

SCAN THE  
QR TO VIEW  
THIS LISTING  
ONLINE



# 8,320 SF FOR LEASE

3250 Highway 81 South | Covington, GA 30016

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

ZONE | CG

2.56 AC

LEASE | \$13/SF/YR



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

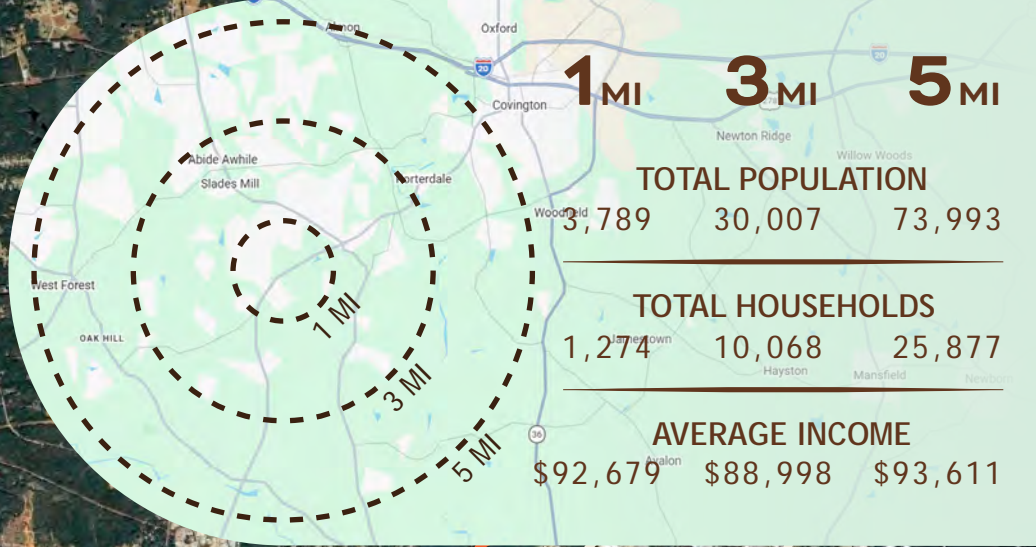
Positioned along Highway 81 South, the property benefits from strong visibility, convenient access, and steady traffic counts. Its location offers quick connectivity to major thoroughfares serving the greater Atlanta region while maintaining proximity to Covington's established residential neighborhoods, 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.

Family Dollar has gone dark, so this space is available either as a sublease to Family Dollar, or a direct lease with the owner. Both options will require coordination with Family Dollar's real estate department

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







**SITE.**

**DOLLAR GENERAL**

CONYERS

COVINGTON

PORTERDALE

WEST FOREST

HIGHWAY 38  
SALEM ROAD NE

MCDONOUGH HIGHWAY

CROWELL ROAD

BROWN BRIDGE ROAD

SALEM ROAD

COVINGTON BYPASS ROAD

HIGHWAY 278 NE

HIGHWAY 87

HIGHWAY 36

