



*Actual Location Not Shown



New NNN Dollar General Market

Covington, GA
(ATLANTA, GA MSA)

ASKING PRICE :
\$ 2, 4 5 0, 8 0 0

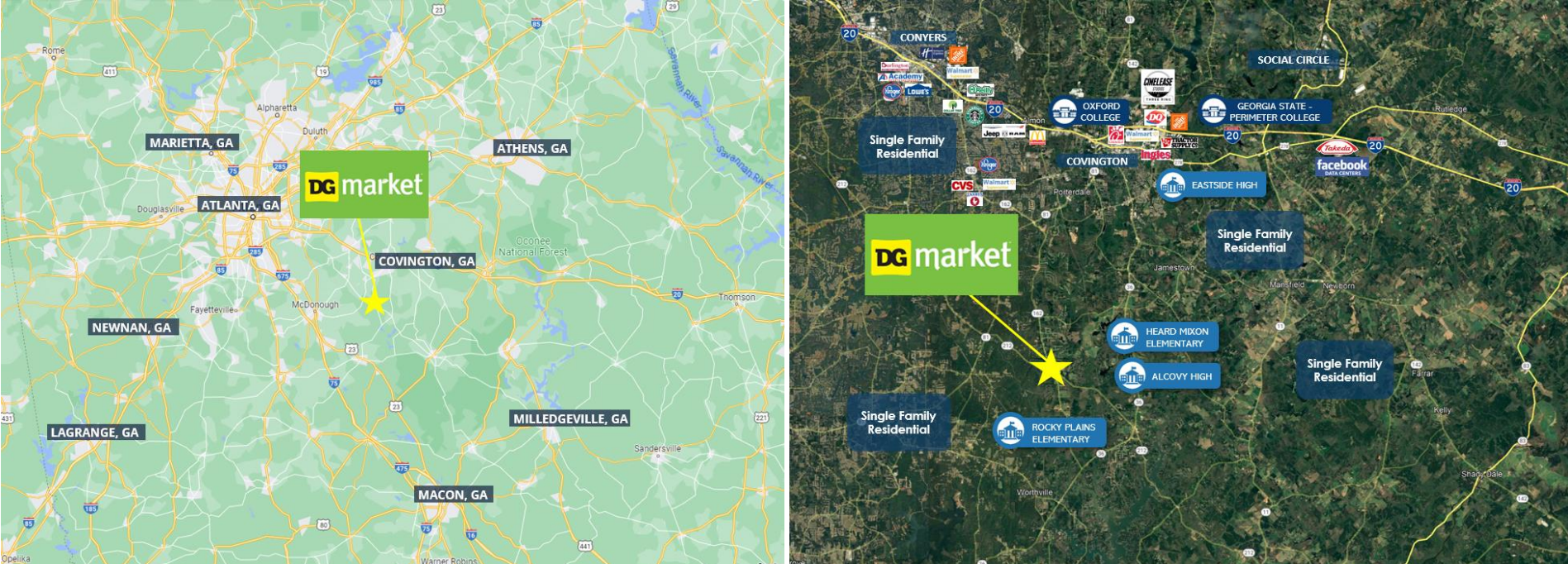
SUMMARY

YEAR BUILT:	2023
BUILDING SIZE:	12,480 SF
LEASE TYPE:	NNN
LEASE TERM:	15 YRS

HIGHLIGHTS

- Freestanding Dollar General Store
- New 2023 Construction
- **Upgraded Brick Front Construction**
- 10% Rent Increases in each of the Options
- Main Thoroughfare and Excellent Visibility with over 4,730 Vehicles Per Day
- Household Income exceeds \$95,741 Within a 5- Mile Radius of Site
- Population Over 125,000+ Within 10 Miles
- Dubbed as “Hollywood of the South”, Covington is home to Cinelease - Three Ring Studios – will bring 7,000 jobs to the area
- Takeda Pharmaceutical operates a \$1.2 billion plasma manufacturing facility that employs over 7,000
- The first two Facebook data centers opened in April. Facebook will make an additional \$7 billion investment in GA
- Located 45 minutes to Downtown Atlanta and 11 miles to Interstate 20

PHOTOS



FOR MORE INFORMATION

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