

— 875 HWY. 51 —
Covington, TN 38019



The
Carrington
Company

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**SECOND GEN. RESTAURANT WITH DRIVE THRU-
FOR LEASE**

PROPERTY SUMMARY

875 Hwy. 51, Covington, TN 38019

The Carrington Company is pleased to present this prime leasing opportunity along the well-traveled (14,500 VPD) HWY 51 in Covington, TN, the county seat of Tipton County. This second-generation, highly visible, restaurant with drive-thru window is well positioned on a hard corner, perfect for any food service use. This outstanding location is in a promising local trade area on the cusp of major growth. Charms (Tootsie Inc.) recently invested over \$130 million into their industrial space, while Ford's BlueOval City, just over 20 miles away, is set to open in 2028 and bring approx. 6,000 jobs to Tipton County. This property offers outstanding visibility, with new pylon signage available, in a growing trade area that already includes major retailers such as Walmart Supercenter, Home Depot, McDonald's, Scooter's, among others.

Availability

- ▶ 3,044 Square Feet with Drive-Thru

Location Features

- ▶ Highway 51 boasts +/- 14,500 VPD
- ▶ Resealed parking lot with ample parking and two ingress/egress locations, including directly on HWY 51
- ▶ Surrounded by three nationally-branded hotel chains with over 150 rooms combined
- ▶ Outstanding visibility on hard corner with pylon signage available

Why Covington?

- ▶ Covington is the closest city to BlueOval City (BOC) with a range of amenities and school infrastructure (and highest rated schools within a 40-minute drive of BOC)
- ▶ In Tipton County, 4500 single-family and multi-family homes are in some phase of planning/development
- ▶ Covington is the only city in Tipton County with a "Certified Site" prime for automotive part suppliers or distribution companies



Site Photos



Interior Photos



PROPERTY AERIAL

DYERSBURG : 36 MILES / 41 MIN.



LOCAL AERIAL

RESTAURANT FOR LEASE

DYERSBURG

36 Miles



Covington Elementary/Middle School
1088 students/76 teachers

CHARTER ACADEMY
508 students
32 teachers

COVINGTON SPORTSPLEX

Walmart
Supercenter

THE HOME DEPOT
maurices
WAFFLE HOUSE

BAPTIST
210 FTE Employees

33 Miles

MEMPHIS

Thrift YOU
THREE BROTHERS

Covington High School
657 students/47 teachers

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
Health Mart
The leader
Advance Auto Parts

TCAT
NORTHWEST
396 students
\$50mm expansion

Applebee's
AT&T

DOLLAR GENERAL

The Cellar
JELLY JELLY
UP Town BBQ
milano's Pizza
ECONOMY HOTEL

Ford
BLUE OVAL CITY

21 Miles

BROWNSVILLE//
JACKSON

23 / 50 Miles

51

54

59

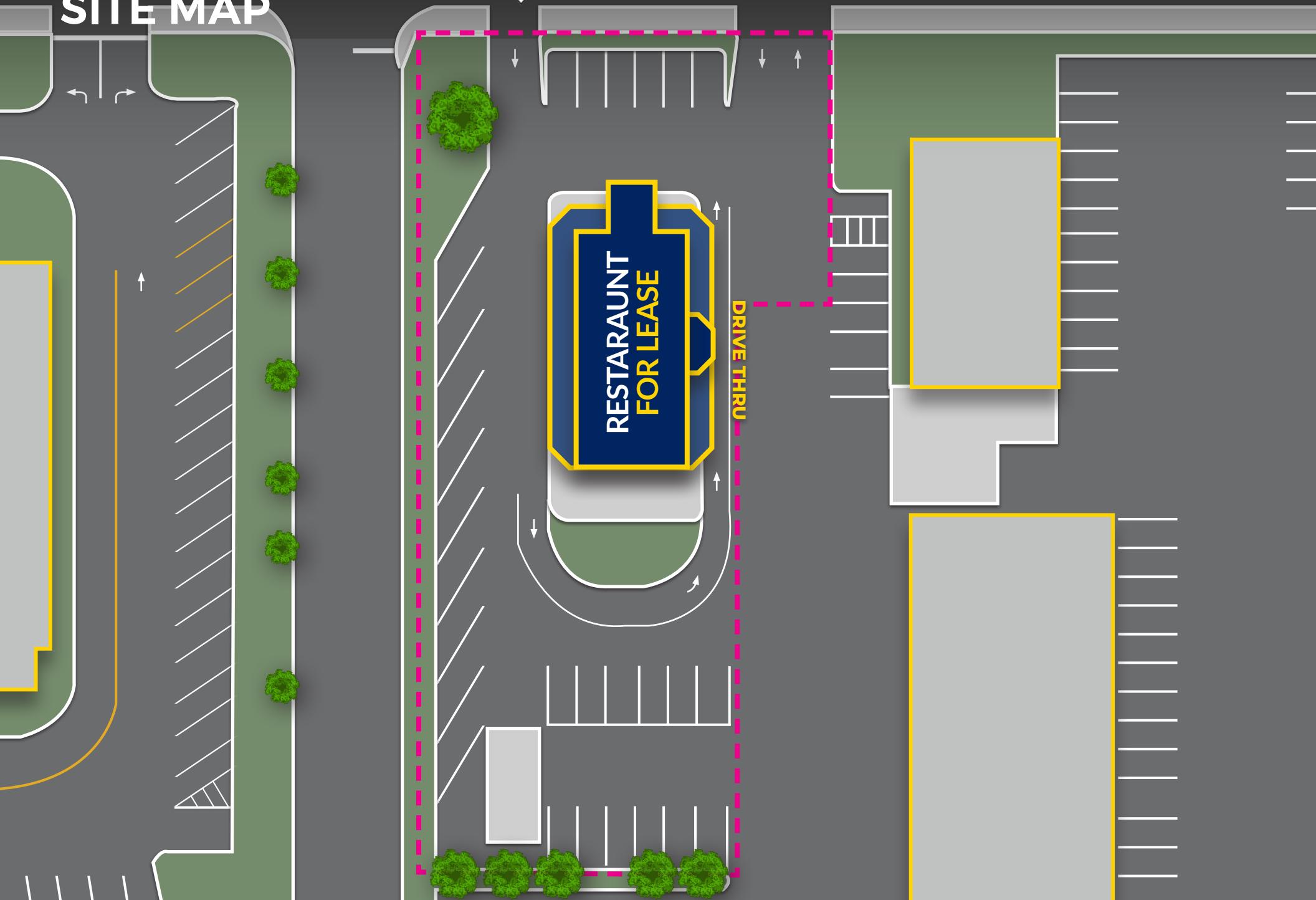
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BROWNSVILLE//
JACKSON

51

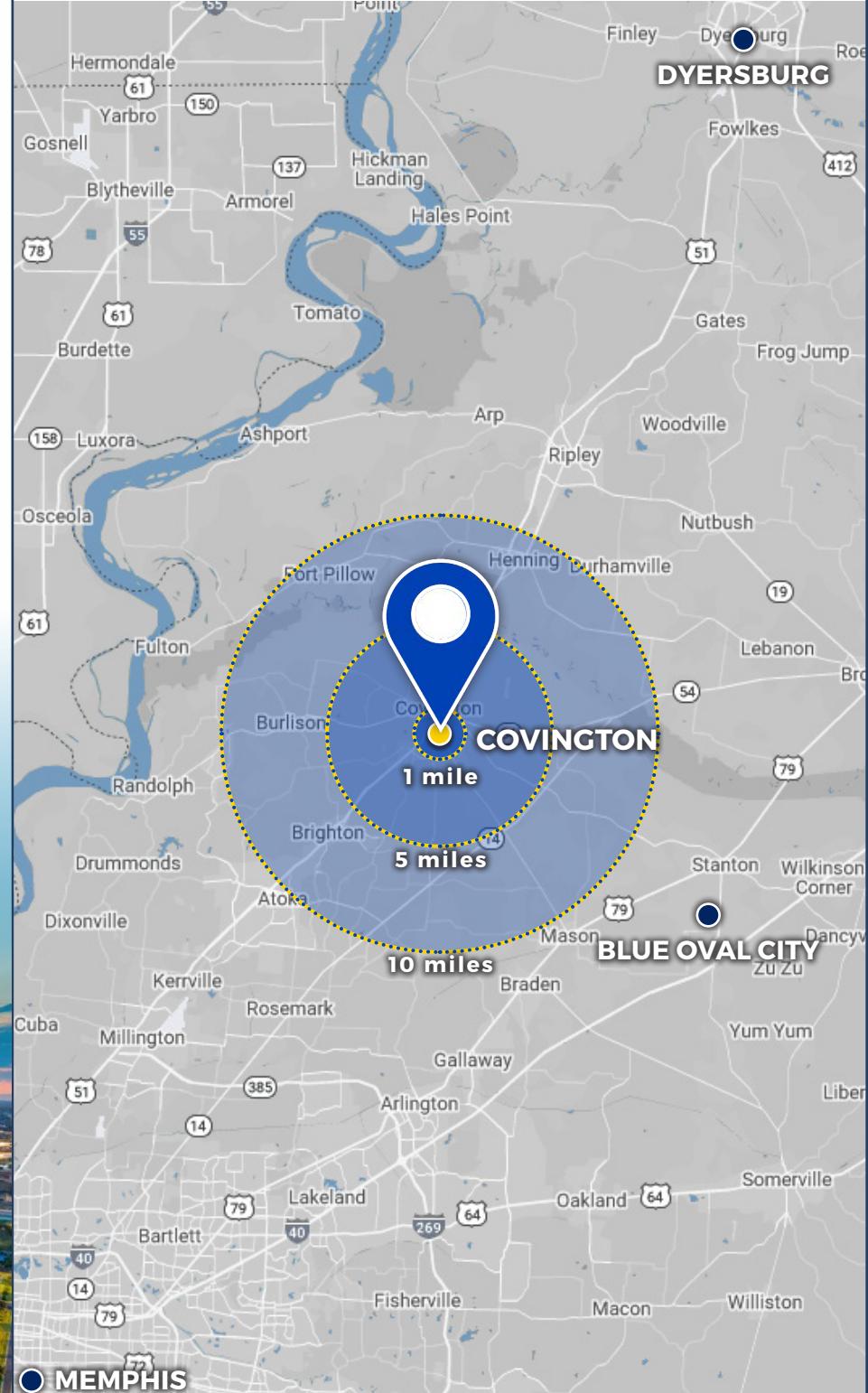
±14,500 VPD

SITE MAP



DEMOGRAPHICS

2025 SUMMARY	1 MILE	5 MILES	10 MILES
POPULATION	2,879	13,172	28,778
HOUSEHOLDS	1,181	5,347	10,797
AVG HOUSEHOLD INCOME	\$47,982	\$70,789	\$78,245
MEDIAN HOUSEHOLD INCOME	\$29,548	\$54,495	\$60,617





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