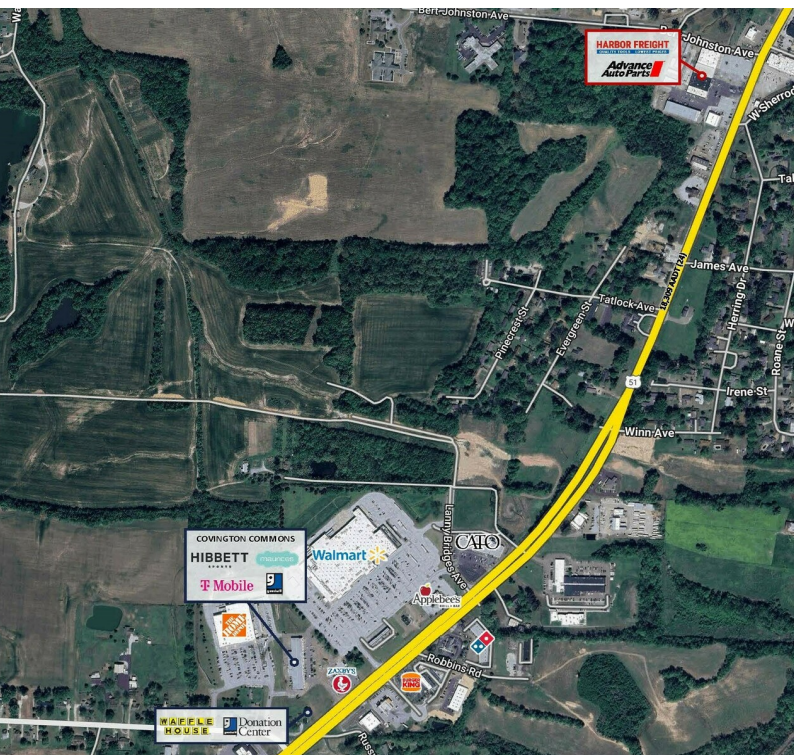




PROPERTY DESCRIPTION

700 SF of Retail Space and Outparcel Drive-Thru Available in Covington, TN directly on Hwy 51

PROPERTY HIGHLIGHTS

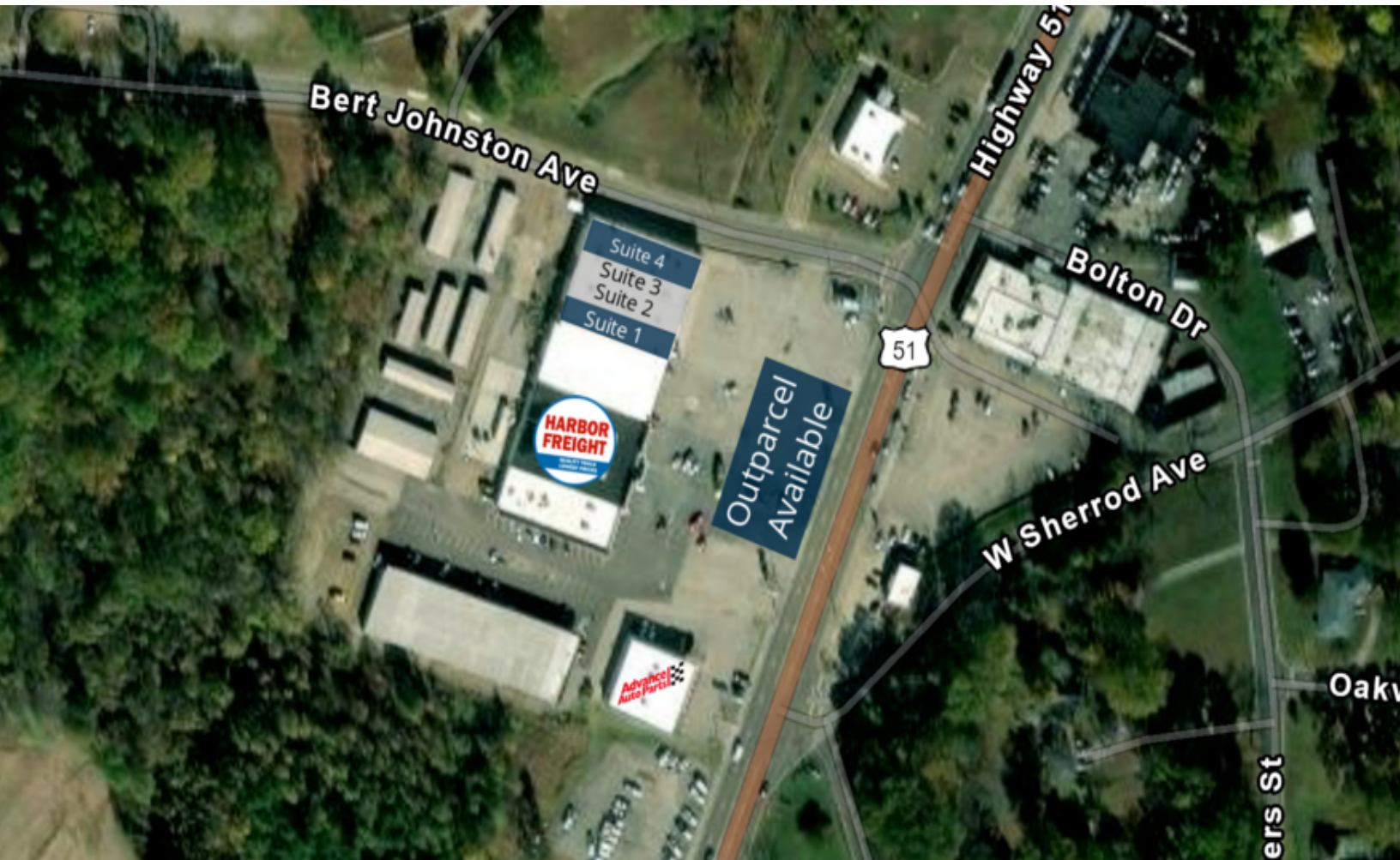
- Harbor Freight Anchored Shopping Center with Ample Parking
- Retail Opportunity and Outparcel Drive-Thru Opportunity Available Facing the High Traffic Corridor of U.S. 51
- Close proximity to Ford BlueOval City, Ford Motor Company's Flagship Electric Vehicle Manufacturing Plant
- Surrounded by National Retailers such as: The Home Depot, Walmart, Walgreens, Harbor Freight, Advance AutoParts, Verizon, AT&T, Zaxby's, Little Caesars Pizza, Margaritas, Burger King, IHOP, Subway, Applebee's, and many more
- Traffic Counts: U.S. Highway 51 (22,805 AADT)

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	4,025	6,065	13,491
Total Population	9,405	14,555	34,027
Average HH Income	\$49,339	\$55,374	\$62,460

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SUITE	TENANT NAME	SPACE SIZE
Suite 1	Available	700 SF
Suite 2	Sun Beauty	11,500 SF
Suite 3	Deans Tax Office	699 SF
Suite 4	Available	3,000 SF
Proposed Outparcel Drive-Thru	Available	1 Acres

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