

# COMMERCIAL LAND FOR SALE

**BROWN BRIDGE ROAD  
COVINGTON, GA 30016  
NEWTON COUNTY**

**±13.71 ACRES**

**ASKING PRICE:  
\$899,000**



**ALLIE GRAMBLING C: 478.955-8333**

**AGRAMBLING@THESUMMITGROUPMACON.COM**

**4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210**

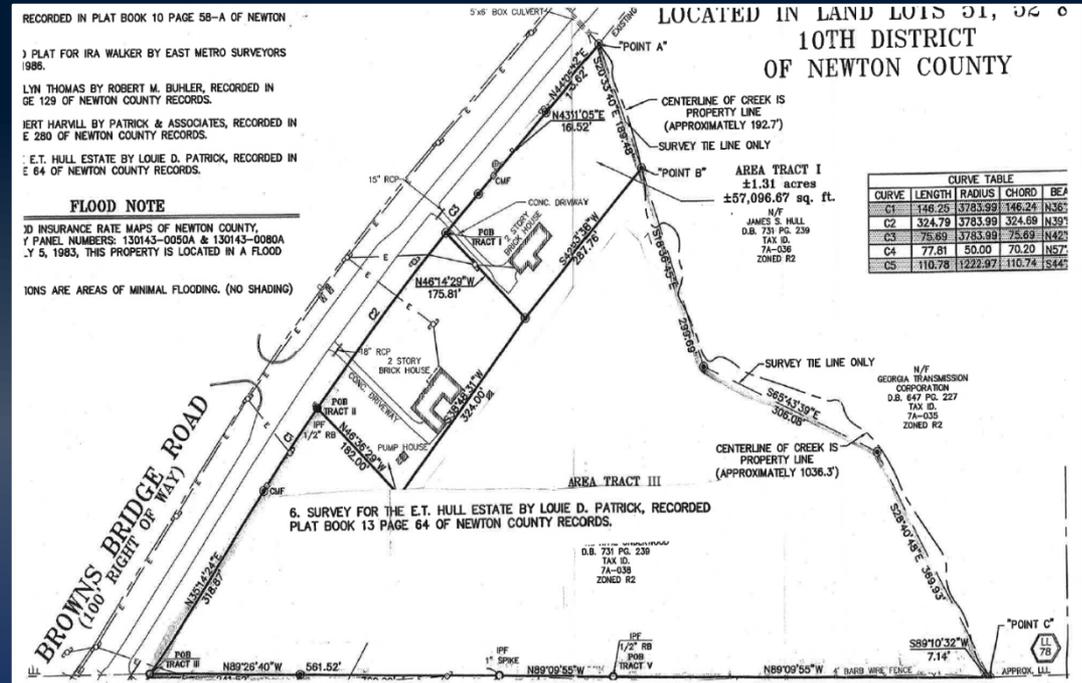
**O: 478.750.7507**

**WWW.THESUMMITGROUPMACON.COM**



# PROPERTY INFORMATION

- ±13.71 Acres
- Zoned CG (General Commercial)
- Water Available
- 460' of Frontage
- Located at the convergence of Brown Bridge Road, Highway 20 South and Highway 247.
- Conveniently located near Kroger, CVS, Auto Zone, Dollar General, Subway and more.
- Ask Agent about Additional Acreage



BROWN BRIDGE ROAD  
 COVINGTON, GA 31006  
 NEWTON COUNTY



## TRAFFIC COUNTS & DEMOGRAPHICS

### Traffic Counts:

(GDOT 2023 Published  
Data estimate)

Brown Bridge Road – 10,200 vpd

Highway 20 S – 14,700 vpd

Highway 247 – 12,000 vpd

## BROWN BRIDGE ROAD - COVINGTON, GA

POPULATION	3 MILE	5 MILE	10 MILE
2025 POPULATION	24,372	65,024	242,496
2030 ESTIMATED POPULATION	24,440	65,612	250,120
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2025 HOUSEHOLDS	8,648	22,798	242,496
2030 HOUSEHOLD ESTIMATES	8,769	23,218	250,120
HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
2025 HH INCOME	\$115,894	\$112,536	\$106,605
2030 HH INCOME ESTIMATE	\$127,263	\$123,803	\$117,386

AVERAGE INCOME    POPULATION    HOUSEHOLDS    UNEMPLOYMENT    LABOR FORCE



**\$112,536**



**65,024**



**22,798**



**30,867**



**5.8%**

*The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.*

