

**NEW!**

# Grocery Anchored Development Opportunity



## 10+ Acre Signalized Corner in the Growing Atlanta MSA

**Site Address:** 7079 Highway 212, Covington, GA 30016

**Site Area:** 10.2 Acres

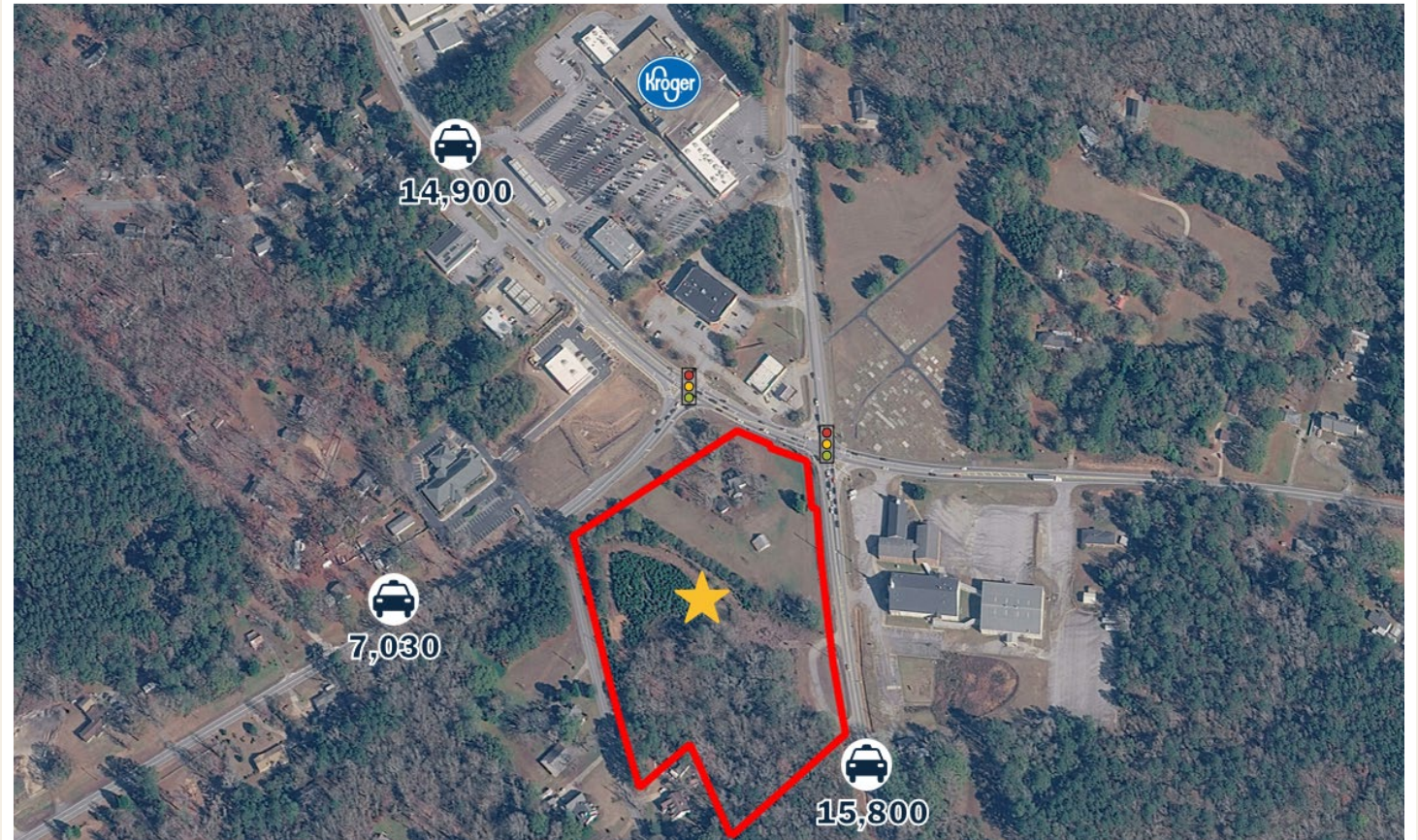
**Traffic Counts:** 15,800 VPD on Hwy 212 · 14,900 VPD on Hwy 20

**Access:** Two signalized intersections, multiple ingress/egress

**Utilities:** All utilities to site

**Available:** Ground Lease or Build-to-Suit

**Pricing:** Call or email for pricing — all terms negotiable

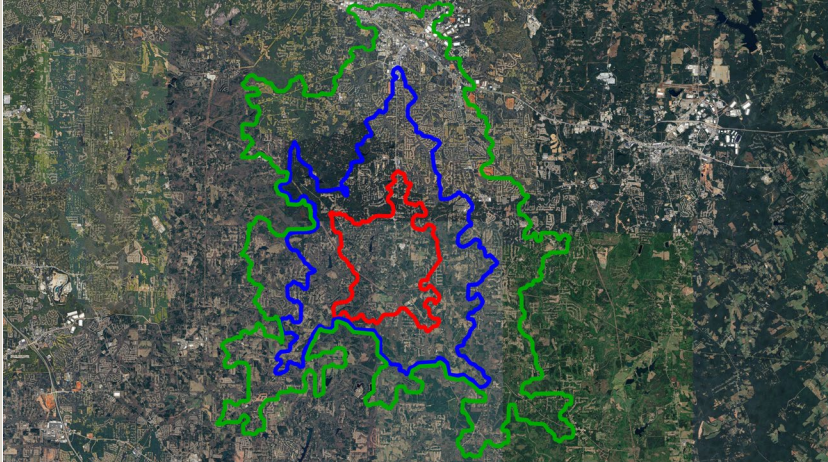


★ SUBJECT SITE

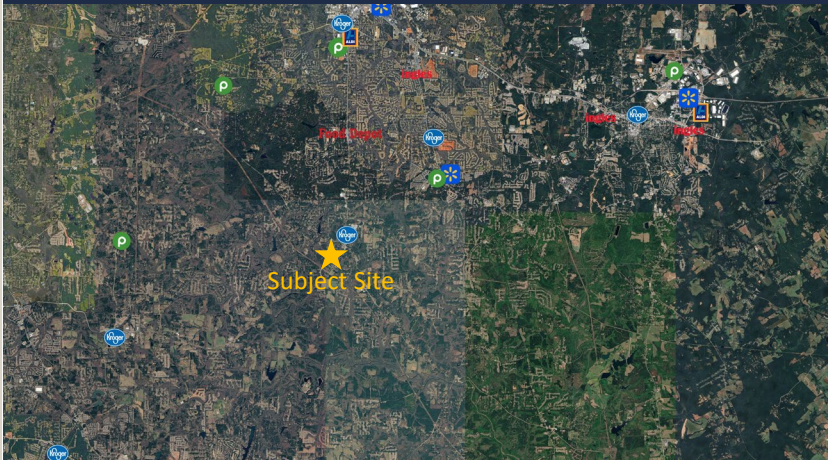
— PROPERTY BOUNDARY

## Drive-Time Rings from Site

5 / 10 / 15 MIN



## Regional Grocery Competition



## Drive-Time Demographics

2025

	5-MIN	10-MIN	15-MIN
Population (2025)	12,368	57,492	145,999
Avg HH Income	\$108K	\$111k	\$102k
Median HH Income	\$77K	\$84k	\$82K
Retail Sales	\$142M	\$459M	\$1.14B
Consumer Exp.	\$214M	\$752M	\$2.11B

## WHY SOUTH COVINGTON

**+11.6%**

NEWTON CO. POP. GROWTH SINCE 2020

**1,000**

MULTIFAMILY UNITS RECENTLY DELIVERED

**7,500**

JOBS BY 2030 RIVIAN STANTON SPRINGS

**\$687M**

2022 RETAIL SALES NEWTON COUNTY

Existing grocers cluster north along Hwy 278 & I-20 — leaving the growing south Covington trade area underserved.

Approximately 1,000 rental units have recently delivered and are now absorbing in the surrounding trade area, with 364 entitled shovel-ready units across five projects and additional communities under construction by national homebuilders.

Longer term demand should also benefit from the \$5 billion Rivian Stanton Springs plant and its projected 7,500 jobs by 2030.