

FOR SALE

Crestwood Shadow Square



ADDRESS: 1170 Highway 190, Covington, Louisiana

TOTAL GLA: 10,200 rentable square feet retail strip center

TENANTS: Verizon Wireless Snap Fitness
Beauty Alliance Republic Finance

SALES PRICE: \$1,875,000 CAP RATE: 8%

FACTS:

- 10,200 square feet strip center
- 40 parking spaces
- Located directly in-front of Lowe's Home Improvement on Hwy 190



TRAFFIC COUNT: 62,464 cars per day (2006)

AREA DEMOGRAPHICS:	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
2007 Est Population	3,963	34,901	71,179
2007 Est Households	1,348	12,166	24,842
2007 Est Median HHI	\$86,986	\$82,371	\$74,467



FOR FURTHER INFORMATION:

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CORPORATE REALTY

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CRESTWOOD SHADOW SQUARE SITE PLAN

