

3711 Salem Road Covington, GA +/- 1.93 Acres



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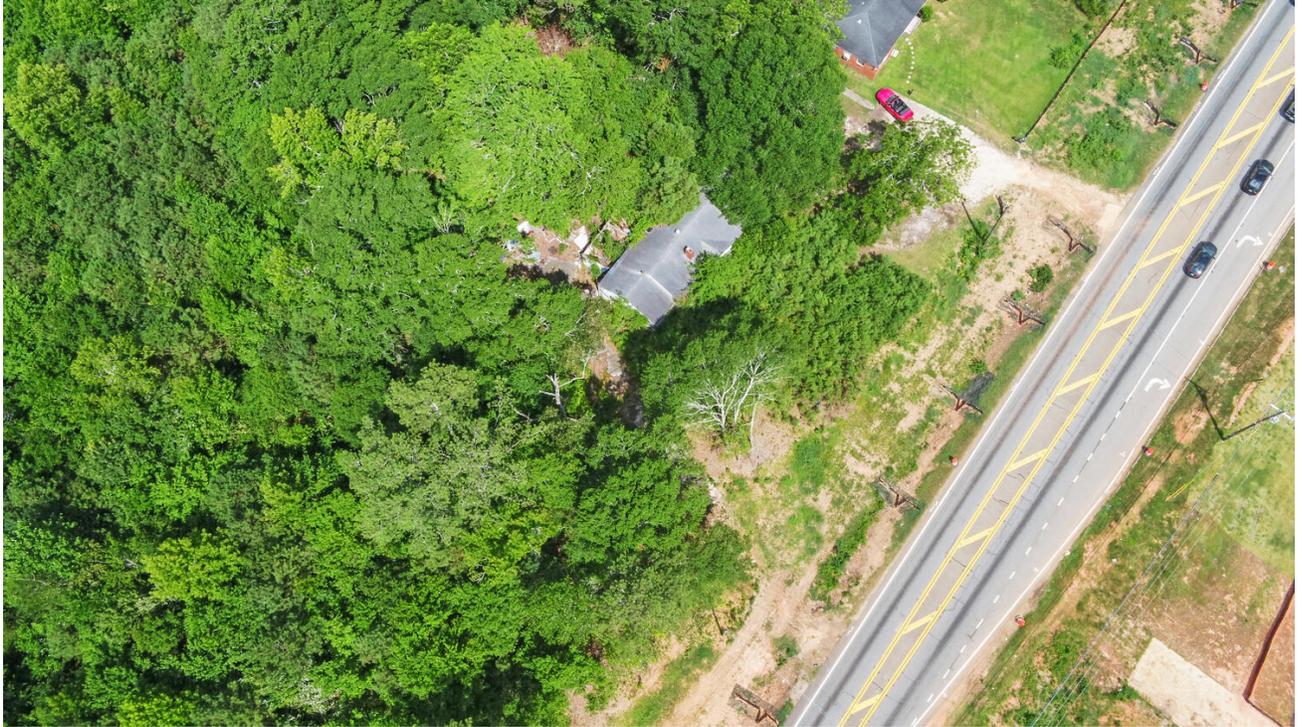
This +/- 1.93 acre parcel is perfectly located for commercial development. Located adjacent to an AutoZone and a Kroger anchored retail center and situated on Salem Rd (AADT 22,600), this parcel has great street visibility and traffic. Per the Future Land Use Map (FLUM) designates this land as Development Node in the Salem Tier 2 Moderate Commercial Overlay. [Click Here](#) to be directed to the zoning ordinance - article 2 is for base zoning info and article 4 is for overlay standards.

Asking Price: \$400,000

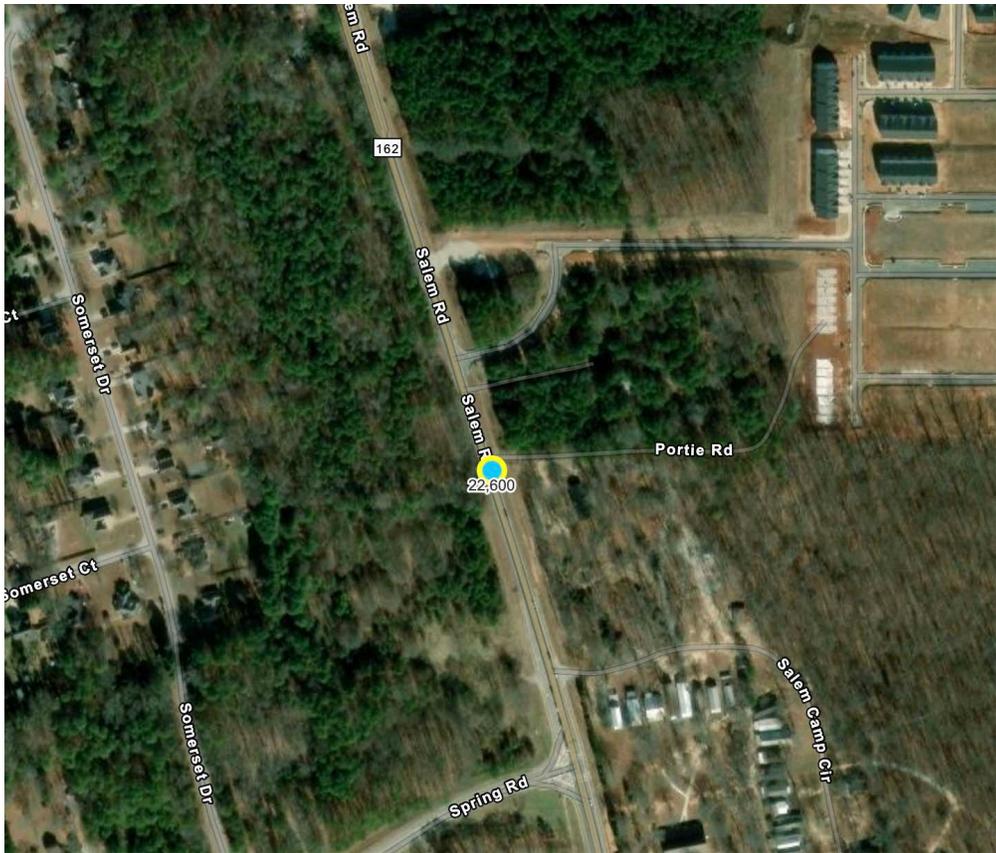
[Click Here for a Drone Tour](#)



For more information, call 770-533-6738 or email at Don@DonGrimsley.com
Berkshire Hathaway HomeServices Commercial Division: 770-536-3007



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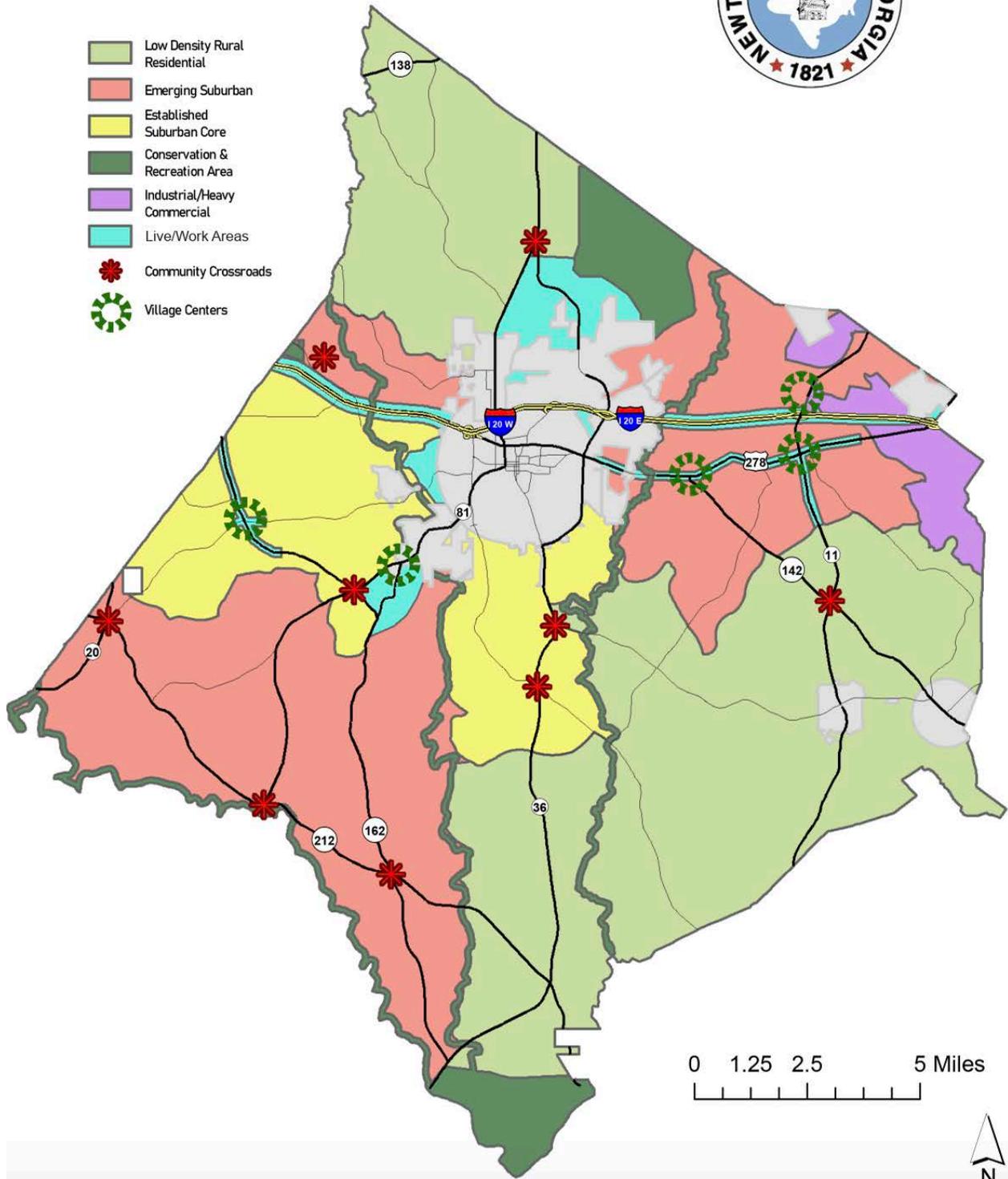


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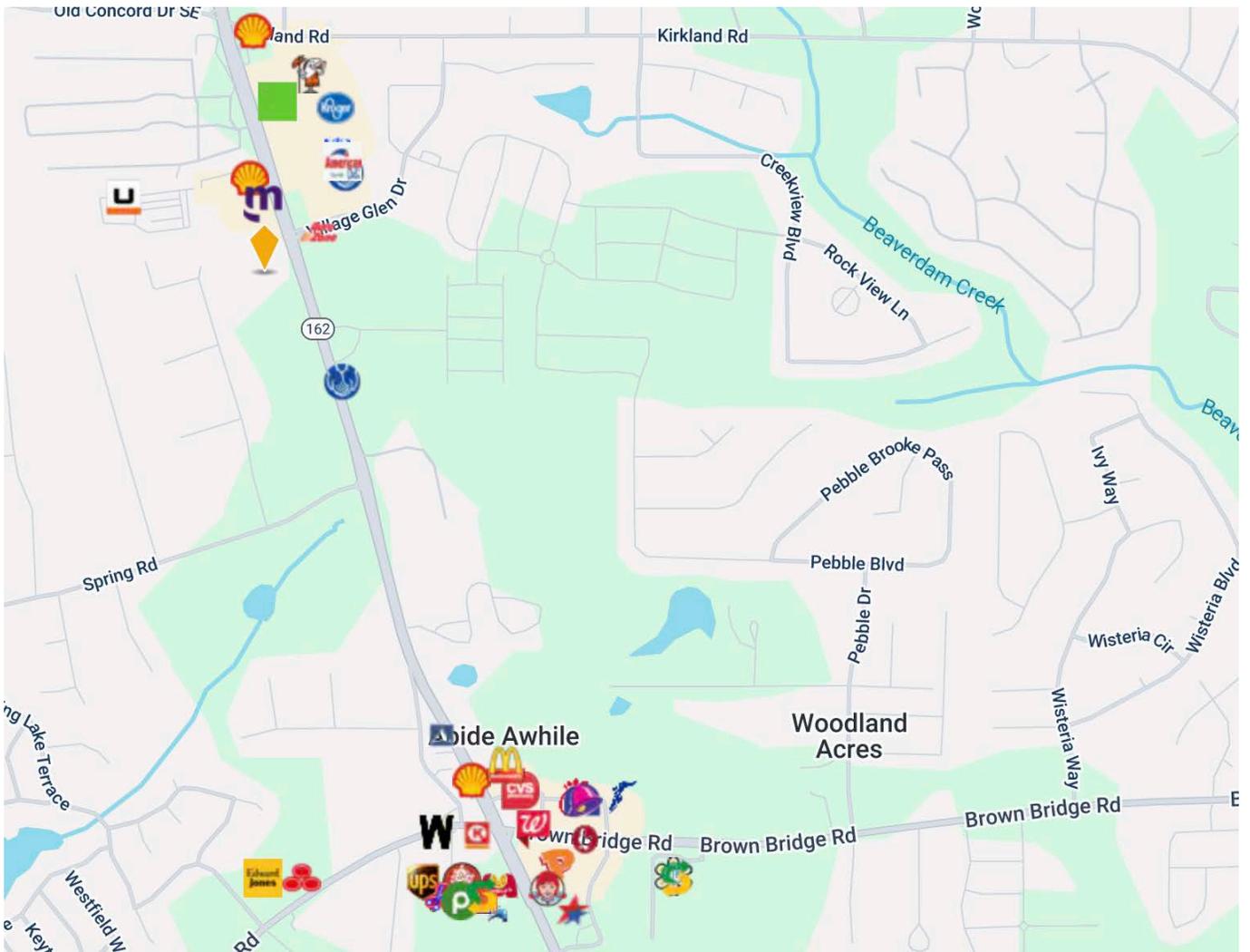
Newton County Character Areas



- Low Density Rural Residential
- Emerging Suburban
- Established Suburban Core
- Conservation & Recreation Area
- Industrial/Heavy Commercial
- Live/Work Areas
- Community Crossroads
- Village Centers



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Demographic Summary Report

3711 Salem Rd, Covington, GA 30016			
Building Type: Land	Total Available: 0 SF		
Class: -	% Leased: 0%		
RBA: -	Rent/SF/Yr: -		
Typical Floor: -			
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	8,786	54,077	101,590
2024 Estimate	8,009	50,143	94,566
2020 Census	7,852	49,421	92,074
Growth 2024 - 2029	9.70%	7.85%	7.43%
Growth 2020 - 2024	2.00%	1.46%	2.71%
2024 Population by Hispanic Origin	756	3,381	6,634
2024 Population	8,009	50,143	94,566
White	1,233 15.40%	9,609 19.16%	24,211 25.60%
Black	5,724 71.47%	35,005 69.81%	59,223 62.63%
Am. Indian & Alaskan	25 0.31%	166 0.33%	285 0.30%
Asian	89 1.11%	719 1.43%	1,436 1.52%
Hawaiian & Pacific Island	24 0.30%	75 0.15%	136 0.14%
Other	914 11.41%	4,568 9.11%	9,275 9.81%
U.S. Armed Forces	12	34	112
Households			
2029 Projection	3,153	18,692	35,723
2024 Estimate	2,867	17,303	33,209
2020 Census	2,800	17,037	32,332
Growth 2024 - 2029	9.98%	8.03%	7.57%
Growth 2020 - 2024	2.39%	1.56%	2.71%
Owner Occupied	1,632 56.92%	12,288 71.02%	23,026 69.34%
Renter Occupied	1,235 43.08%	5,016 28.99%	10,184 30.67%
2024 Households by HH Income	2,868	17,303	33,207
Income: <\$25,000	395 13.77%	1,932 11.17%	3,864 11.64%
Income: \$25,000 - \$50,000	1,074 37.45%	3,279 18.95%	6,222 18.74%
Income: \$50,000 - \$75,000	436 15.20%	3,839 22.19%	7,538 22.70%
Income: \$75,000 - \$100,000	369 12.87%	2,633 15.22%	5,382 16.21%
Income: \$100,000 - \$125,000	172 6.00%	2,128 12.30%	4,002 12.05%
Income: \$125,000 - \$150,000	195 6.80%	1,151 6.65%	1,915 5.77%
Income: \$150,000 - \$200,000	87 3.03%	1,021 5.90%	1,998 6.02%
Income: \$200,000+	140 4.88%	1,320 7.63%	2,286 6.88%
2024 Avg Household Income	\$73,585	\$93,258	\$90,493
2024 Med Household Income	\$44,947	\$72,872	\$71,961

BERKSHIRE HATHAWAY
HOME SERVICES

COMMERCIAL DIVISION

GEORGIA PROPERTIES

covington demo

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7/29/2025

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