

# Covington Crossing

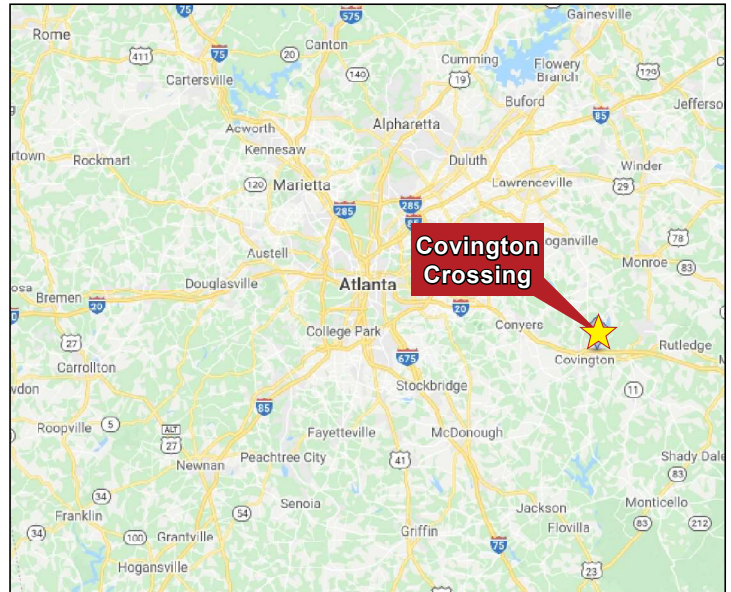
*Adjacent to Walmart Supercenter*

**Excellent Visibility and Signage on busy GA-142**



**11162 GA-142, Covington, GA 30014**

- One (1) 2,450 SF space available
- Anchored by Dollar Tree, with other strong tenants such as Shane's Rib Shack and Benchmark Physical Therapy
- 9,900 SF shopping center adjacent to Walmart Supercenter and across I-20 from The Home Depot
- High traffic counts on GA-142 (over 65,000 vehicles per day)



**FOR LEASE**

### Demographics

	3-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population 2022	17,193	36,173	130,667
Annual Pop Growth 2022-2027	1.0%	1.4%	1.3%
Projected Growth 2022-2027	2.1%	2.2%	2.0%
Total Households	6,111	12,560	45,407
Average Household Income	\$68,272	\$67,350	\$74,162

### Traffic Count

**65,063** GA-142

**FOR MORE INFORMATION, CONTACT:**

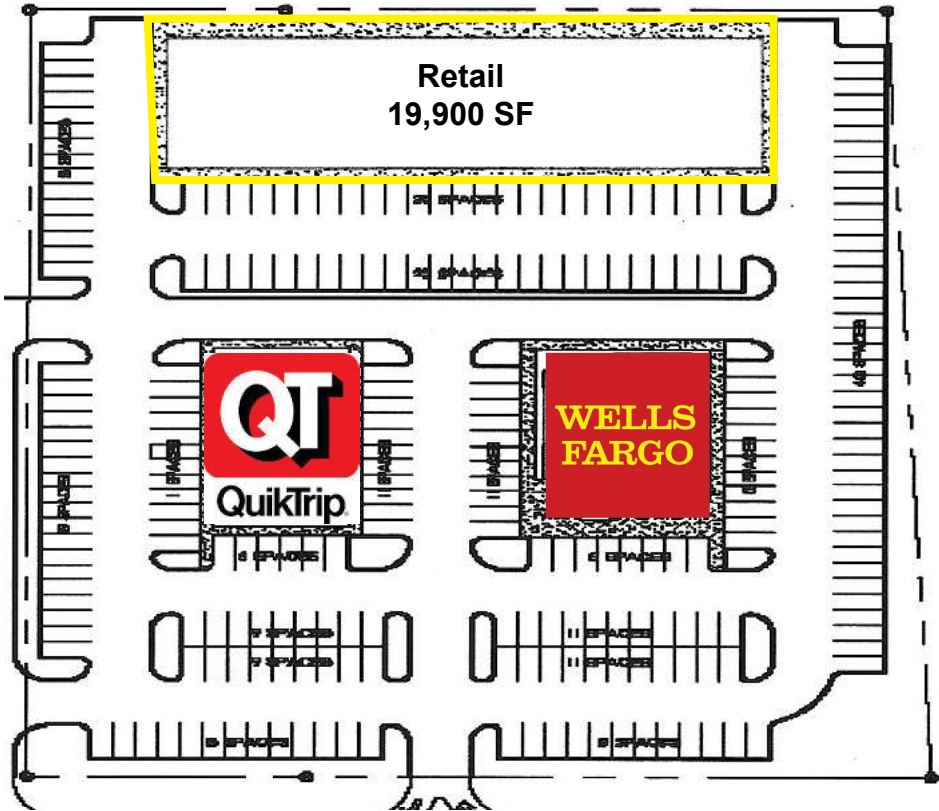
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LEASE AT

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SUITE	TENANT	SF
11182-86	Luxy Nails	2800
11180	DOLLAR TREE	8000
11174	Sally's Beauty	1750
11172	Benchmark	2450
11168	One Main Financial	1400
11166	Wing Spot	1050
<b>11162</b>	<b>AVAILABLE</b>	<b>2450</b>

19,900 Total SF (91% Occupied)



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