

3218 MILL ST | FOR SALE/LEASE



Joe Stockdale
678-634-3360



THE PROPERTY

- Brick office building in Covington's medical corridor
- Versatile layout for dental, or general office use

PROPERTY FEATURES

- Year Built: **1994**
- **5816** sqft
- **15** Parking Spaces
- Medical Office, Zoned NM.

3 Stories

- 1st Floor- 5 operatories, reception, lab/kitchenette, client & staff restrooms
- 2nd Floor- 2 private offices, breakroom /kitchenette, 2 restrooms, attic storage
- Basement- Concrete flooring, painted walls — ideal for storage or clinical expansion

JOE STOCKDALE REAL ESTATE

3142 Hwy 278 NE
#180, Covington GA,
30014
joestockdale.com

JOE STOCKDALE
Real Estate Broker/Owner
678-634-3360
joe@joestockdale.com

In the heart of Covington's medical district — just minutes from Piedmont Newton and downtown.



INVESTMENT OPPORTUNITY

3218 MILL ST



For Lease
Triple Net Lease (NNN)
3,665 SF @
\$22.91/SF/year



For Sale
\$895,000
+ Full Basement
Financing Available

Highlights

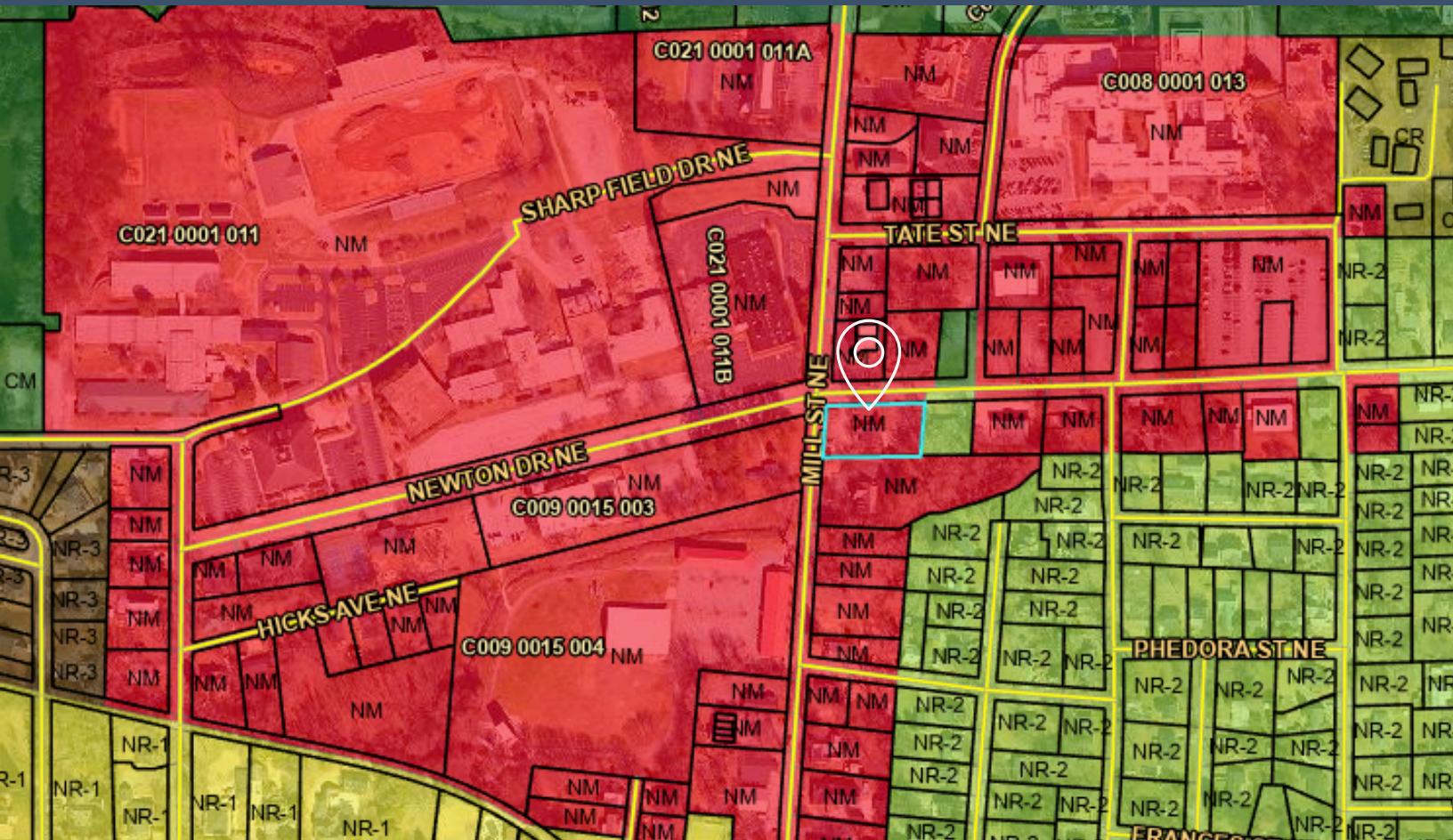
- Prime Covington Medical Submarket
- 15 Parking Spaces On-Site
- Ideal for Medical, Office or Studio Use
- Adjacent to Piedmont Newton Hospital



ZONING: NM - (NEIGHBORHOOD MIXED-USE)



CITY OF COVINGTON



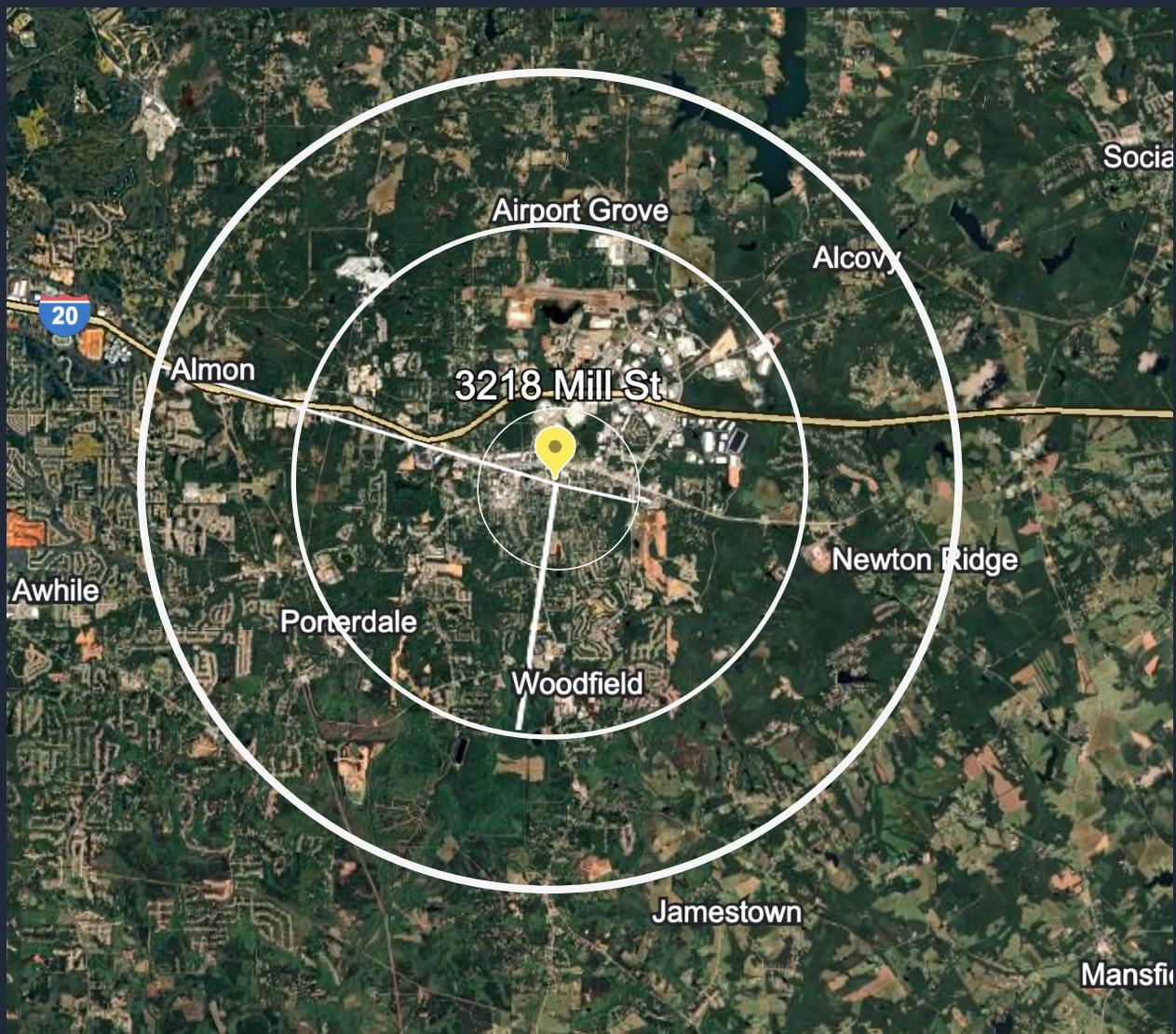
- Red = NM
- Yellow = NR-1/NR-2 Residential
- Green = CM (Commercial)

NM, Neighborhood Mixed-Use District. This zoning district is intended primarily for mixed-use development and related uses at a lower density. It provides a location for residences and convenient goods and services adjacent to single-family neighborhoods.

These walkable, pedestrian-oriented zones are ideal for medical offices, live/work buildings, and businesses serving the community. The district's flexible use standards and traditional urban design make it ideal for long-term investment.

DEMOGRAPHIC SNAPSHOT

Local population, income, and employment insights within a 5-mile radius



Category	Metric	5-Mile Value
Population	5 Mile population	84,231
Income	Average Household Income	\$84,926
Employment	Total Businesses	1432

PROPERTY PHOTOS

