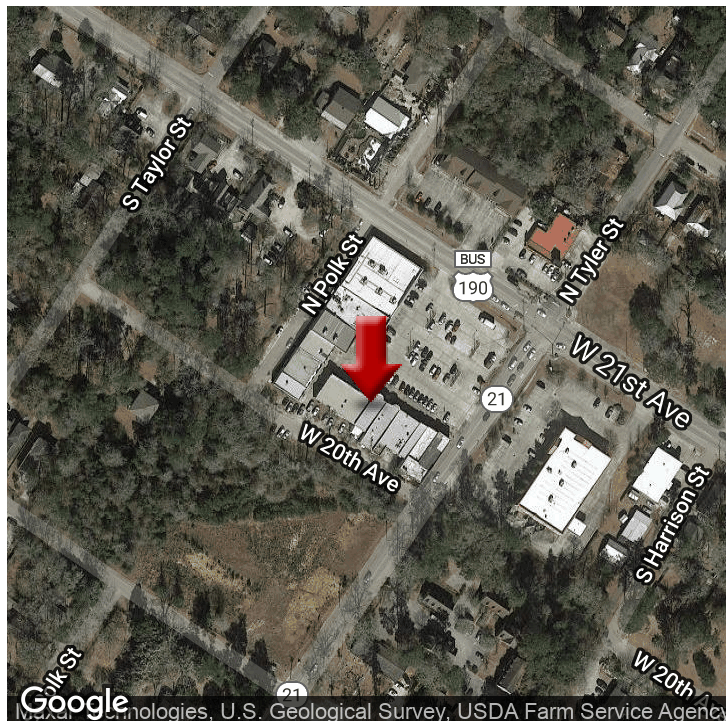


## RETAIL FOR LEASE

# TYLER SQUARE RETAIL SPACE

100 S. Tyler St., Covington, LA 70433



<b>AVAILABLE SF:</b>	1,800 SF
<b>LEASE RATE:</b>	\$1,750 per month (NNN)
<b>ZONING:</b>	Commercial
<b>MARKET:</b>	New Orleans
<b>SUBMARKET:</b>	Northshore New Orleans - Covington
<b>BROCHURE DATE:</b>	8/12/19

### PROPERTY OVERVIEW

Retail spot available mid-September in Tyler Square. Unit has 1800 SF, 2 restrooms, stock room, dressing rooms and has been recently painted. In excellent condition with showroom windows. Retail area is 34 x 22. Currently uniform store, please do not inquire with employees. Ample parking and high traffic count! Lease price is \$1375 per month plus NNN charges of \$375 monthly for a total of \$1750 per month.

### PROPERTY HIGHLIGHTS

- 1800 SF Retail Space in Tyler Square
- 2 Restrooms, Stock Room, Dressing Rooms
- Freshly Painted
- Ample Parking and High Traffic Count
- NNN Lease, Minimum 36 Months

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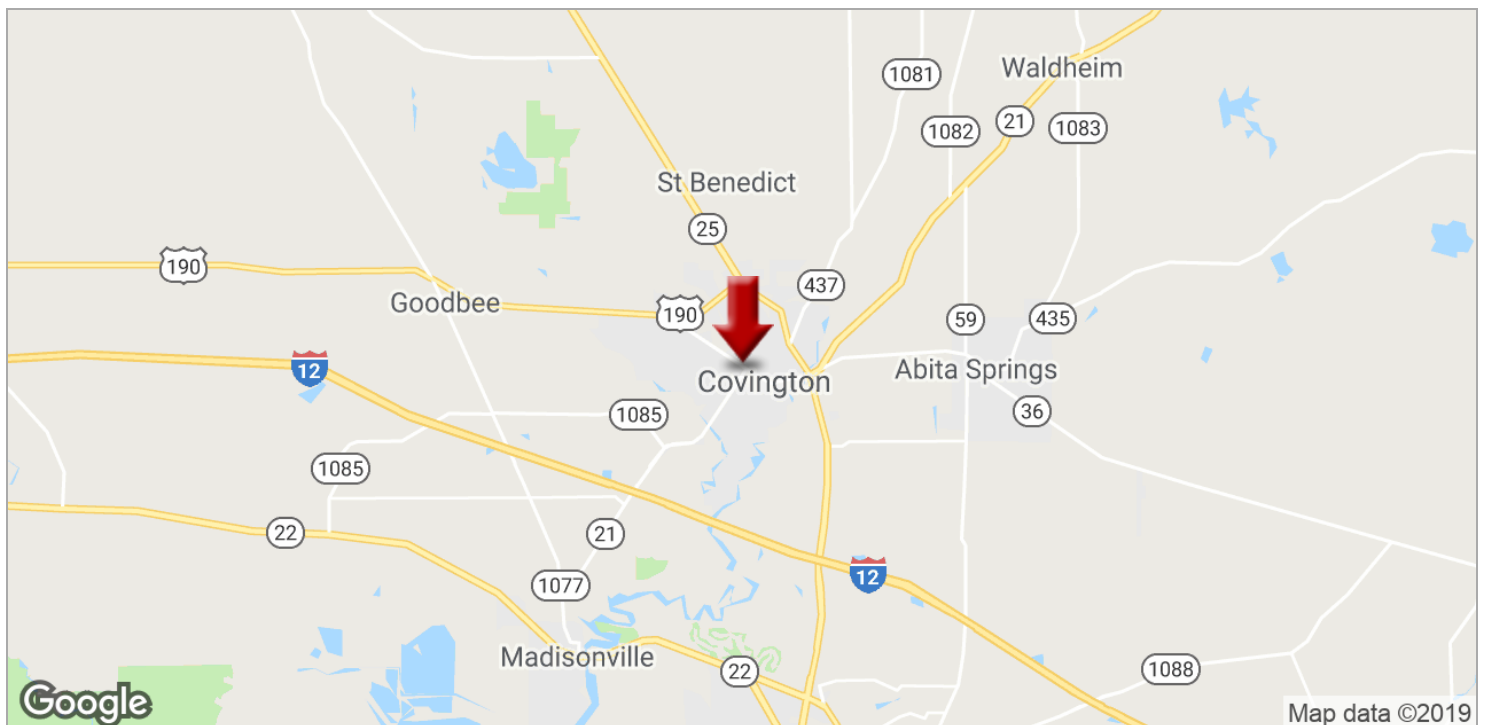
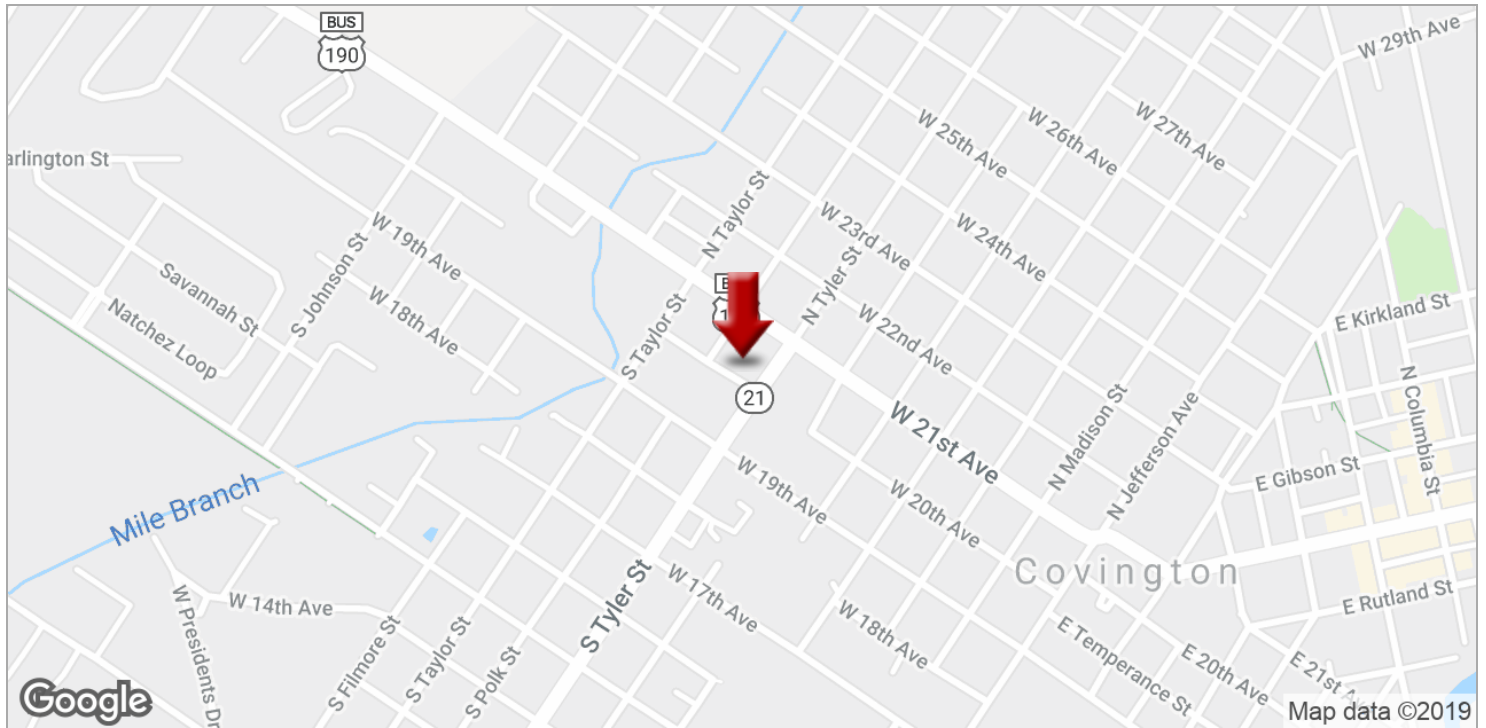
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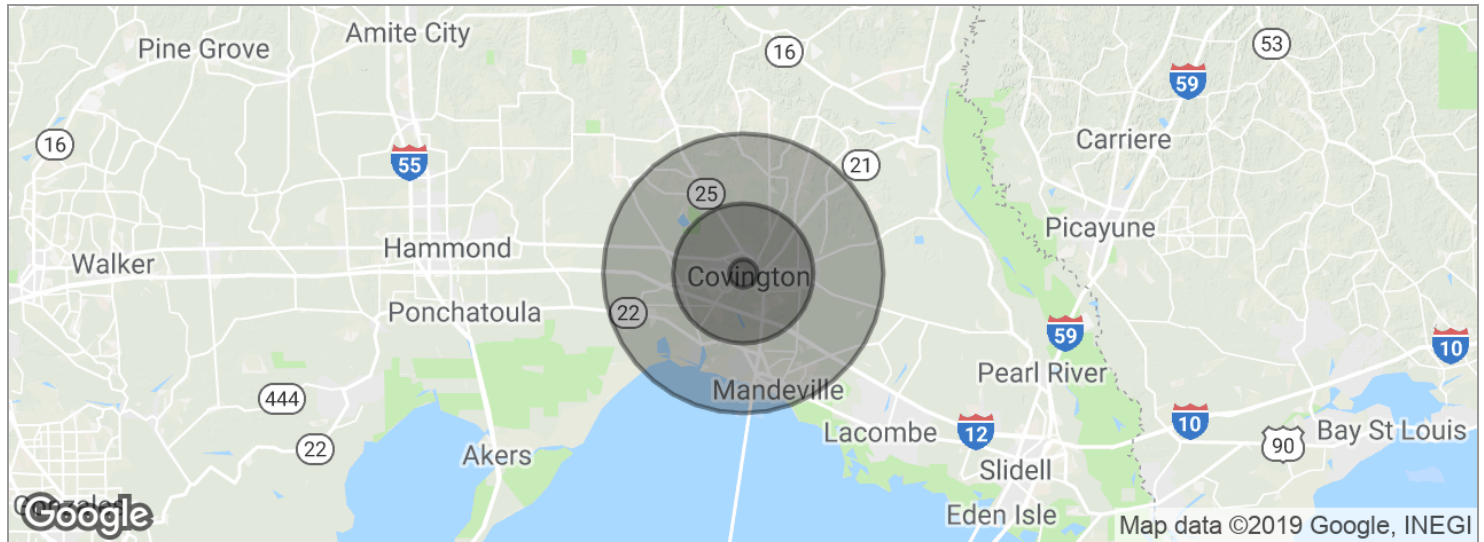
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,282	43,720	114,687
Median age	37.7	39.2	39.4
Median age (male)	34.5	38.1	37.7
Median age (Female)	43.2	41.5	41.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,123	16,541	42,538
# of persons per HH	2.9	2.6	2.7
Average HH income	\$77,843	\$81,827	\$88,189
Average house value	\$324,478	\$319,264	\$312,179

*\* Demographic data derived from 2010 US Census*

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