

RETAIL FOR LEASE

MCDONALD'S ANCHORED RETAIL CENTER

73009 Hwy 25, Covington, LA 70435



AVAILABLE SF:	5,000 SF
LEASE RATE:	\$7.00 SF/Yr (NNN)
LOT SIZE:	1.65 Acres
BUILDING SIZE:	8,500 SF
YEAR BUILT:	2004
ZONING:	Regional Commercial
CROSS STREETS:	Hwy 190 Bypass
TRAFFIC COUNT:	20,000 +
BROCHURE DATE	Jan 1, 2018

PROPERTY OVERVIEW

Prime retail location situated in a rapidly growing area of Covington at the signaled intersection of Hwy 25 and Hwy 190 Bypass. This glass storefront property adjoins an existing McDonald's restaurant and includes 5,000 SF of vacant space stripped to studs and ready for build-out. Space includes two ADA-compliant bathrooms, 600 amp electrical service, finished ceiling, plumbing fixtures, HVAC, lighting, and electrical already in place. Built in 2004, the building has been well-maintained and has a daily traffic count of over 20,000 cars per day. Close to high-volume Walgreens, CVS, and Wendy's locations. New owner is offering the property as-is for \$7 PSF NNN. NNN fees currently \$5 PSF and expected to be reduced over the next 6 months.

PROPERTY FEATURES

- 5000 SF retail space available next to existing McDonald's
- \$7 PSF NNN
- Ready for build-out

KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

BRENT CORDELL
Each Office Independently Owned And Operated, Licensed In LA 985.727.7000
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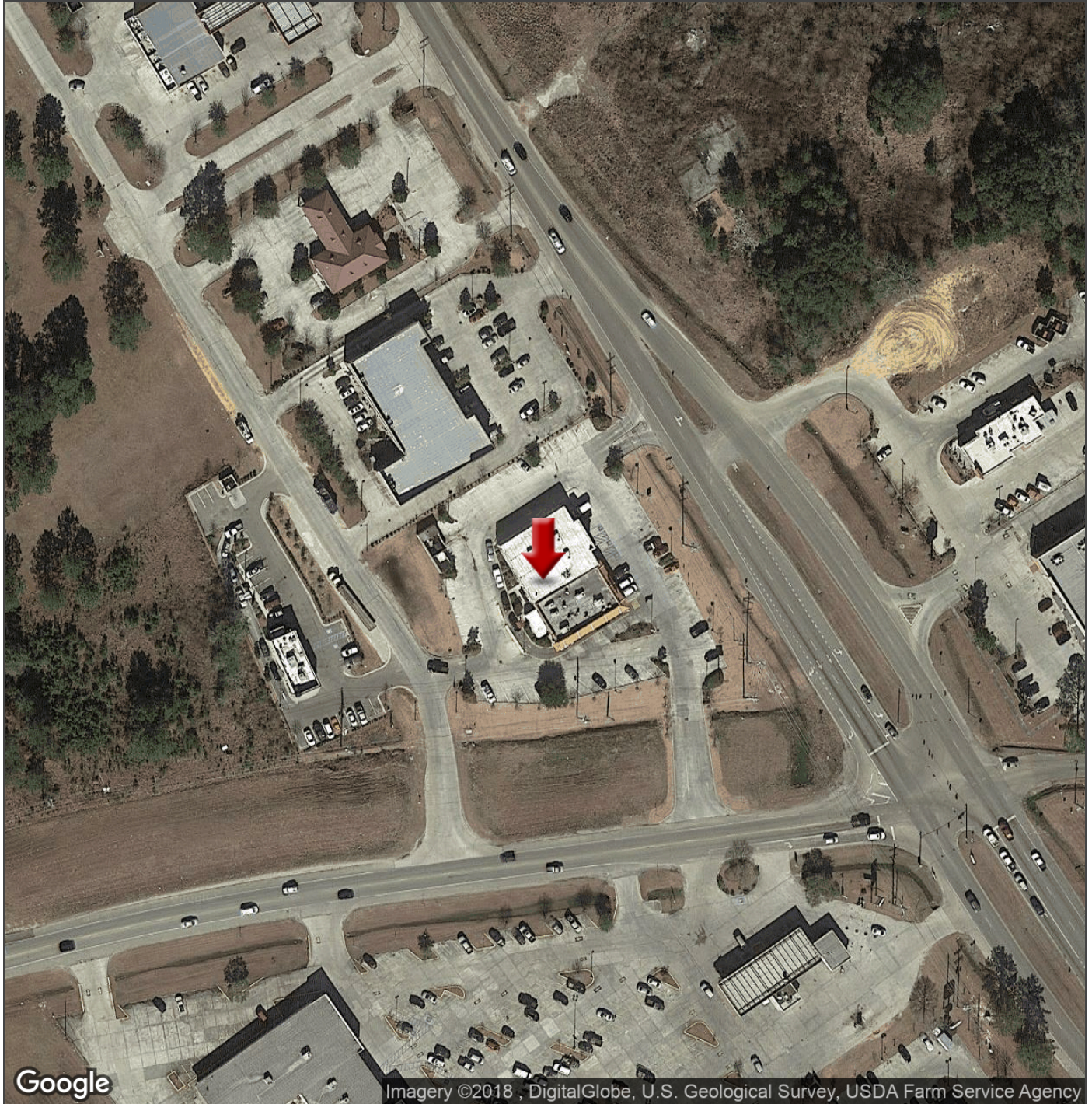
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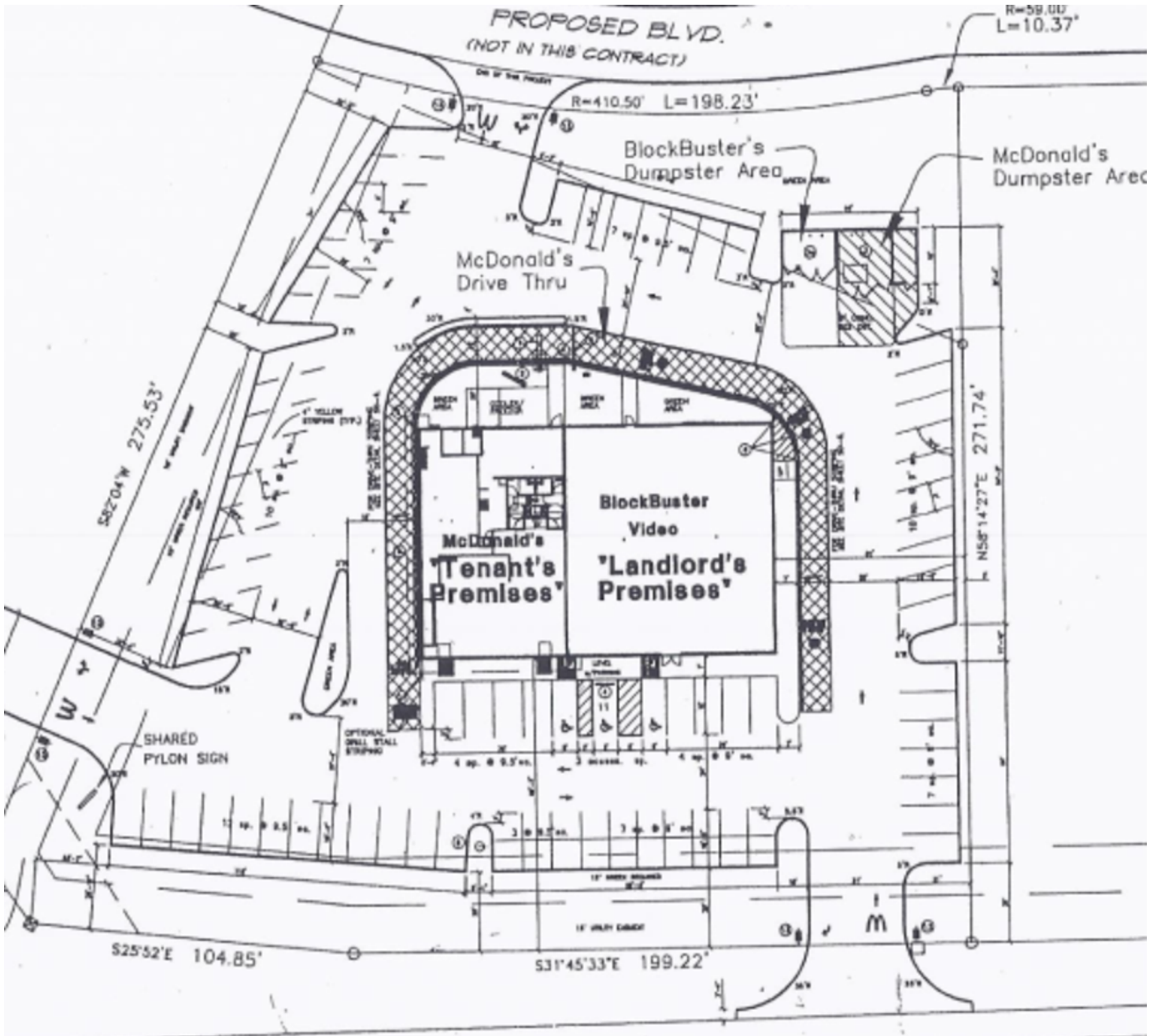
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
5000 SF, McDonald's Anchored	Strip Center	\$7.00 SF/YR	NNN	5,000 SF	VACANT

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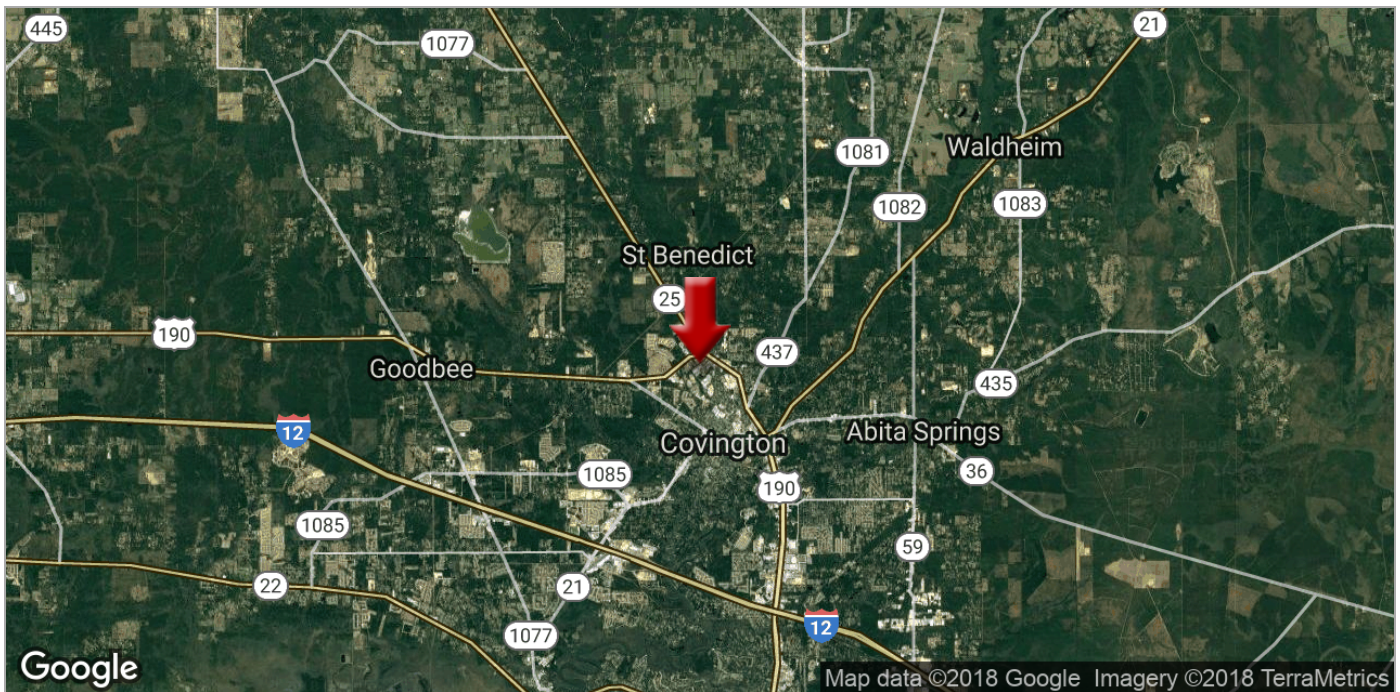
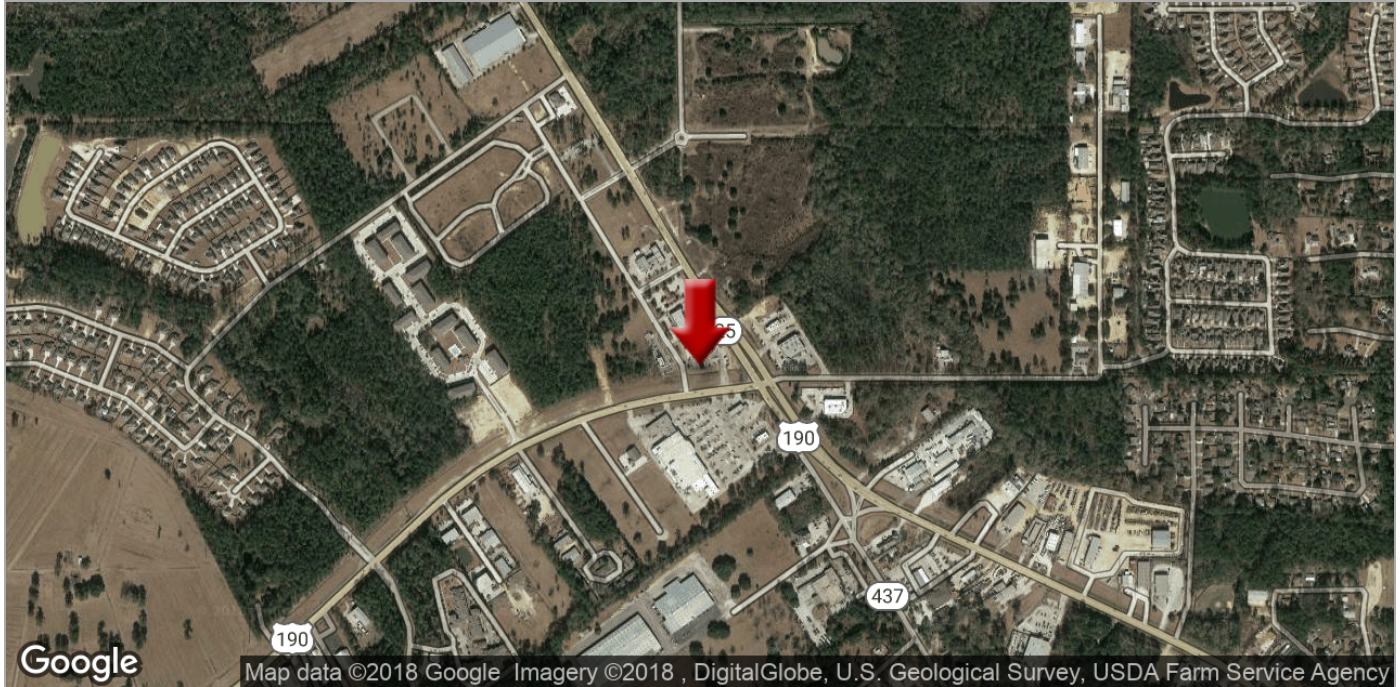
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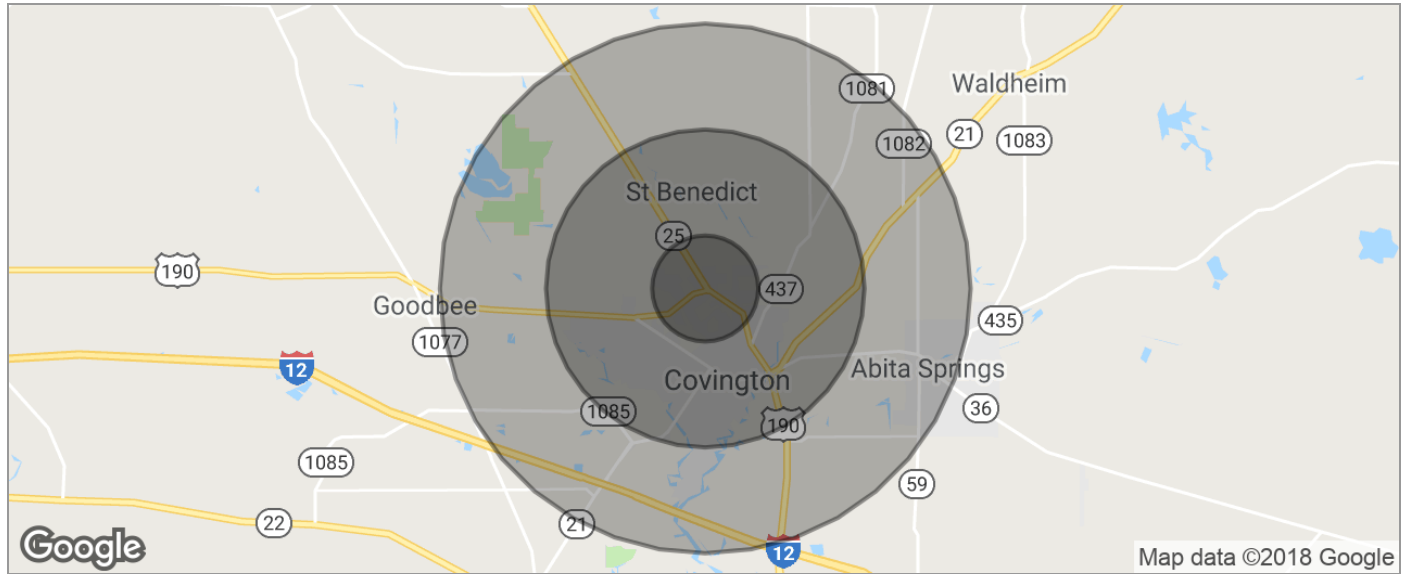
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,558	12,194	32,461
MEDIAN AGE	36.1	38.2	38.4
MEDIAN AGE (MALE)	34.0	36.6	37.4
MEDIAN AGE (FEMALE)	41.9	41.5	40.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	487	4,298	12,066
# OF PERSONS PER HH	3.2	2.8	2.7
AVERAGE HH INCOME	\$55,336	\$77,429	\$78,963
AVERAGE HOUSE VALUE		\$317,813	\$311,717
RACE	1 MILE	3 MILES	5 MILES
% WHITE	58.9%	76.7%	83.6%
% BLACK	40.0%	21.4%	13.6%
% ASIAN	0.1%	0.3%	0.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.5%	0.4%	0.3%
% OTHER	0.1%	0.2%	0.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	2.5%	2.4%	2.9%

* Demographic data derived from 2010 US Census

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