

Covington Marketplace

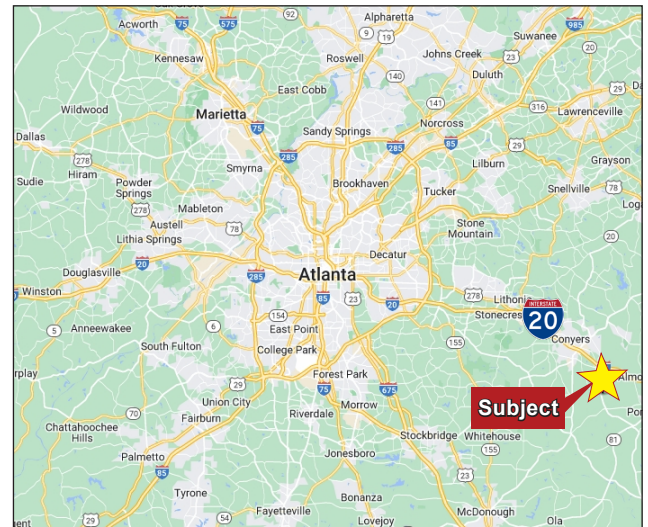
Kroger-anchored Center - 9,062 SF of Space Available

High Exposure Location Along Salem Road



3700 Salem Road, Covington, GA 30016

- Signalized intersection at Salem Rd & Kirkland Rd with strong daily traffic
- Located in a rapidly growing Covington trade area with expanding rooftops
- Multiple small shop spaces (1,300–1,800 SF) in high-demand size range
- Surrounded by dense residential communities driving repeat daily visits
- Ideal for QSR, beauty, medical, fitness, and service retail users



Demographics

	3-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population 2026	28,500+	68,500+	152,000+
Estimated Population 2030	30,200+	71,000+	158,000+
Est. Annual Growth 2026-2030	3.0%	3.4%	3.9%
Total Households	10,200+	25,800+	55,000+
Average Household Income	\$69,000+	\$74,200+	\$78,000+
Median Age	34	35	36

Traffic Count

20,000+ VPD Salem Rd

FOR MORE INFORMATION, CONTACT:

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FOR LEASE

LEASE AT Covington Marketplace

3700 Salem Road
Covington, GA 30016



Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
3622	Cleaners for You	1,200	3710	First Step Child Dev.	4,800	3818	Fast Cash	1,500
3620	Smoothie Body Wax	1,200	3730	Thai in the Box	1,250	3820	AVAILABLE	1,462
3618	Newton County Sheriff	1,200	3732	H&R Block	1,250	3822	American Deli	1,462
3612	Newton County Sheriff	4,387	3800	AVAILABLE	1,400	3824	Alpha Omega Prep School	2,250
3610	Newton County Sheriff	1,200	3802	Juicy Crawfish	3,014	3826	Mailbox Plus	1,500
3606	Five Star Nail	1,751	3806	Smoke Shop	1,513	3828	American Renal	1,301
3608	Five Star Nail	2,598	3808	AVAILABLE	1,388	3830	American Renal	1,300
3604	AVAILABLE	1,825	3810	AVAILABLE	1,499	3832	American Renal	1,527
3602	Little Caesar's	1,400	3812	Urgent Care	1,488	3834	American Renal	1,527
3600	Barbershop	1,400	3814	Beauty Supply	1,401	3836	American Renal	1,200
3700	Kroger	78,849	3816	New China	1,499	3838	American Renal	1,200



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