

# FOR LEASE

8135 & 8141 HIGHWAY 278  
COVINGTON, GA 30014

±0.64 AC GROUND LEASE AVAILABLE



## PROPERTY INFORMATION

- **±0.64 Acre Ground Lease Available**
  - Zoned CM (Corridor Mixed - Use) by the City of Covington
  - Allows for most Retail / Restaurant / Office Uses
- Direct Frontage on Highway 278
  - ±22,000 Vehicles Per Day
- Exiting Curb Cut w/ Dedicated Right Turn Lane
- All Utilities Available
- Flat Topography
- ±1.2 mi to I-20 (Exit 93)
- **1,300 SF Office Building\* Available**
  - 11 Private Offices
  - Reception Area
  - Breakroom
  - 2 Restrooms
  - Ample Parking
  - *\*Office Building can be demolished for full site ground lease*



All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.



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1,300 SF OFFICE AVAILABLE



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