

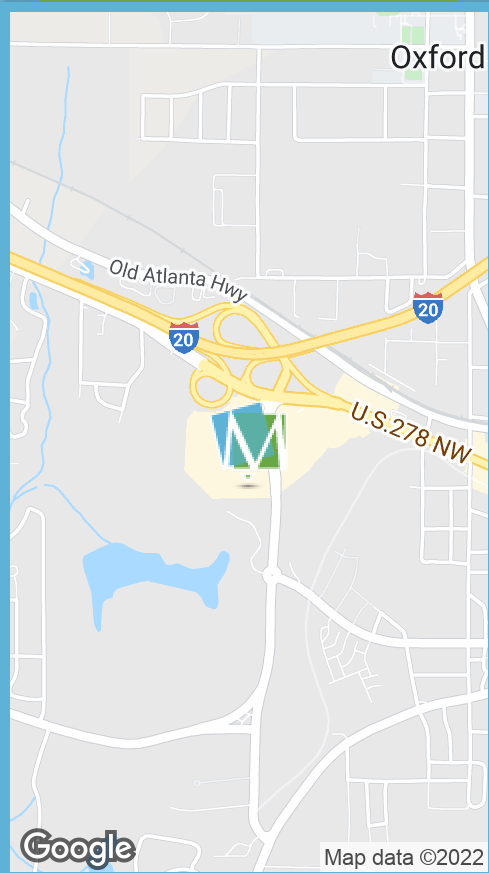


Covington Gallery

6239-7121 TURNER LAKE RD , COVINGTON , GA 30014

Property Highlights

- Covington Gallery Retail
- Large national retailer center
- Heavy Traffic
- Signage available
- Tenant Improvement potential



FOR MORE INFORMATION | MILLENNIA-PARTNERS.COM

PRESENTED BY

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EXECUTIVE SUMMARY

6239-7121 TURNER LAKE RD , COVINGTON , GA 30014

Covington Gallery



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	174,479 SF
Available SF:	3,450 - 52,000 SF
Lot Size:	25.51 Acres
Number of Units:	2
Year Built:	1991
Zoning:	C1

PROPERTY OVERVIEW

Multiple Retail Storefront spaces available
Growing redevelopment in Covington Gallery

PROPERTY HIGHLIGHTS

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RETAIL PROPERTY

For Lease

ADDITIONAL PHOTOS

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SUITE	TENANT	SF
1	AVAILABLE	15k - 52k SF
2	Piedmont Medical	3,200 SF
3	AVAILABLE	2,800 SF
4	Cato	6,750 SF
5	GNC	1,600 SF
6	Sally Beauty Supply	1,600 SF
7	Ingles	44,000 SF
10	5 O'clock Somewhere	5,975 SF
12	AVAILABLE	5,200 SF
13	Drayer Physical Therapy	2,000 SF
14	AVAILABLE	3,450 SF
19	Alcovy Fitness	9,313 SF



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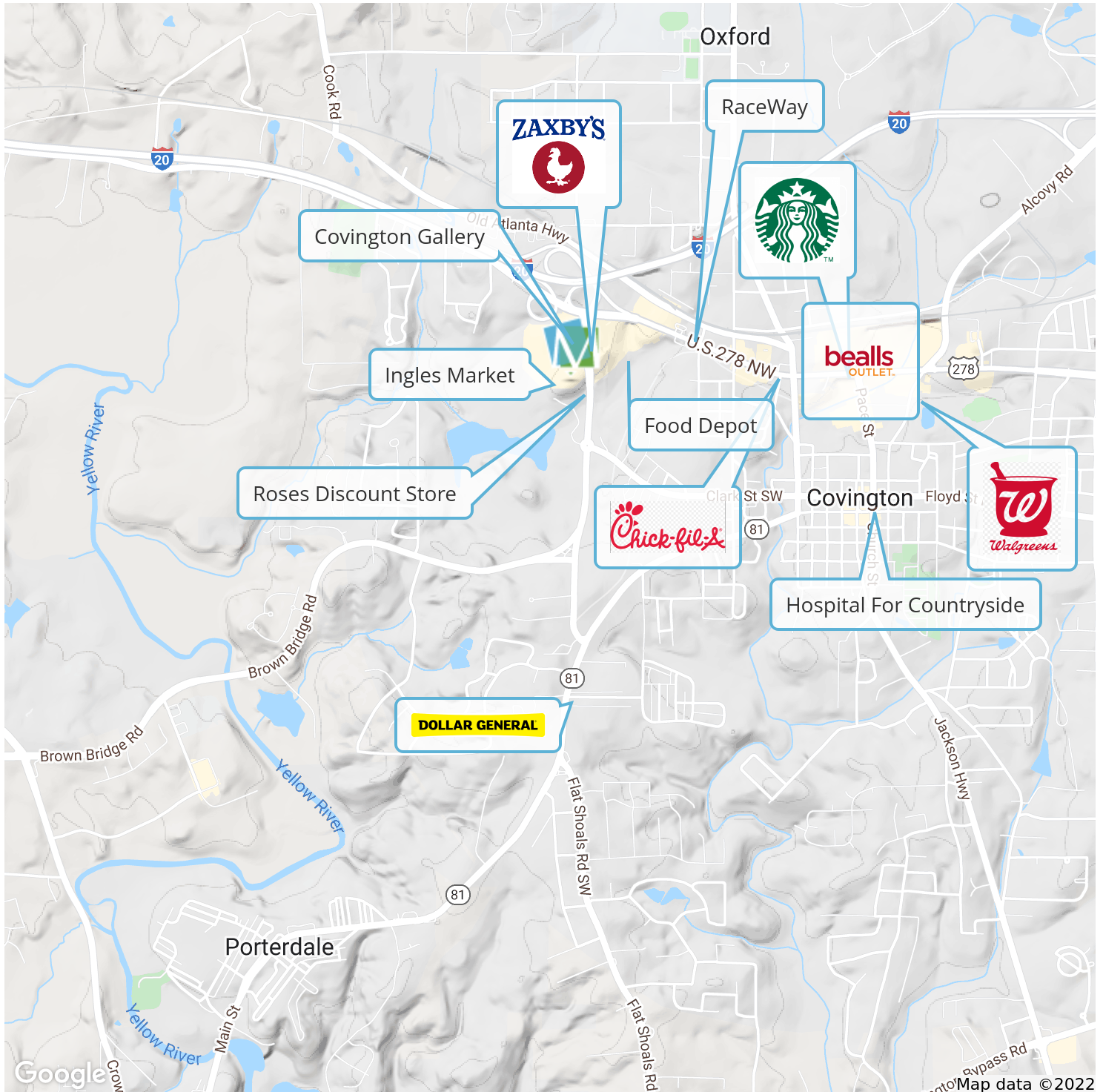
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LOCATION MAP

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LEASE SPACES

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It turns out, you don't have any Site Plans!

(be sure to tag an image "**Site Plan**" in the [Property Edit Form](#))

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,450 - 52,000 SF	Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite #1	Available	52,000 SF	NNN	\$15.00 SF/yr	-
Suite 14	Available	3,450 SF	NNN	\$15.00 SF/yr	-

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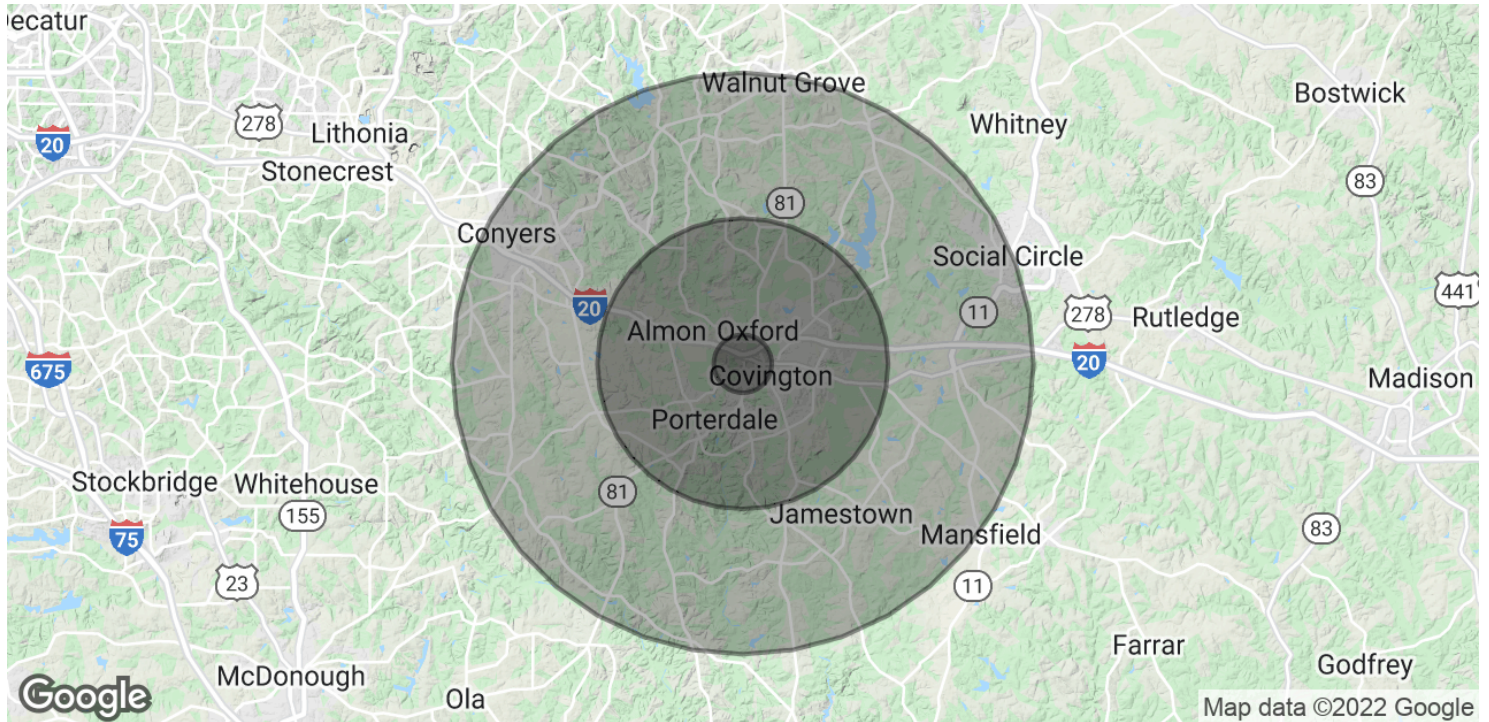
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DEMOGRAPHICS MAP & REPORT

6239-7121 TURNER LAKE RD , COVINGTON , GA 30014

Covington Gallery



POPULATION

1 MILE

5 MILES

10 MILES

Total Population	2,594	47,737	143,544
Average Age	27.6	32.7	34.4
Average Age (Male)	26.3	29.9	32.3
Average Age (Female)	28.5	34.7	35.8

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total Households	803	16,515	49,700
# of Persons per HH	3.2	2.9	2.9
Average HH Income	\$47,575	\$56,300	\$62,210
Average House Value	\$154,882	\$171,133	\$178,267

* Demographic data derived from 2010 US Census

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