



Covington Town Center

Publix DUNKIN' magoos

Wendy's Zaxby's W.B. Factory

AMICI Freddy's Arby's

EMORY  
OXFORD  
COLLEGE

GEORGIA  
PIEDMONT  
TECHNICAL COLLEGE

Newton Plaza

Kroger BIG LOTS bealls

HIBBETT planet fitness Goodwill R&B

Covington Corners

ROSS FARMERS home Auto Zone CITI TRENDS

Walmart

QT  
QuikTrip

ALDI

**SITE**

TRACTOR  
SUPPLY CO.

Walgreens

Piedmont

ACE  
Hardware

HARBOR  
FREIGHT

Covington Crossings  
Food Depot

FOR LEASE / SALE

Former Sonic

8225 Hwy. 278 | Covington, GA



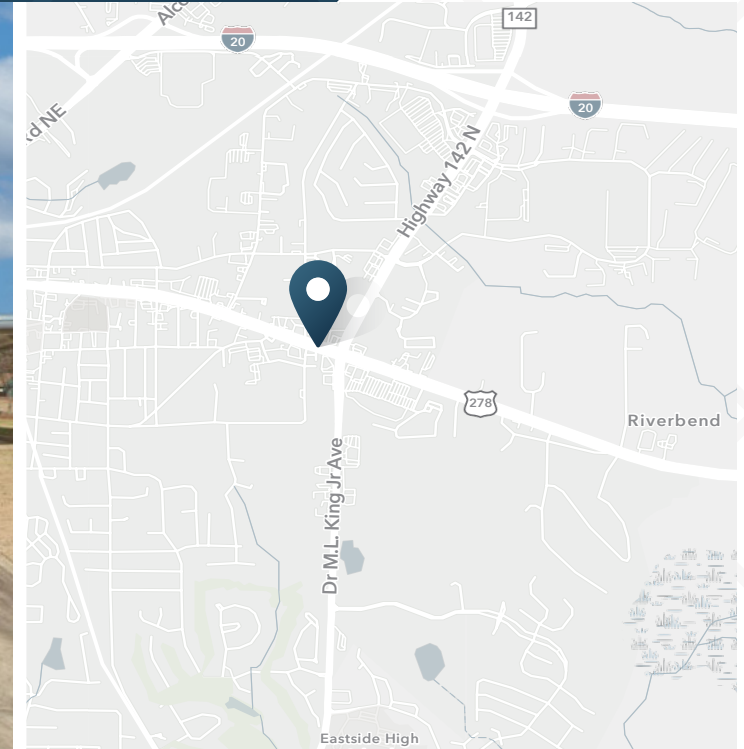


# Former Sonic

8225 Hwy. 278 | Covington, GA 30014



**FOR LEASE OR SALE**



1,775 SF  
Building

1.09 AC  
Lot

Contact  
Broker  
Rate

## ABOUT THE PROPERTY

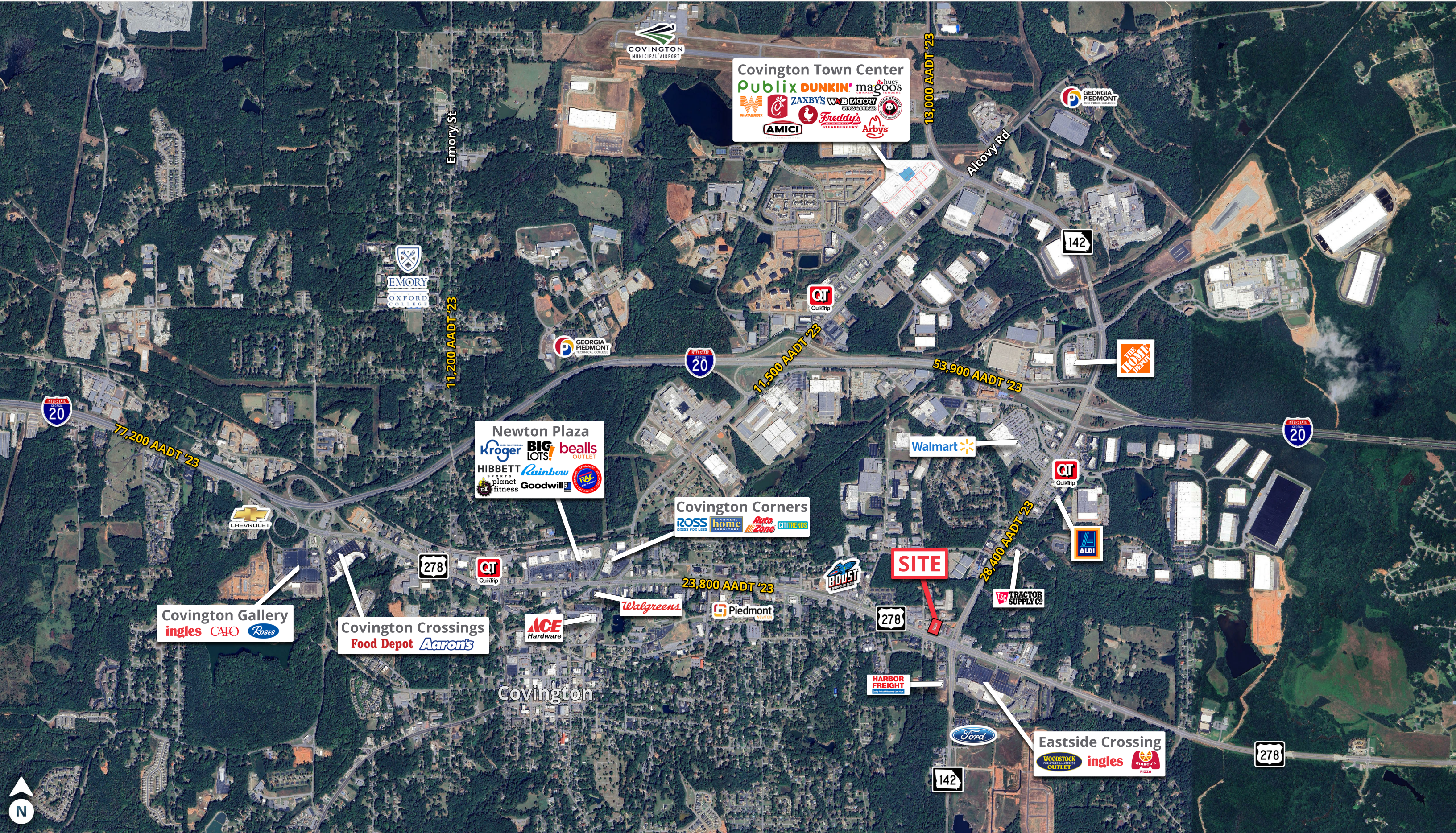
- Former Sonic Drive-Thru situated in a high-visibility area with consistent traffic
- Positioned along Hwy 278, benefiting from steady commuter and local traffic
- Located at a lighted intersection with access to both Hwy 278 and John Williams Hwy
- Covington is benefiting from significant job and housing growth

## TRAFFIC COUNTS

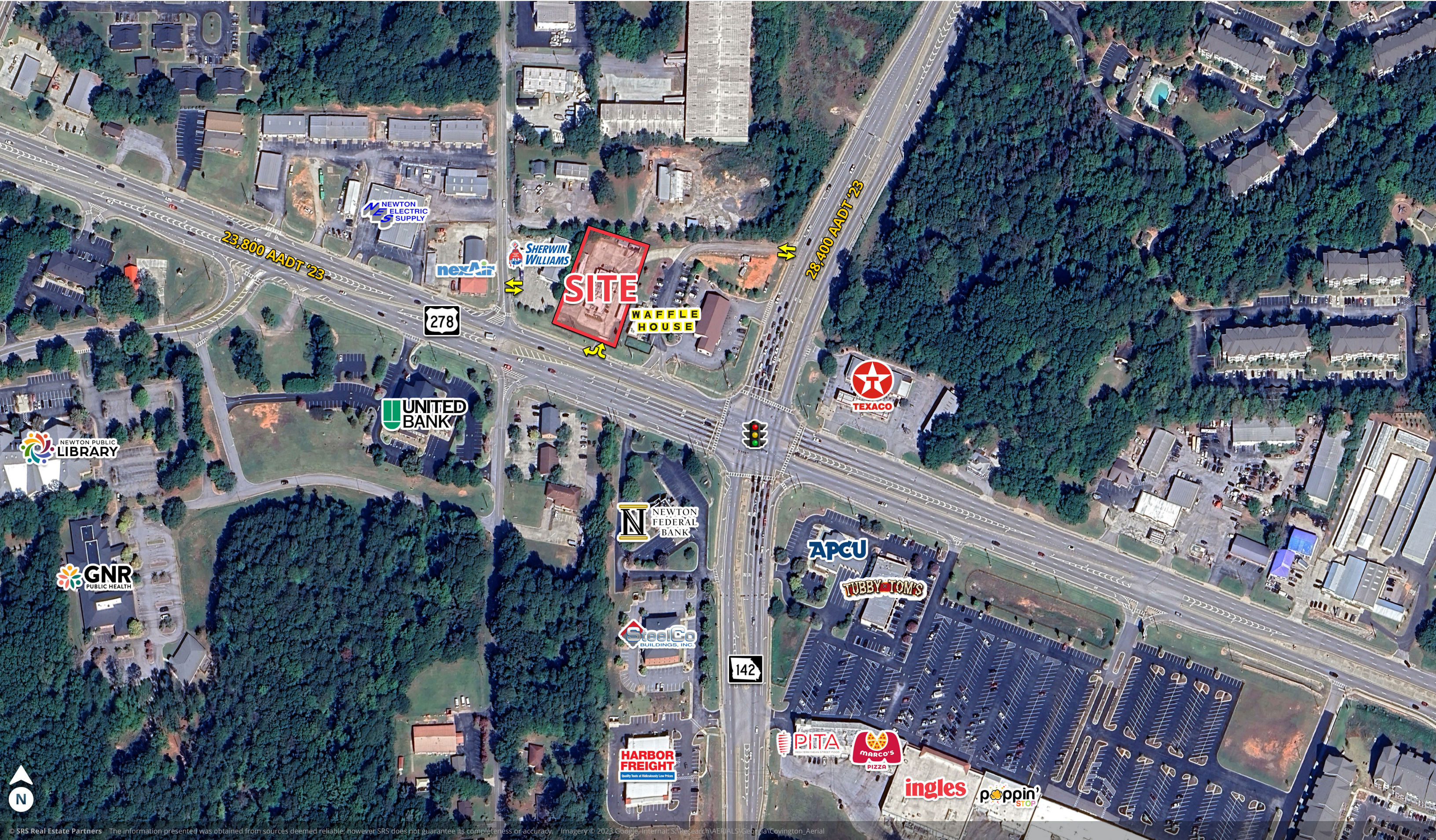
Hwy 278	23,800 AADT
John Williams Hwy	28,400 AADT
I-20	77,200 AADT

Year: 2023 | Source: GDOT











# Former Sonic

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## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	3,081	22,769	39,545
2029 Projected Population	3,761	25,459	43,461
Projected Annual Growth 2023 to 2028	4.07%	2.26%	1.86%

### Daytime Population

2024 Daytime Population	7,095	31,918	45,610
Workers	5,522	15,642	19,470
Residents	1,573	12,234	21,720

### Income

2024 Est. Average Household Income	\$79,641	\$85,728	\$87,751
2024 Est. Median Household Income	\$56,050	\$71,442	\$72,767

### Households & Growth

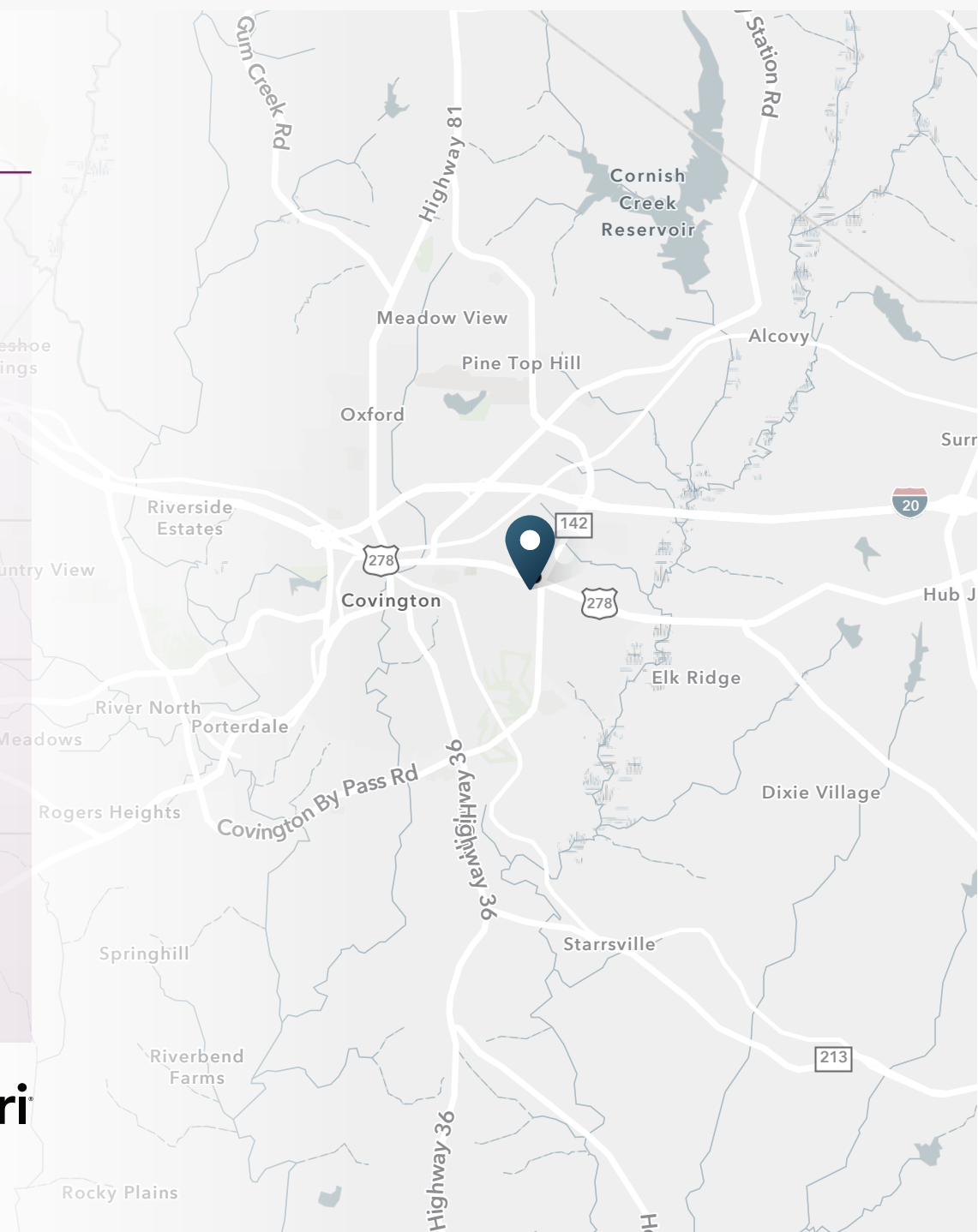
2024 Total Households	1,310	8,291	14,729
2029 Projected Households	1,605	9,462	16,456
Projected Annual Growth 2023 to 2028	4.15%	2.68%	2.24%

### Race & Ethnicity

2024 Est. White	42.9%	38.0%	42.1%
2024 Est. Black or African American	46.7%	50.4%	45.4%
2024 Est. Asian or Pacific Islander	1.4%	1.6%	1.6%
2024 Est. Hispanic Origin (Any Race)	8.0%	7.7%	8.1%
2024 Est. American Indian or Native Alaskan	0.4%	0.4%	0.4%
2024 Est. Other Races	0.0%	0.0%	0.0%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





# Former Sonic

8225 Hwy. 278 | Covington, GA 30014



## Residential Development Sites (BCI)

16

Sites  
Planned

7

Under  
Construction

3

Completed  
(12 months)

 **Total New Estimated Residential Units** **6,103**

Single-Family Units	23.4%	1,428
Multi-Family Units	30.3%	1,852
Mixed-Use Units	46.3%	2,823

## Trade Area Demographics

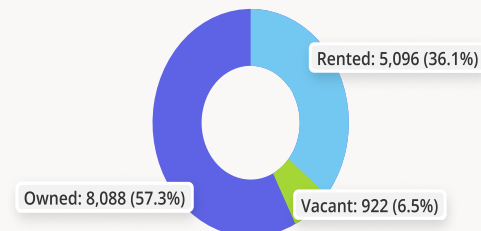
 Population **35,846** ↑ 10.3% (2028)

 Households **13,184** ↑ 10.8% (2028)

 Group Quarters **1,451** 179

 Median Home Value **\$289,813** 86

**Total Housing Units** **14,106**







### Distance in Miles

 5 mi






### Residential Development Sites

# of Units, prop. to dot size and color

-  High # of Units
-  Medium # of Units
-  Low # of Units
-  No Data

### Housing Unit Density

Units per sq mile, Census Block Groups

-  0 - 500
-  500 - 1K
-  1K - 2K
-  2K - 3K
-  3K+

Residential Development Sites represent estimated current BCI BuildCentral data for planned, in progress, and recently completed residential development projects.

Map and data tables are based STI Popstats 2023 and BCI BuildCentral.



# Covington Growth Data

8225 Hwy. 278 | Covington, GA 30014



**The local economy in Covington and Newton County is diverse and well-balanced, driven by key industries such as manufacturing, healthcare, education, and logistics.** The region has long been a hub for industrial and distribution employment, with continued growth on the horizon. Multiple industrial parks and distribution centers contribute to this expansion, bolstered by direct access to I-20, several rail lines, and proximity to Hartsfield-Jackson Atlanta International Airport.

**Major employers—including Takeda Pharmaceuticals, Bridgestone Golf, Michelin Tread Technologies, and Facebook's Newton Data Center**—have made significant investments in the area, reinforcing its reputation as a center for innovation and economic stability. A notable addition is Archer Aviation, located behind Covington Town Center. The company, set to open this year, specializes in electric vertical takeoff and landing (eVTOL) aircraft, paving the way for advanced urban mobility solutions.

**One of the most transformative developments is Rivian,** an electric vehicle manufacturer focused on adventure-ready trucks and SUVs. Covington marks the company's second U.S. location, following the securing of a Department of Energy loan in January. Hiring efforts are already underway, with further details on the construction timeline expected by late spring. Rivian's \$7 billion investment is projected to generate approximately 7,500 jobs. Adding to the region's momentum as a logistics and distribution hub, Amazon recently acquired a 460-acre site near Covington Town Center.

**The film industry also plays a vital role in Covington's economy.**

Three Rings Studios, located just behind Covington Town Center, continues to expand its production space. The studio specializes in television productions, including *The Vampire Diaries*, which has fostered a strong fan-based tourism presence in the area.

**Healthcare remains another key employment sector.** Piedmont Newton Hospital, currently operating with 140 beds, is undergoing expansion to increase capacity to 200 beds. The addition of trauma and oncology specialties will enhance local medical services, further solidifying the hospital's role as a cornerstone of the community. The expansion will also drive demand for skilled professionals, including doctors, nurses, and other healthcare workers.





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