

31 Crowell Road

New Shell Gas Station/C-Store Center

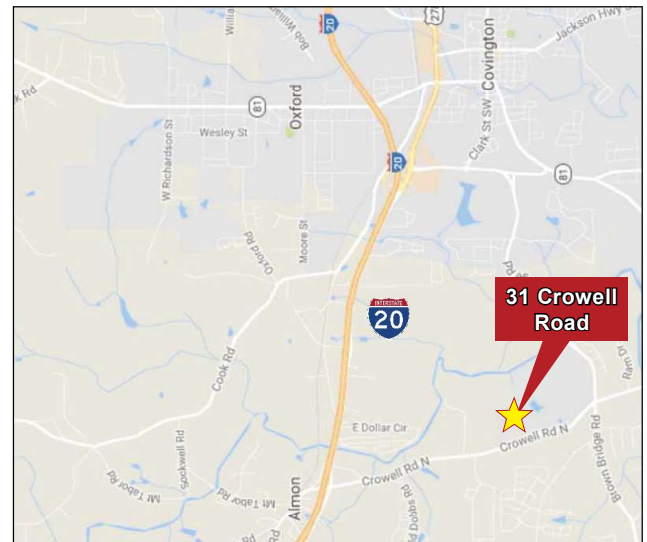
One 1,200 SF Space Available



31 Crowell Road, Covington, GA 30014

FOR LEASE

- The subject property is just 30 minutes east of Atlanta and just 2 miles south of I-20 on Crowell Road.
- This center caters to the local community, positioned near three schools and surrounding neighborhoods
- Located at intersection of Crowell Road and Brown Bridge Road (10,663 VPD)
- The Shell station has four double-sided fuel pumps supplying eight fueling access points and a 3,500 square foot c-store



Demographics

Total Population 2020	13,767	77,161	179,822
Projected Population 2025	14,736	81,882	189,167
Population Growth 2010- 2020	1.9%	1.3%	1.0%
Total Households	4,702	26,802	62,75
Average Household Income	\$59,157	\$69,138	\$77,447
Median Age	34.3	35.2	37.1

2-Mile Radius

5-Mile Radius

10-Mile Radius

Traffic Count

10,663

Brown Bridge Road

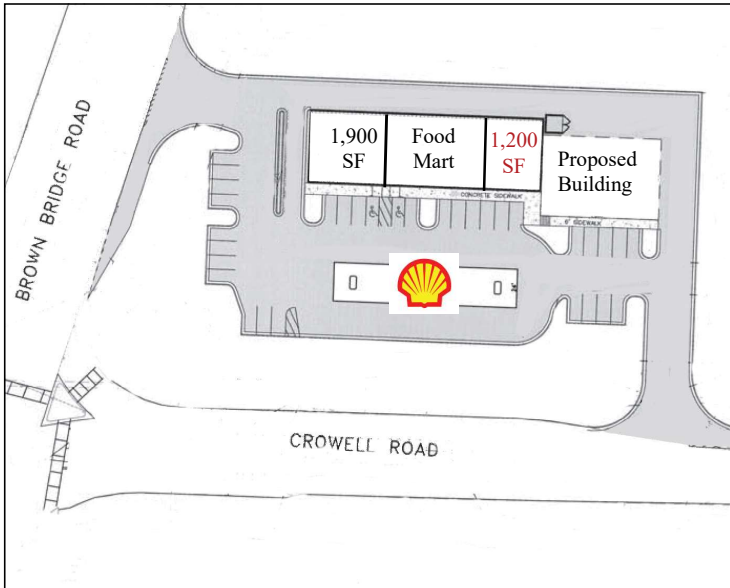
FOR MORE INFORMATION, CONTACT:

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770.594.1309 Office

LEASE AT 31 S. Crowell Road

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Covington, GA 30014



TWO SUITES AVAILABLE: 1,900 SF
1,200 SF



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