



For Lease

THE SQUARE

201 Holiday Boulevard

COVINGTON, LA 70433

Bradley Cook MS, CCIM

Owner / Agent

bcook@stirlingprop.com

225.505.6009



The Square

201 Holiday Boulevard, Covington, LA 70433

PROPERTY DESCRIPTION

The property consists of a 21,600 sf, multi-tenant retail and office building located on 1.74 acres along the south side of Holiday Boulevard in Covington. It is conveniently located off Hwy 190 just north of I-12, the most heavily traveled corridor in St. Tammany Parish, and easily accessible from Covington and Mandeville. This area is undergoing a period of tremendous development and growth, and the property sits directly behind ALDI grocery store and adjacent to Planet Fitness and Office Depot.

Built in 1985 and currently undergoing a remodeled in 2023, the office plaza contains four independent one-story sections that are connected through covered walkways and a small central courtyard. The Square provides a tremendous opportunity for many uses desiring prime central location in the Covington-Mandeville market.

PROPERTY SUMMARY

BUILDING SIZE:	21,600 sf
LAND SIZE:	1.74 acres (75,794 sf)
PARKING:	85 surface parking spaces

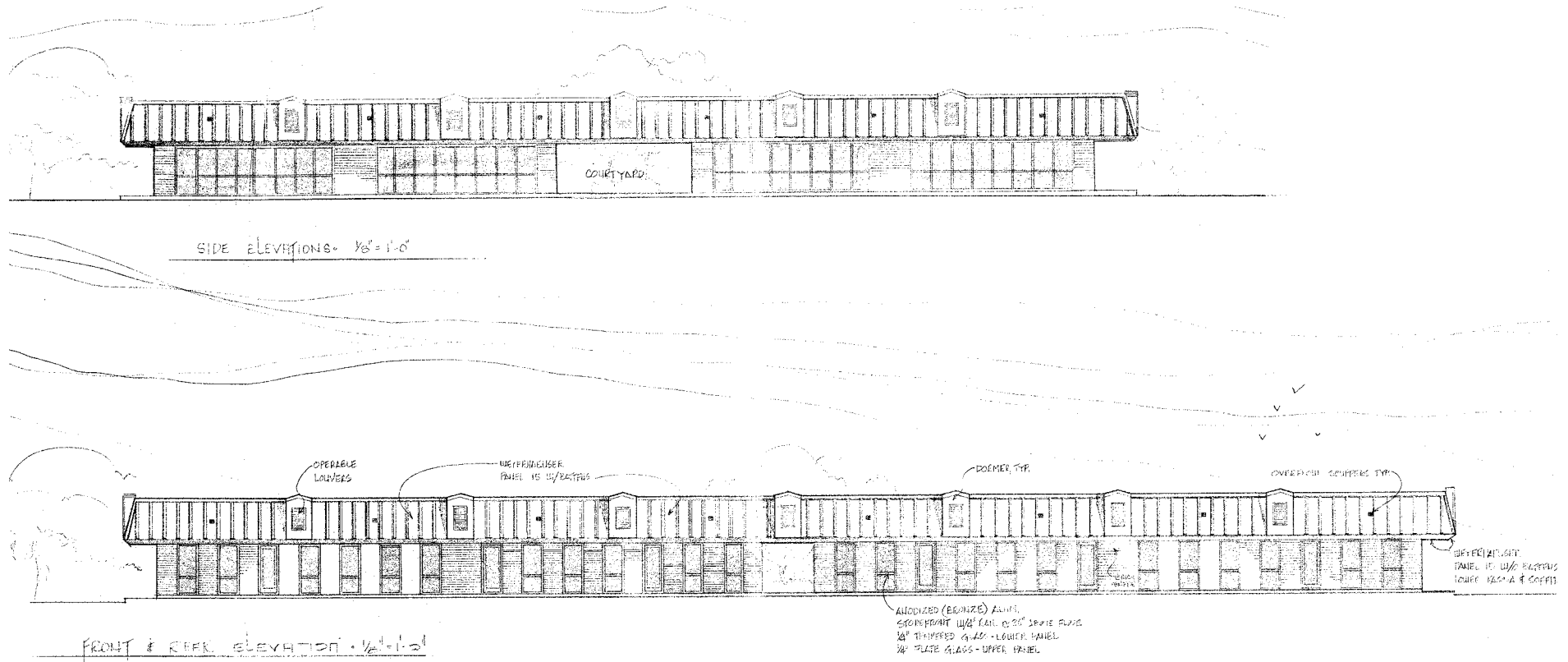
AVAILABILITY & LEASE RATE

SUITE 100 (2,500 SF):	\$17.50 PSF NNN
SUITE 110 (2,900 SF):	\$15.00 PSF NNN
SUITE 204 (1,350 SF):	\$15.00 PSF NNN
SUITE 206 (1,350 SF):	\$15.00 PSF NNN
SUITE 210 (2,700 SF):	\$13.50 PSF NNN

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PROPERTY DETAILS



YEAR BUILT/RENOVATED

Built in 1985; new roof 2017; remodel 2023

ZONING

HC-3 - Highway Commercial District - Permitted uses include automobiles sales, hotels, and offices.

FLOOD ZONE

C

PARKING

85 spaces shared by all buildings

EXPENSES (2023 estimated)

Real Estate Taxes: \$10,000/yr

Insurance: \$36,000/yr

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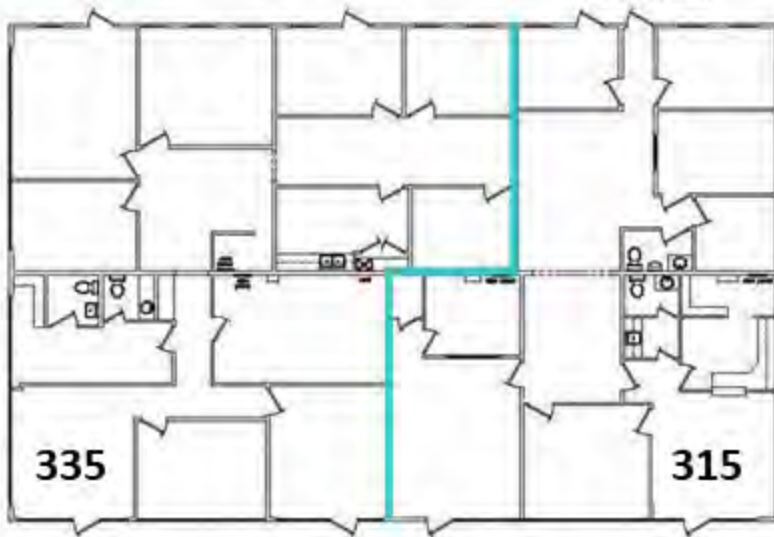
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*Floorplans subject to change

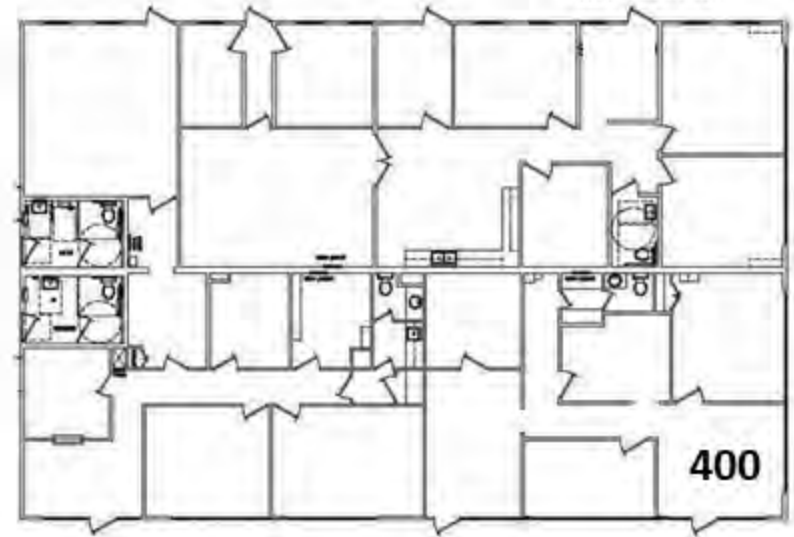
THE SQUARE @ 201 HOLIDAY BOULEVARD

FLOOR PLANS

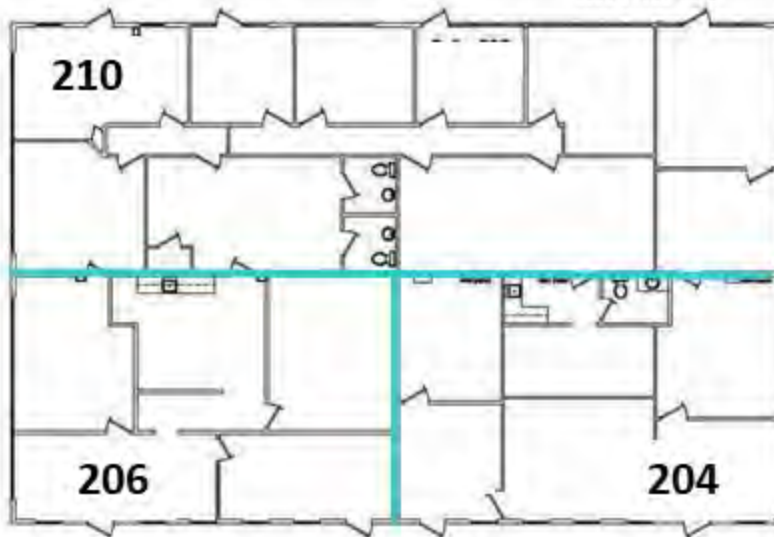
BLDG 3: SOUTHWEST



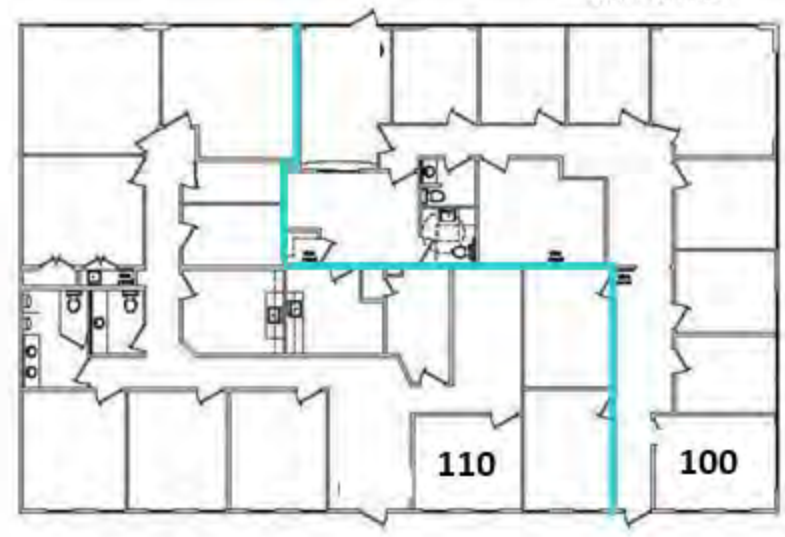
BLDG 4: NORTHWEST



BLDG 2: SOUTHEAST

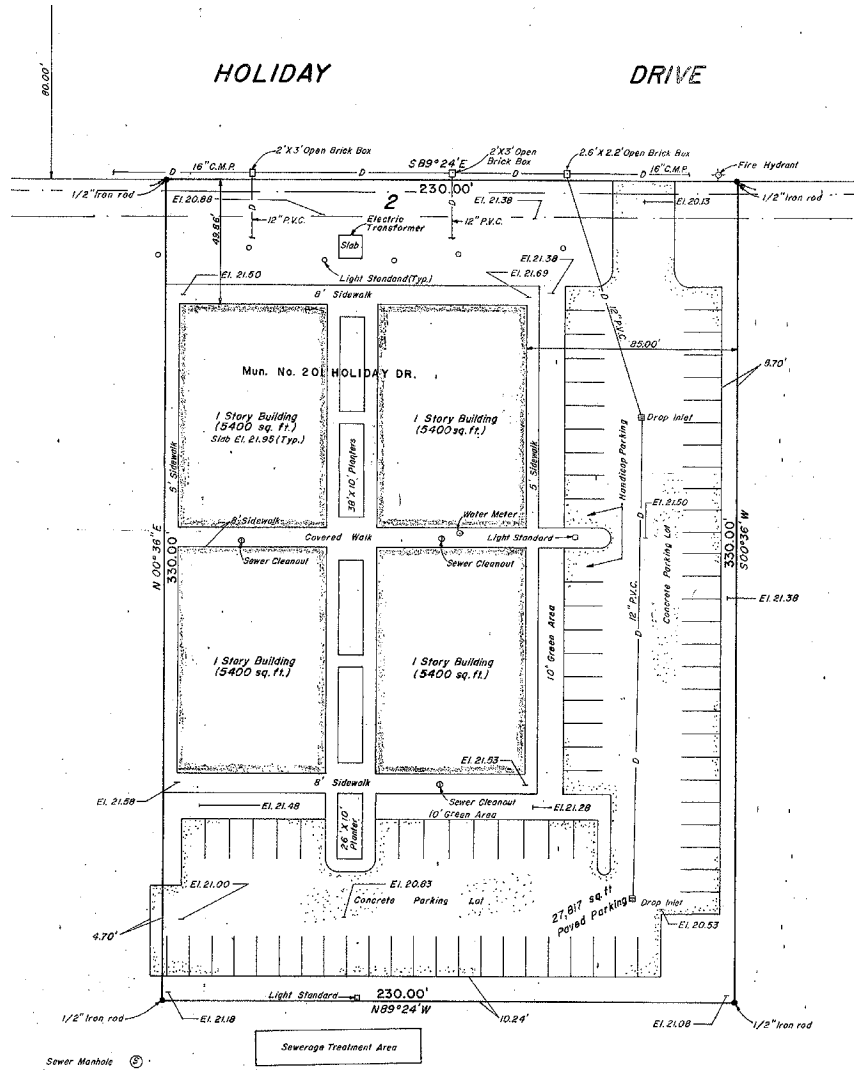


BLDG 1: NORTHEAST



The Square

SITE PLAN



The Square

NEIGHBORHOOD

Covington, one of the cities that makes up the Greater New Orleans MSA, is a community on the Northshore of Lake Pontchartrain. The seat of St. Tammany Parish has a population of 11,564 with a median household income of \$86,551. It is also part of the Northshore trade area, which includes Mandeville, Madisonville, and Abita Springs with a combined total population of almost 190,000. Like many cities in St. Tammany Parish, Covington is growing, attracting young professionals and families due to its proximity to New Orleans, affordable housing, excellent school district, and development opportunities.

Nestled among three rivers, the city serves as a trailhead for the Tammany Trace, a 31-mile paved path for hikers and bikers, which connects Covington with other Northshore communities. It features a historic downtown with restaurants, boutiques, art galleries, and more. While Covington takes great care to preserve its historic homes and buildings, the city prides itself on providing modern infrastructure and conveniences.

DEMOGRAPHICS (EST. 2021)

Drivetime:	<u>1 mi.</u>	<u>3 mi.</u>	<u>5 mi.</u>
Population:	6,739	34,951	89,599
Median HH Income:	\$78,254	\$83,766	\$82,031



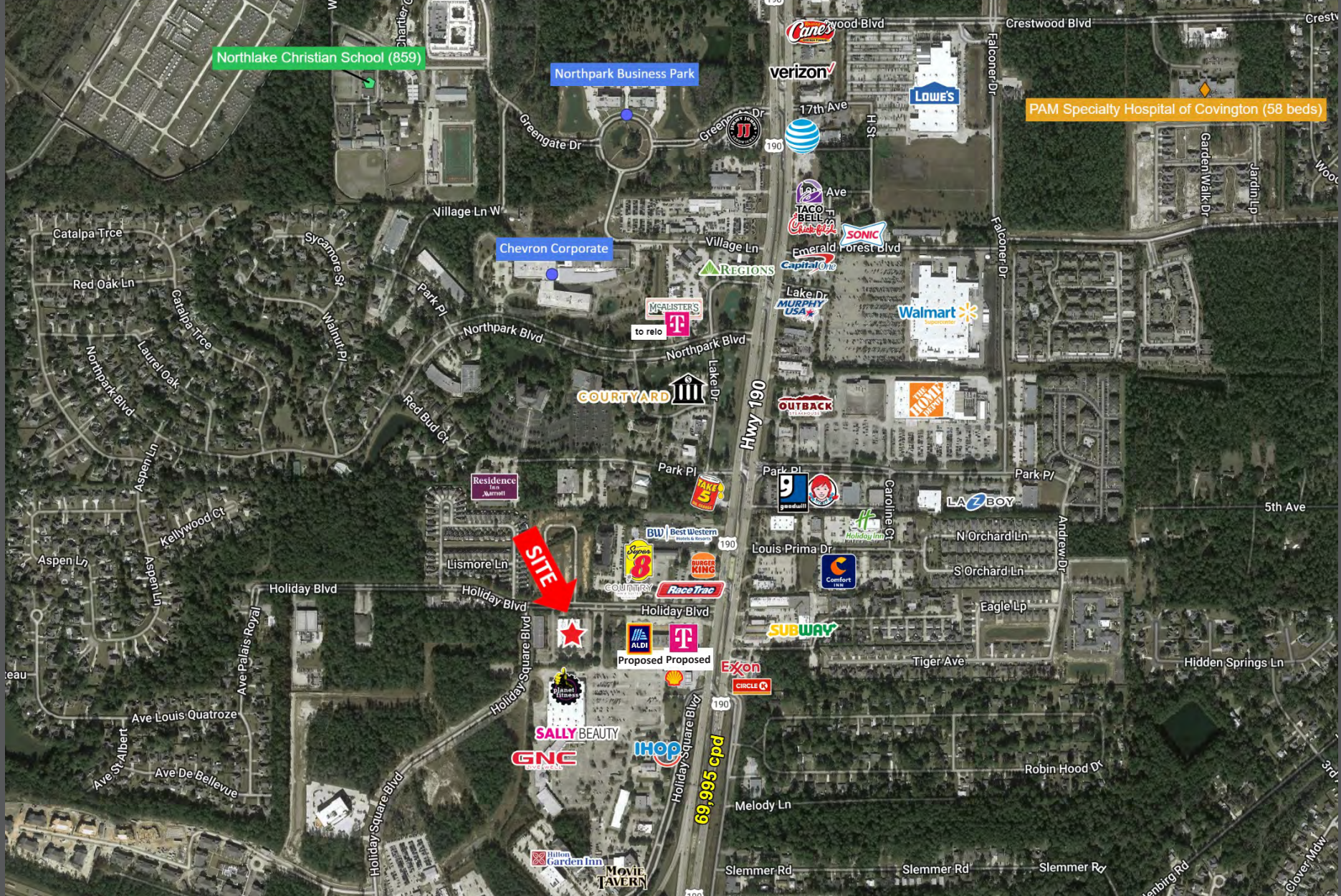
4th Largest
Parish in the State



256,000
Total Parish Population



2,500
Annual Influx of
New Residents



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THE SQUARE 201 HOLIDAY BOULEVARD

THE SQUARE @ 201 HOLIDAY BOULEVARD
ELEVATION RENDERING



THE SQUARE @ 201 HOLIDAY BOULEVARD
AERIAL RENDERING



THE SQUARE @ 201 HOLIDAY BOULEVARD
PROPERTY RENDERINGS



THE SQUARE @ 201 HOLIDAY BOULEVARD
PROPERTY RENDERINGS



THE SQUARE @ 201 HOLIDAY BOULEVARD
FLOORPLAN RENDERINGS

