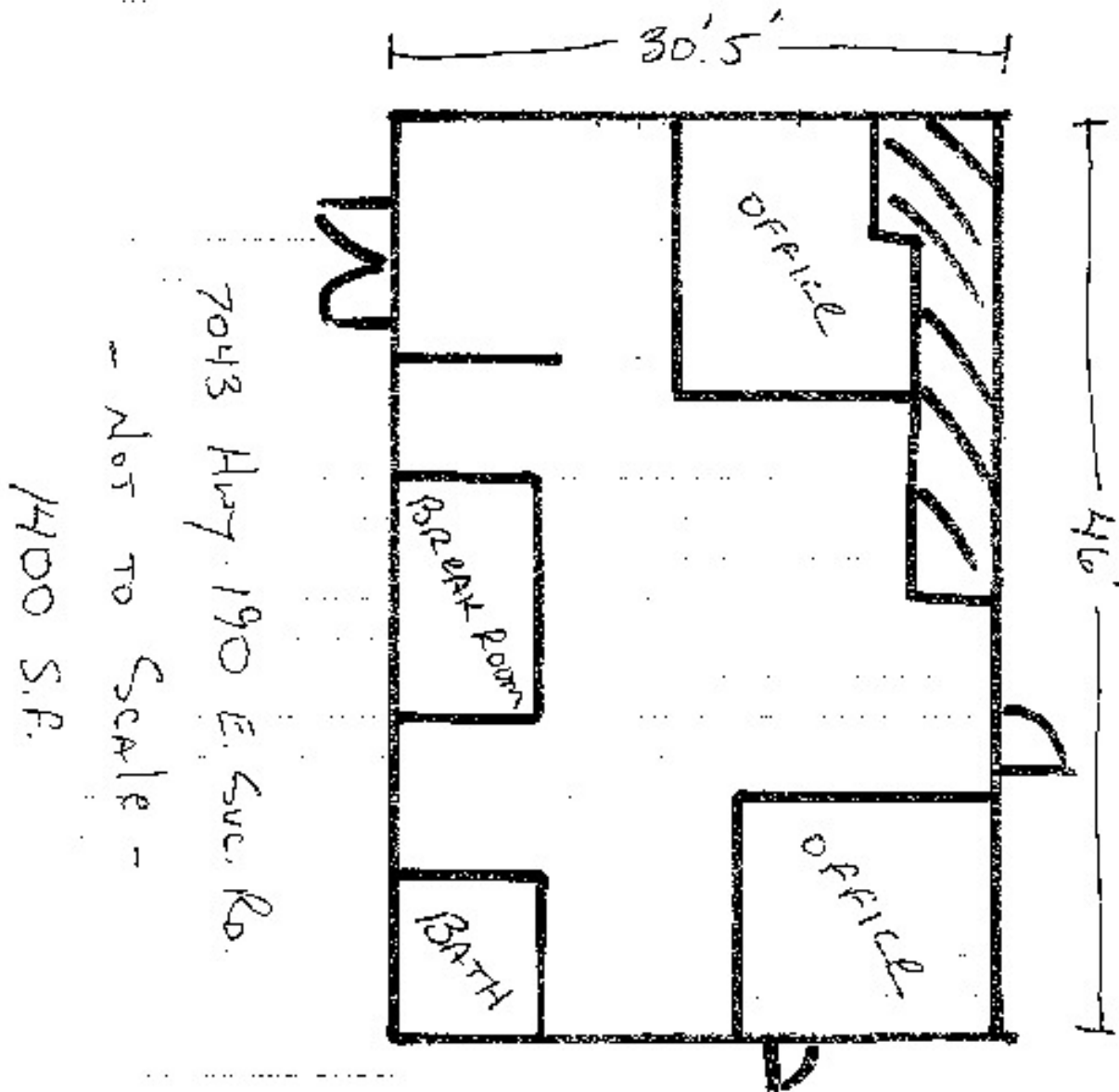
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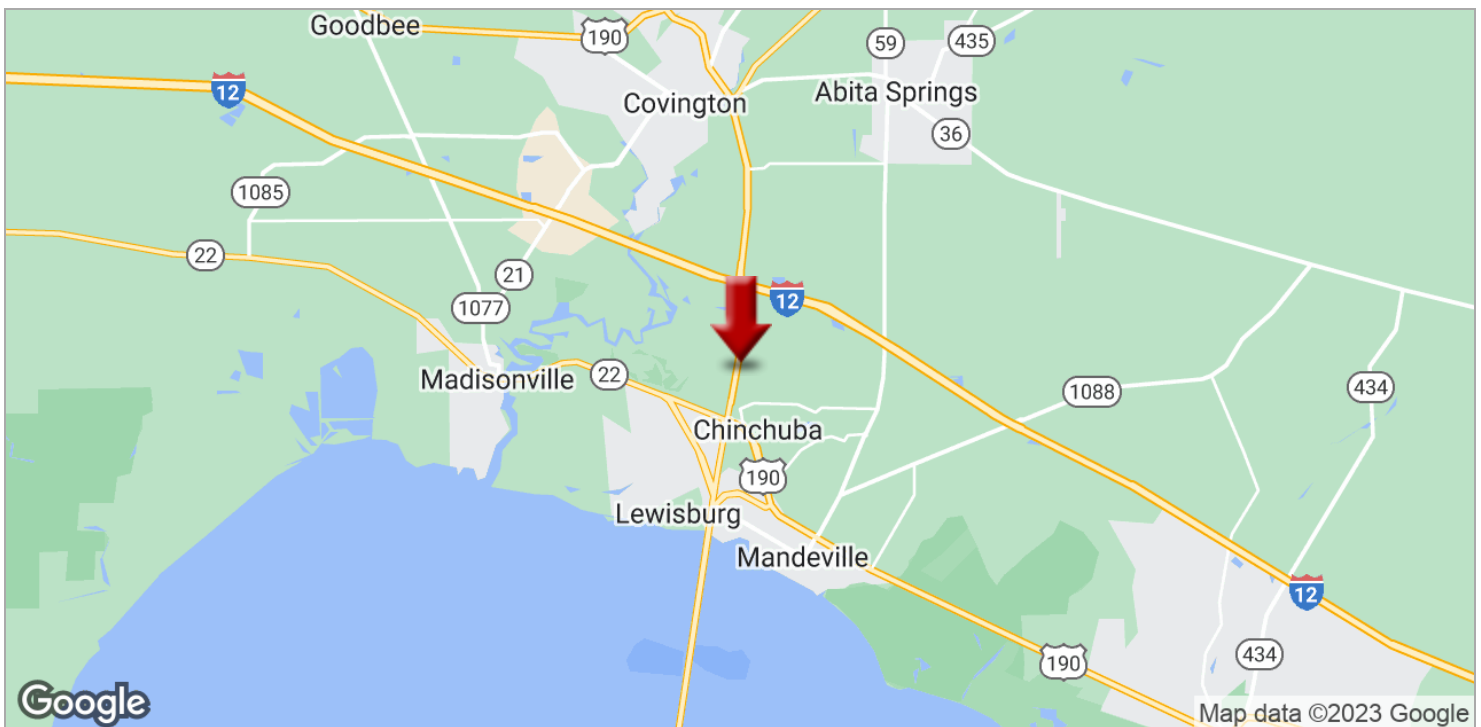
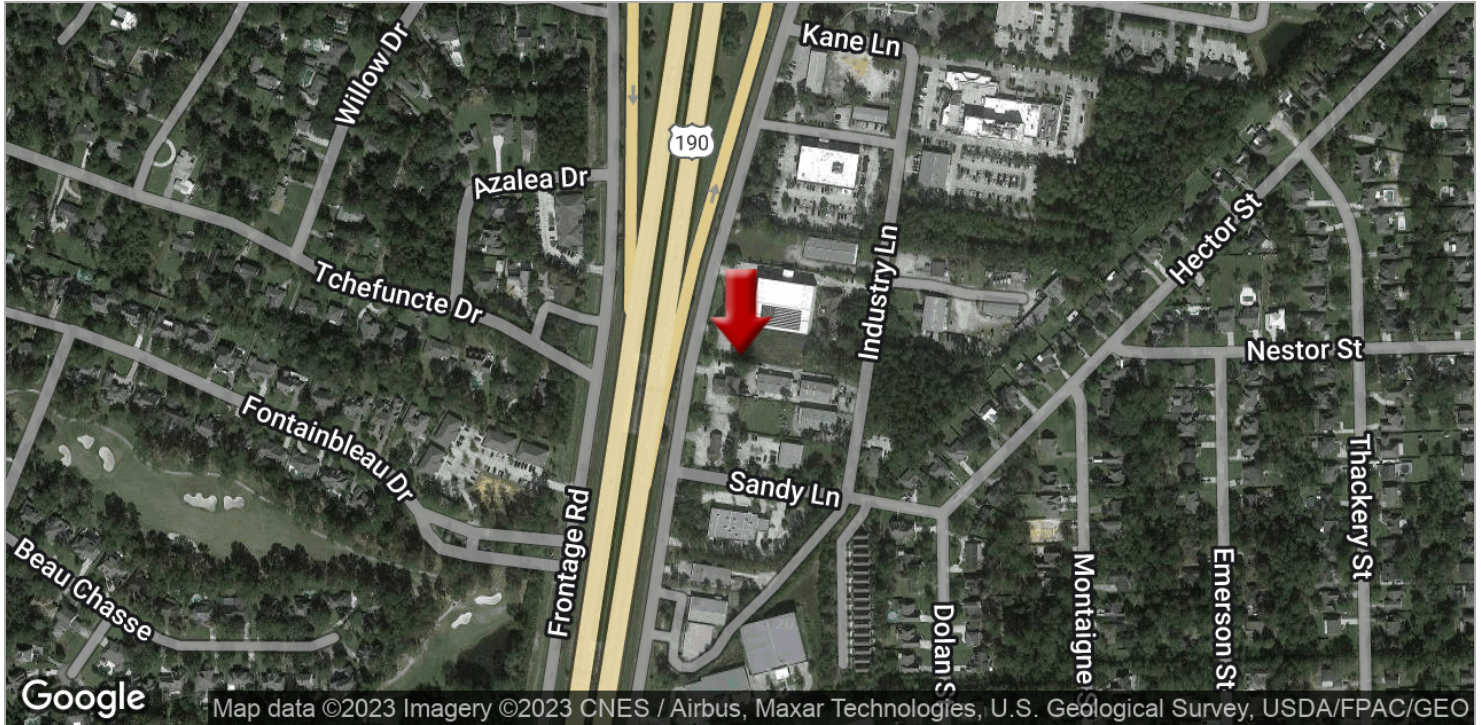
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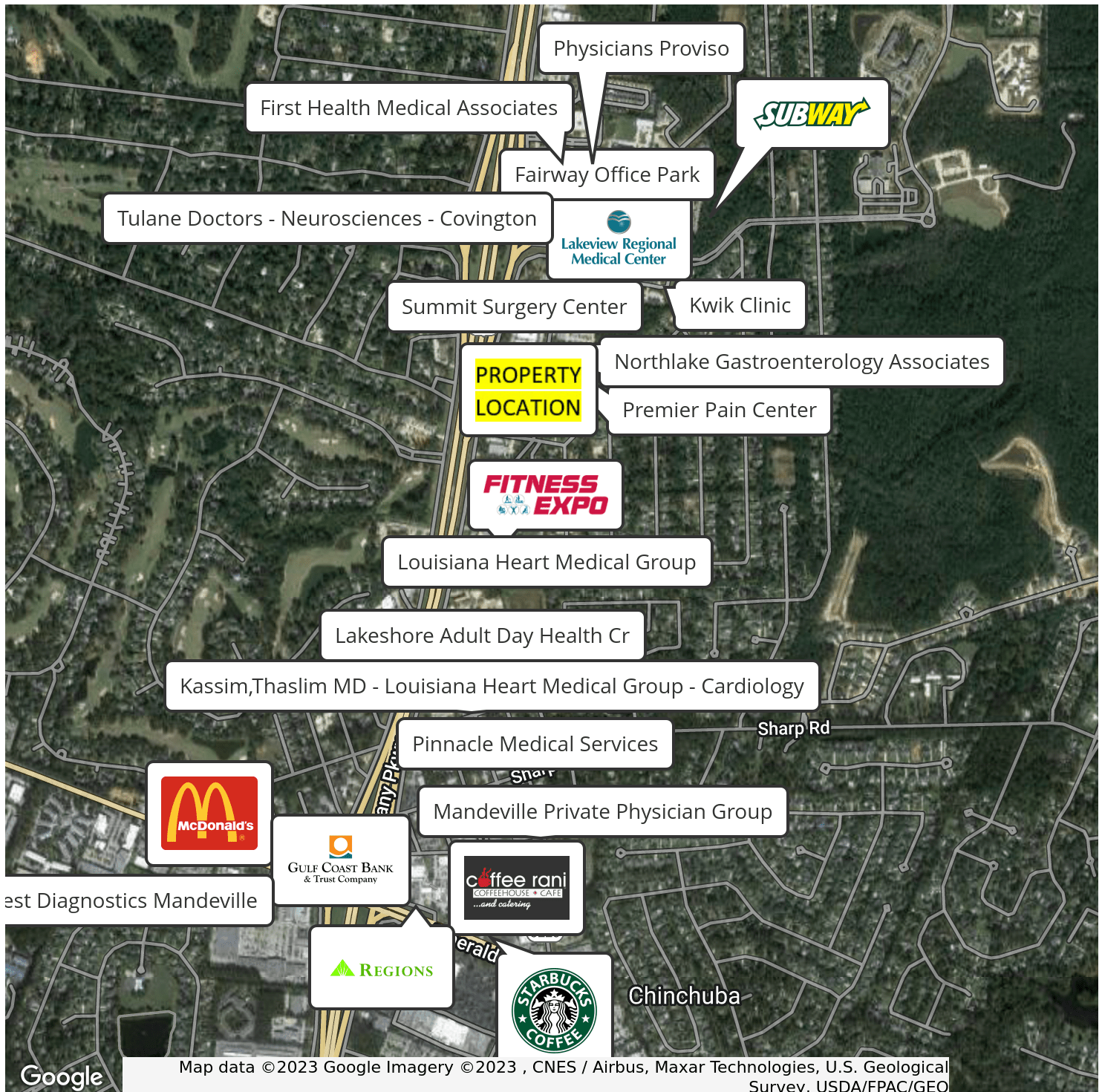
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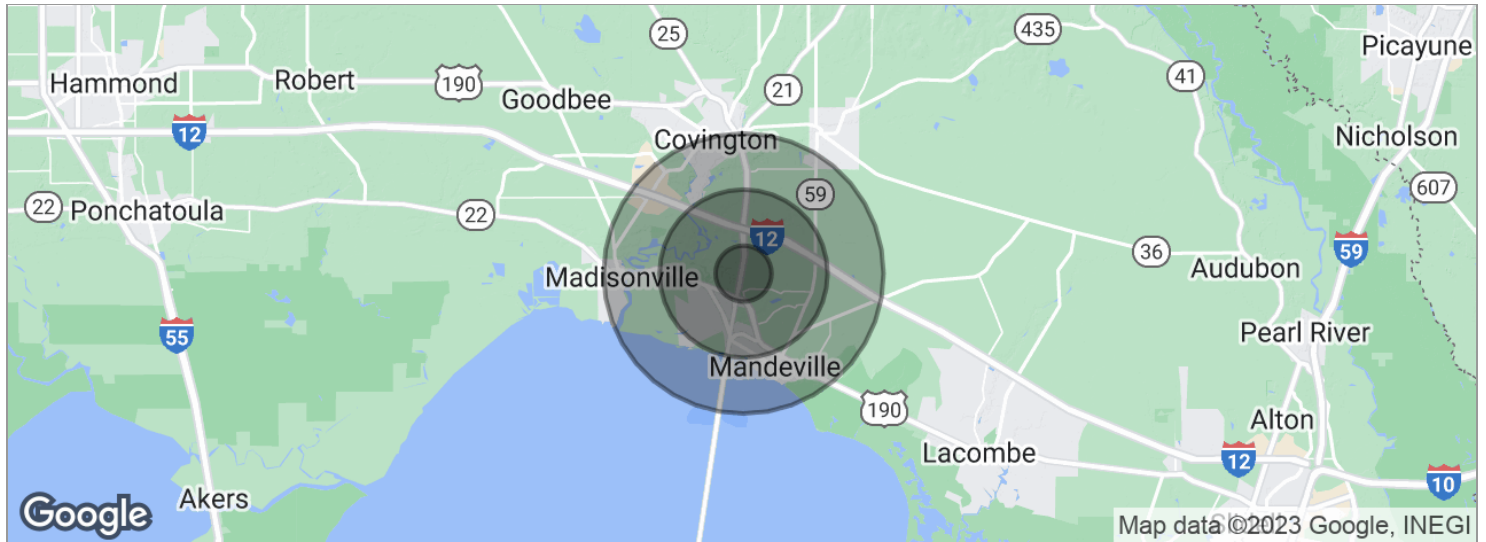
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,625	29,805	70,390
Median age	36.5	39.3	40.1
Median age (male)	35.2	38.0	38.4
Median age (Female)	39.2	41.3	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,417	11,432	26,410
# of persons per HH	2.6	2.6	2.7
Average HH income	\$75,850	\$92,444	\$91,419
Average house value	\$314,091	\$330,683	\$319,530

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

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