

# 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

- 1<sup>st</sup> Floor- 5 operatories, reception, lab/kitchenette, client & staff restrooms
- 2<sup>nd</sup> 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  
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*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*

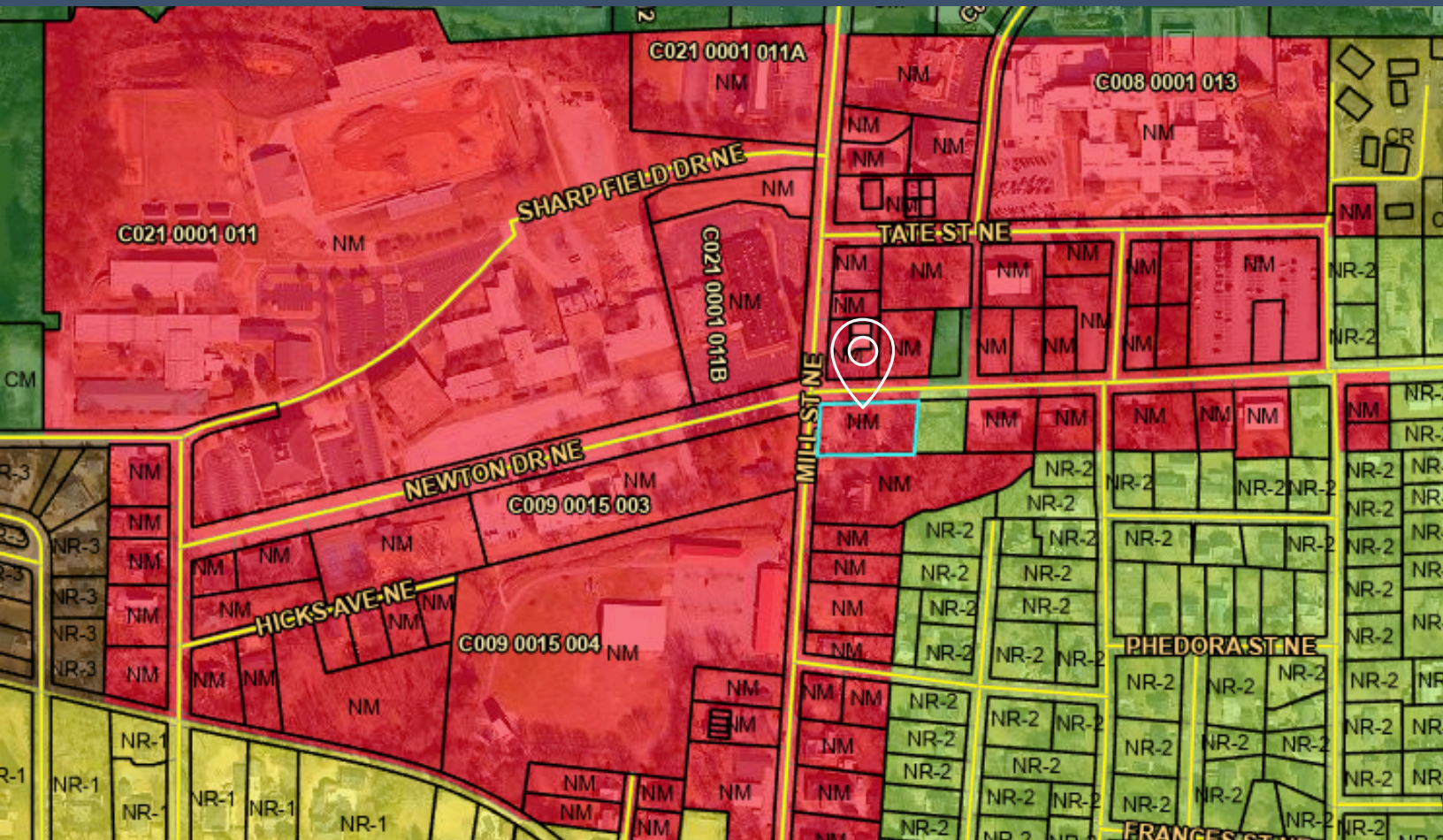
- Prime Covington Medical Submarket
- 15 Parking Spaces On-Site
- Ideal for Medical, Office or Studio Use
- Adjacent to Piedmont Newton Hospital





# 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.

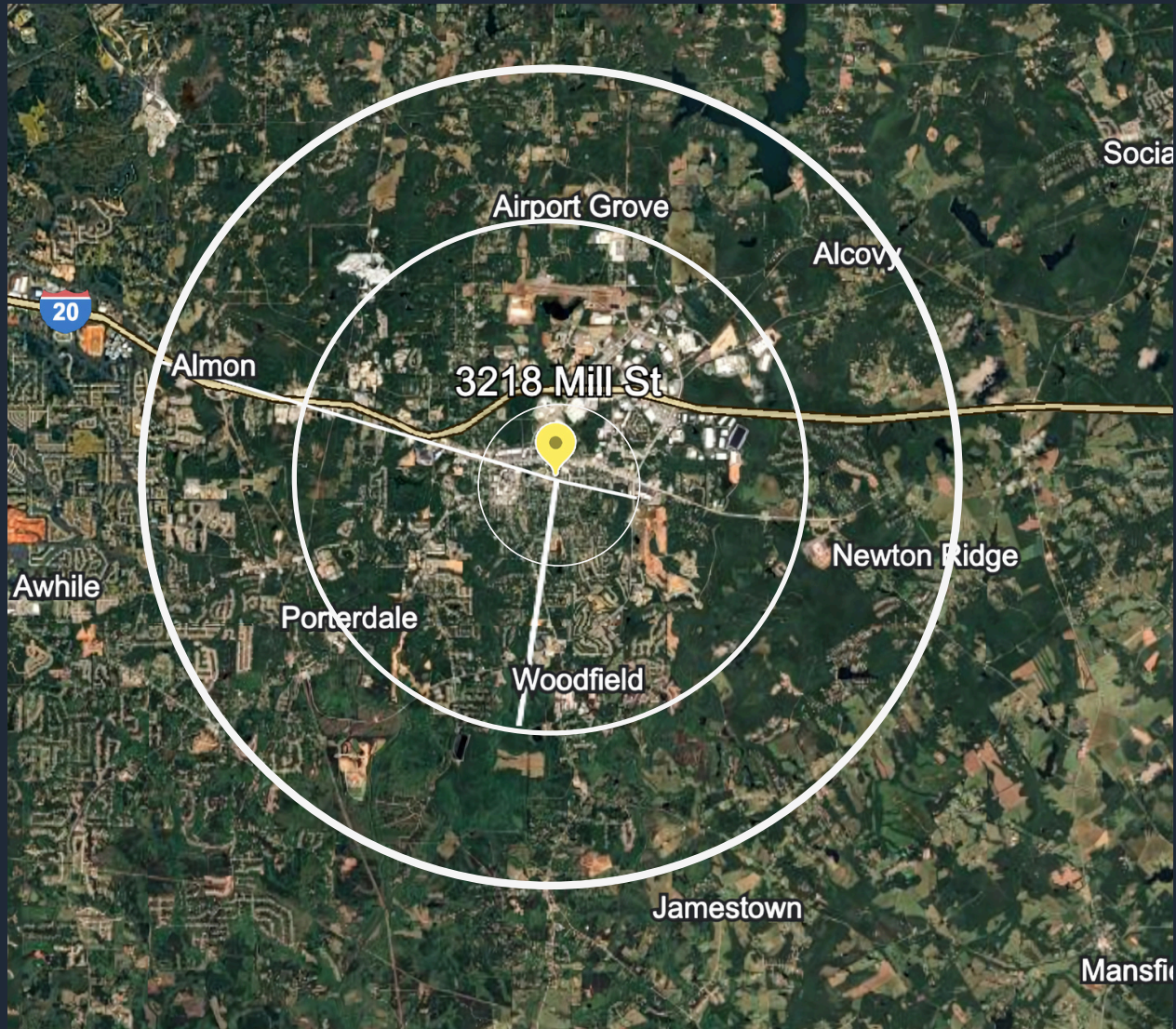
These walkable, pedestrian-oriented zones are ideal for medical offices, live/work buildings, and businesses serving the community. The district's flexible use standards and traditional urban design make it ideal for long-term investment.

*All zoning information should be verified with the City of Covington Planning & Zoning Department.*



# 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

