

SCAN THE
QR TO VIEW
THIS LISTING
ONLINE



8,320 SF FOR SALE

3250 Highway 81 South | Covington, GA 30016

HOLTON BRINSON
holton@jordantrotter.com
706 • 736 • 1031

ZONE | CG

2.56 AC

PRICE | \$1,300,000



JORDAN TROTTER
COMMERCIAL REAL ESTATE

Positioned along Highway 81 South, the property benefits from strong visibility, convenient access, and steady traffic counts. Its location offers quick connectivity to major thoroughfares serving the greater Atlanta region while maintaining proximity to Covington’s established residential neighborhoods, schools, and growing commercial base. This offering presents an excellent opportunity to acquire a well-located commercial asset in a thriving and expanding market. With ever increasing construction costs, this property gives an end-user the opportunity to efficiently and economically convert this building to a number of different uses.

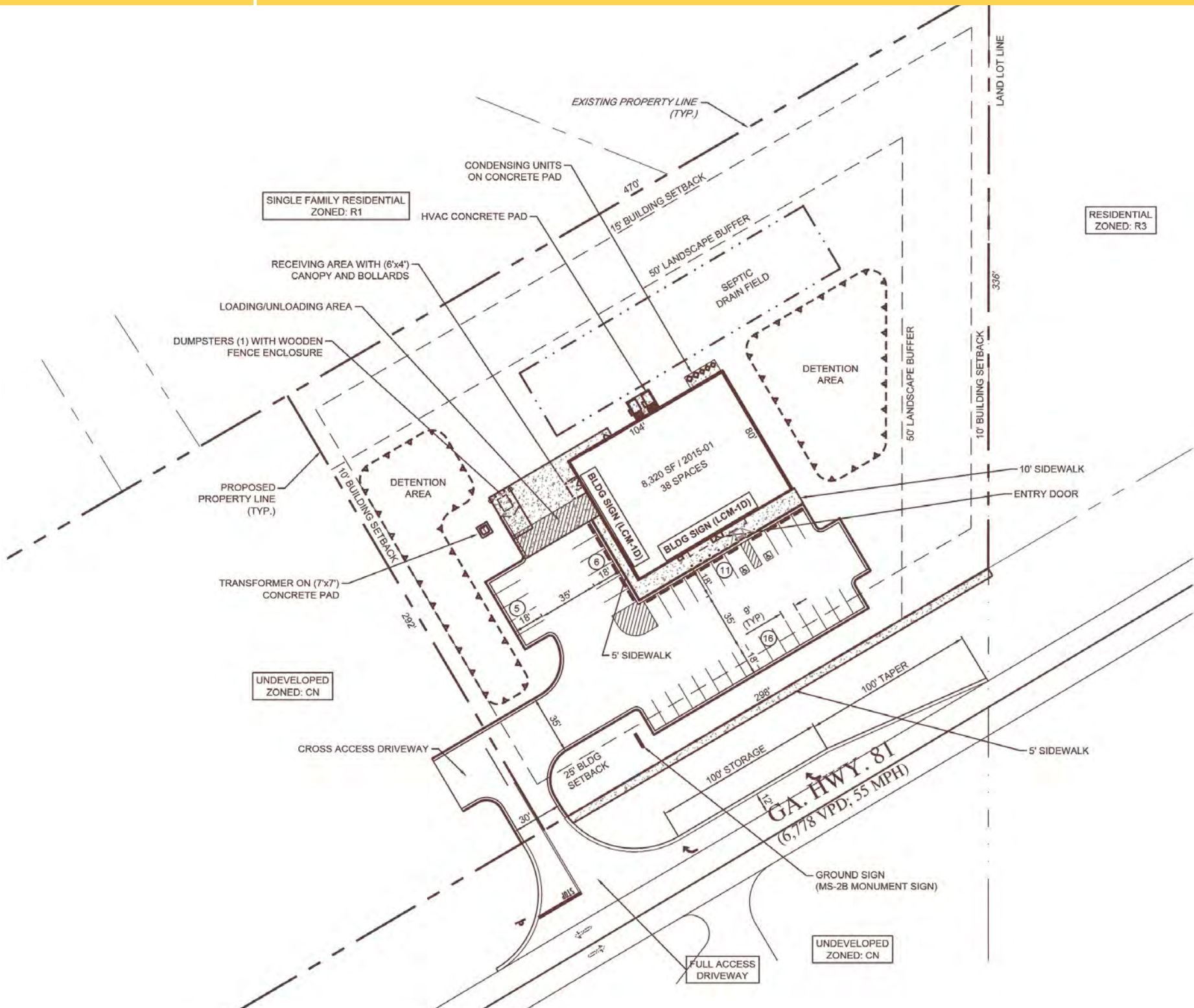
This property is currently leased by Family Dollar and is being sold with the lease in place. The landlord is willing to work out a lease buyout with Family Dollar. The store went dark on February 1st and the tenant currently has no intentions of reopening the store.

Net Operating Income.....	\$107,296.97
Price.....	\$1,300,000
Cap Rate.....	8.25%
Lease Commencment.....	April 1, 2017
Lease Expiration.....	March 31, 2032
Lease Type.....	NNN
Lease Increases.....	10% every 5 years
	Rent increases to \$118,026.67 on April 1, 2027

PARCEL ID.....	0028000000100B00
ZONING.....	CG
ACREAGE.....	2.56 AC
SQUARE FOOTAGE.....	8,320 SF
YEAR BUILT.....	2016



FLOOR PLAN





1 MI 3 MI 5 MI

TOTAL POPULATION
 3,789 30,007 73,993

TOTAL HOUSEHOLDS
 1,274 10,068 25,877

AVERAGE INCOME
 \$92,679 \$88,998 \$93,611

5 SITE

DOLLAR GENERAL

CONYERS

COVINGTON

PORTERDALE

WEST FOREST

MCDONOUGH HIGHWAY

HIGHWAY 20

SALEM ROAD ME

CROWELL ROAD

BROWN BRIDGE ROAD

SALEM ROAD

COVINGTON BYPASS ROAD

HIGHWAY 36

HIGHWAY 81

INTERSTATE 20

HIGHWAY 278 NE