

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.

TSC TRACTOR SUPPLY CO bealls
five BELOW DOLLAR TREE

H
Holiday Inn

Days Inn
BY WYNDHAM

Q
Quality
INN

Naifeh's
CASHSAVER
A COST PLUS FOOD OUTLET

LANDERS
NORTH

Ford

TACO
BELL

EXXON

DOLLAR GENERAL

Jack's

Walgreens

AutoZone

McDonald's

HWY 51
±14,500 VPD



LOCAL AERIAL

RESTAURANT FOR LEASE

BROWNSVILLE/
JACKSON

23 / 50 Miles

DYERSBURG

36 Miles



Covington
TURF SUPPLY



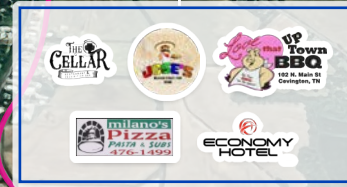
508 students
32 teachers

Covington Elementary/Middle School
1088 students/76 teachers

COVINGTON SPORTSPLEX

Walmart
Supercenter

Covington High School
657 students/47 teachers



HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

The Leader

Health Mart

Advance Auto Parts

Ford
BLUE OVAL CITY

21 Miles



BAPTIST
210 FTE Employees

DOLLAR GENERAL



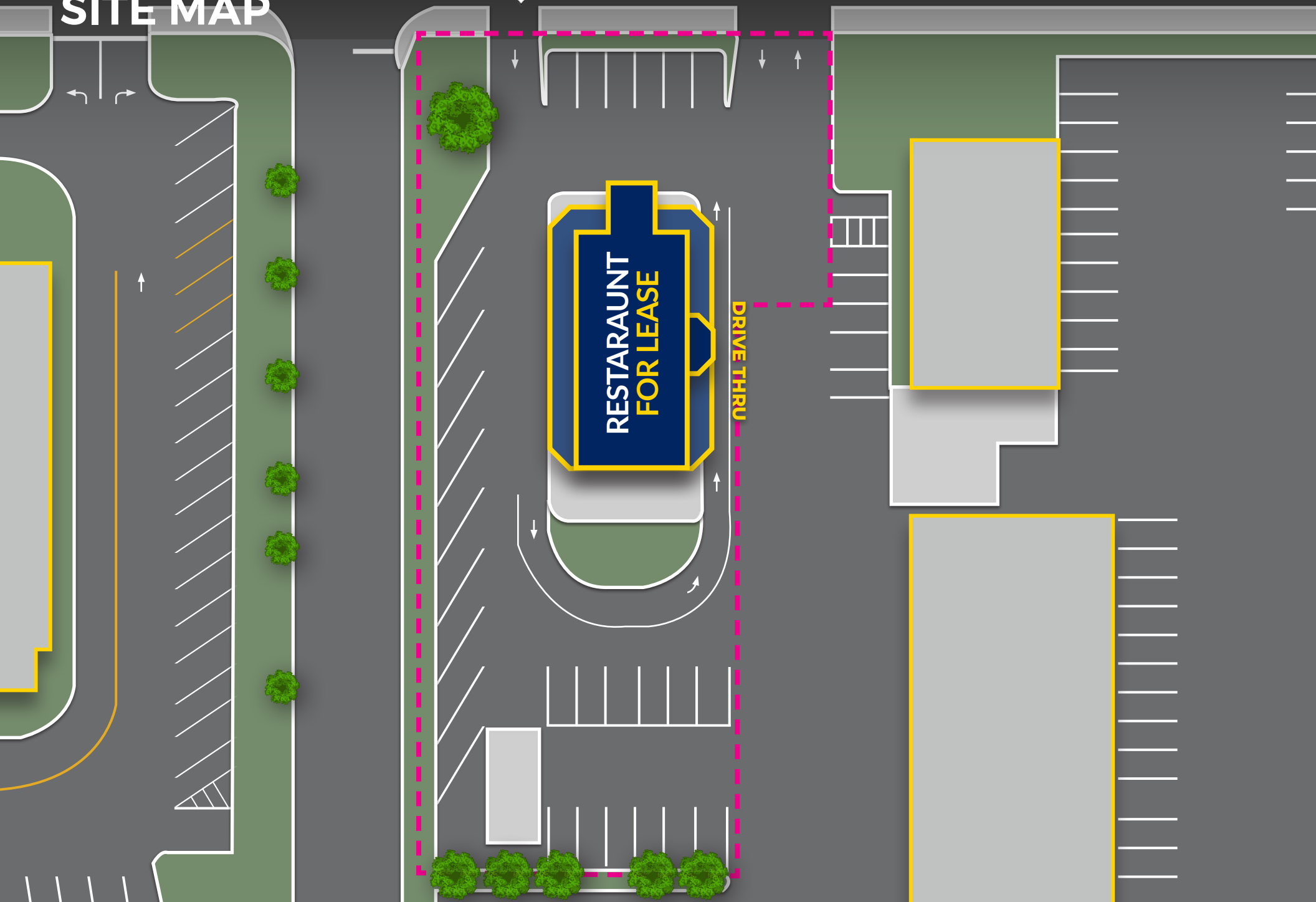
TCAT
NORTHWEST
396 students
\$50mm expansion

33 Miles

MEMPHIS

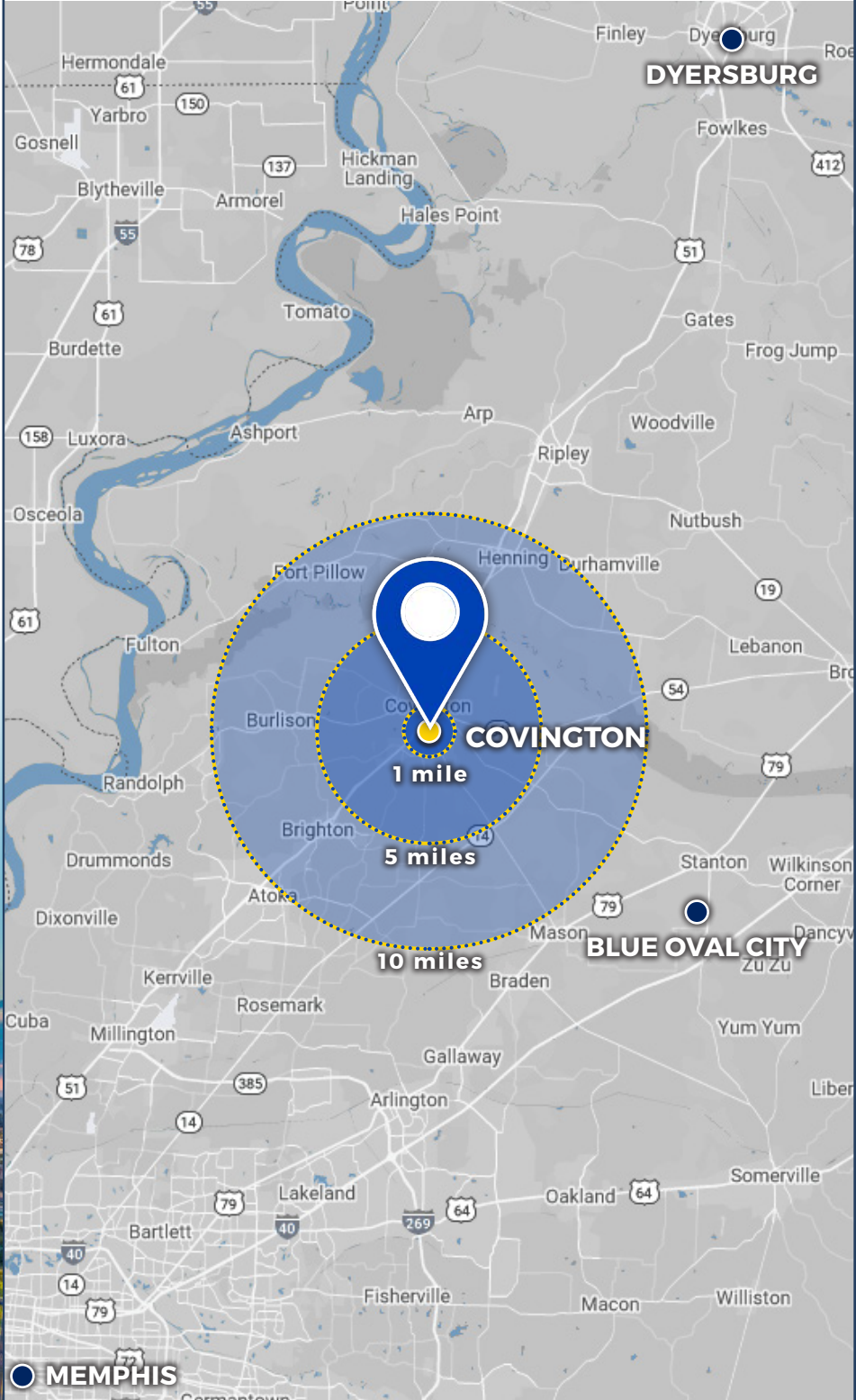
51 ±14,500 VPD

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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