

Jackson Market – Building 300

Jackson Market | Covington, GA (Atlanta MSA)





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Brand New, Fully Leased Retail Shops

with a Drive-Thru Component



Prominent, Convenient Location on Hwy 278 NE

32,600 ADT



35 Miles from Downtown Atlanta

2.22% Annual Population Growth within 3 Miles

- New Construction Shops Building with a Drive-Thru Anchored by Chicken Salad Chick & Sage Dental
- Fully Leased to Diverse, E-Commerce-Resistant Mix of Tenants
 - All Tenants on Long Term Leases with Scheduled Rent Increases
- Highly Visible, Convenient Location with Prominent Pylon Signage
 - Along Hwy 278 NE Arterial - 32,600 ADT
- Within Brand New Jackson Market Retail Development
 - Alongside McAlister's Deli, Five Guys, Caribou Coffee, and More
- Located within Covington's Primary Retail Corridor
 - Kroger, Ross, CVS, McDonald's, Popeye's, Planet Fitness, Walgreens, and More
- Piedmont Newton Hospital, a 107-Bed Acute Care Community Hospital with 1,300+ Physicians & Employees
- 2 Miles from Oxford College of Emory University (1,000+ Students)
- 1 Mile from Downtown Covington and Covington Square
 - Picturesque Downtown with Shopping, Dining, and Year-Round Events
- Dense, Affluent Demographics in Growing Atlanta Suburb
 - 51,586 Residents within a 5-Mile Radius
 - 2.22% Annual Population Growth within a 3-Mile Radius
- 35 Miles from Downtown Atlanta
 - 8th Largest Metro in the U.S. with Over 6 Million Residents
 - 41 Miles to Hartsfield-Jackson Atlanta International Airport, the World's Busiest Airport





\$7,873,000

6.25% CAP RATE

[View on Map ↗](#)

LOCATION	4153 Highway 278 NE, Building 300, Covington, GA 30014
LOT SIZE	±0.996 acres or ±43,396 square feet
IMPROVEMENTS	11,358 square foot retail building divided into five suites Sage Dental 4,200 SF Chicken Salad Chick 2,550 SF with a drive-thru component Noire the Nail Bar 2,000 SF Touchdown Wings 1,400 SF Tropical Smoothie Cafe 1,208 SF
YEAR BUILT	2026
PARKING	±47 parking spaces, with shared parking available throughout the shopping center
FINANCING	Delivered free and clear of permanent financing

Projected Gross Revenue	Year 1	Year 10
Scheduled Base Rental Revenue	\$492,076	\$532,284
Expense Reimbursement Revenue	\$76,693	\$96,672
Effective Gross Revenue	\$568,769	\$628,955
Annual Operating Expenses	Year 1	Year 10
Common Area Maintenance	\$25,556	\$33,344
Insurance	\$11,358	\$14,820
Taxes	\$22,716	\$29,639
Management	\$17,063	\$18,869
Total Operating Expenses	\$76,693	\$96,672
Net Income Return	\$492,076 6.25%	\$532,284 6.76%

NOTE:
 The net income is an estimate and does not provide for all potential costs and expenses (i.e. maintenance, repair, etc.) that may be required of the owner. Any reserves set forth herein are merely estimates and not based on any experience, physical inspection, or prior knowledge. All prospective purchasers are strongly advised to make an independent investigation to determine their estimate of costs and expenses prior to entering into an agreement to purchase.

For the Years Ending	Year 1 Feb-2027	Year 2 Feb-2028	Year 3 Feb-2029	Year 4 Feb-2030	Year 5 Feb-2031	Year 6 Feb-2032	Year 7 Feb-2033	Year 8 Feb-2034	Year 9 Feb-2035	Year 10 Feb-2036
Rental Revenue										
Potential Base Rent	\$492,076	\$492,076	\$492,076	\$492,076	\$492,076	\$531,349	\$532,284	\$532,284	\$532,284	\$532,284
Total Rental Revenue	\$492,076	\$492,076	\$492,076	\$492,076	\$492,076	\$531,349	\$532,284	\$532,284	\$532,284	\$532,284
Other Tenant Revenue										
Total Expense Recoveries	\$76,693	\$78,537	\$80,436	\$82,393	\$84,408	\$87,698	\$89,865	\$92,067	\$94,335	\$96,672
Effective Gross Revenue	\$568,769	\$570,613	\$572,512	\$574,469	\$576,484	\$619,047	\$622,149	\$624,351	\$626,619	\$628,955
Operating Expenses										
CAM	\$25,556	\$26,322	\$27,112	\$27,925	\$28,763	\$29,626	\$30,515	\$31,430	\$32,373	\$33,344
Insurance	\$11,358	\$11,699	\$12,050	\$12,411	\$12,784	\$13,167	\$13,562	\$13,969	\$14,388	\$14,820
Taxes	\$22,716	\$23,397	\$24,099	\$24,822	\$25,567	\$26,334	\$27,124	\$27,938	\$28,776	\$29,639
Management	\$17,063	\$17,118	\$17,175	\$17,234	\$17,295	\$18,571	\$18,664	\$18,731	\$18,799	\$18,869
Total Operating Expenses	\$76,693	\$78,537	\$80,436	\$82,393	\$84,408	\$87,698	\$89,865	\$92,067	\$94,335	\$96,672
Net Operating Income	\$492,076	\$492,076	\$492,076	\$492,076	\$492,076	\$531,349	\$532,284	\$532,284	\$532,284	\$532,284

GENERAL ASSUMPTIONS

Analysis Date 03/01/2026	General Expense Growth per Annum 3.00%	Real Estate Tax Growth per Annum 2.00%
Total Rentable Area 11,358	General Inflation per Annum 3.00%	Management Fee 3% of EGR

Chicken Salad Chick



LESSEE
SSRG II, LLC

NO. OF LOCATIONS
306+

WEBSITE
chickensaladchick.com

Chicken Salad Chick is a fast-casual brand founded in 2008 in Auburn, Alabama, and remains the nation's only concept dedicated to fresh-made chicken salad. Its menu includes multiple flavors, plus sandwiches, sides, soups, and desserts. Now headquartered in Atlanta and led by President and CEO Scott Deviney, the system has surpassed 300 restaurants across 22 states, with continued expansion into the Northeast and Southwest. The brand is consistently recognized in the franchise industry and supports growth with digital ordering, a mobile app, and a rewards program.

Tropical Smoothie Cafe



LESSEE
A & I Patel, LLC

GUARANTORS
Miteshkumar Patel

NO. OF LOCATIONS
1,300+

WEBSITE
tropicalesmoothiecafe.com

Tropical Smoothie Cafe is a fast-growing quick-service restaurant franchise specializing in made-to-order smoothies, wraps, sandwiches, salads, bowls, breakfast items, flatbreads, and seasonal offerings. Founded in 1997 in Destin, Florida, the brand has expanded to more than 1,300 locations nationwide. Tropical Smoothie Cafe emphasizes fresh, flavorful, and health-conscious menu options, earning a loyal following among consumers seeking convenient, better-for-you alternatives to traditional fast food.

Noire the Nail Bar

LESSEE
Noire the Nail Bar USA, LLC

GUARANTORS
Noire the Nail Bar USA, LLC and Khiem Le

NO. OF LOCATIONS
100+

Noire the Nail Bar is an upscale nail salon brand offering a luxury, spa-like experience. The salons provide a full range of services including manicures, pedicures, gel and acrylic nails, nail art, body waxing, eyelash services, and additional cosmetic treatments, all delivered in a refined and relaxing environment. The brand places a strong emphasis on cleanliness and safety, featuring rigorous hygiene standards such as double sterilization of tools and single-use files and buffers for every client. Founded by Khiem Le, the lease guarantor, Noire the Nail Bar has grown into a large regional platform with more than 100 salons across the U.S.



Touchdown Wings



LESSEE

Covington 1988, LLC

GUARANTORS

Long Yang, LLC and Long Yang

NO. OF LOCATIONS

40+

WEBSITE

touchdownwings.com

Touchdown Wings is a fast-growing restaurant chain offering a broad menu that includes wings, sandwiches, cheesesteaks, seafood, burgers, rice dishes, salads, and sides in a family-friendly setting. The brand emphasizes quality ingredients and provides convenient options for dine-in, takeout, and catering. The brand has quickly become popular, with over 40 locations across the southeast and beyond.

Sage Dental



LESSEE

Sage Dental Management, LLC

GUARANTORS

GD Dental Services, LLC

NO. OF LOCATIONS

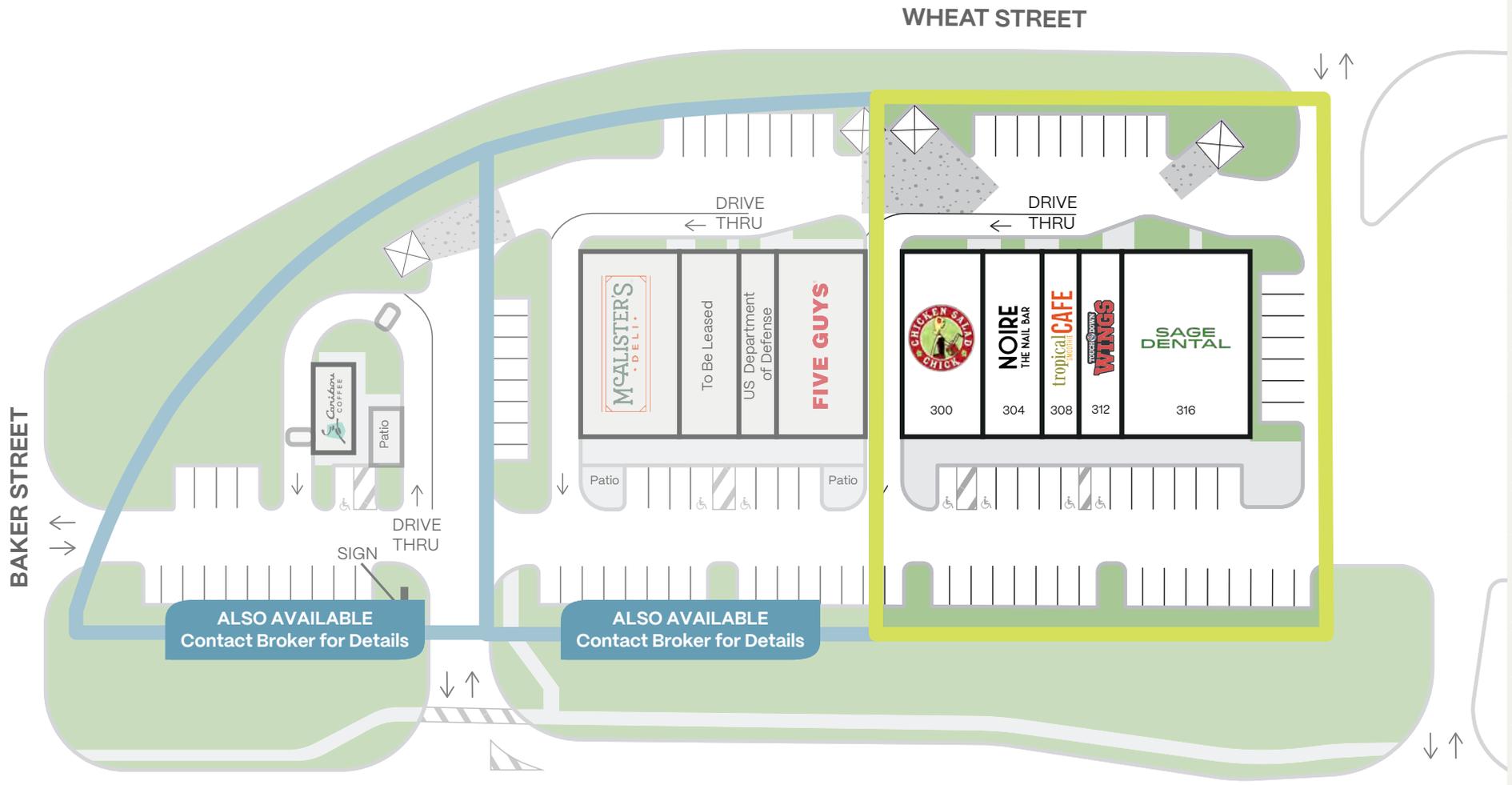
140+

WEBSITE

mysagedental.com

Sage Dental provides convenient, all-in-one dental care for the entire family, offering services that include orthodontics, restorative care, whitening, pediatric dentistry, periodontics, preventive and emergency care, and diagnostics. With 140+ locations, each center brings general dentists, specialists, and hygienists together under one roof, reducing referrals and streamlining visits. Sage Dental accepts most insurance plans and offers options for uninsured patients, ensuring broad access to comprehensive dental care.





  32,600 ADT





The subject property is strategically positioned with high visibility and convenient access along Hwy 278 NE (32,600 ADT). Hwy 278 NE transitions directly into I-20, which provides a direct route into downtown Atlanta, located less than 35 miles away. The site is part of the new Jackson Market retail development, featuring synergistic tenants including Five Guys, McAlister’s Deli, Caribou Coffee, and more.

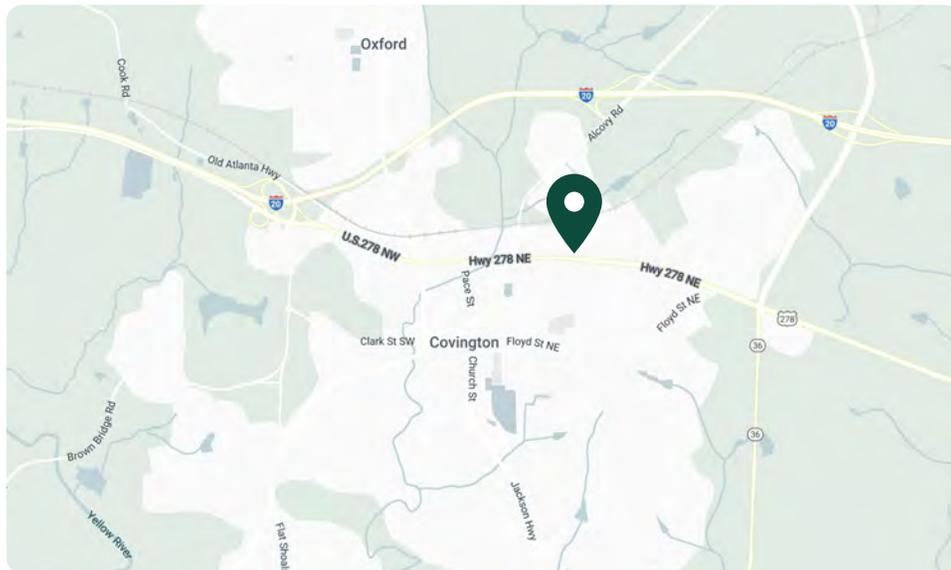
Located along Covington’s primary retail corridor, the property is surrounded by an array of national retailers such as CVS, McDonald’s, Jimmy John’s, Mister Car Wash, Pizza Hut, Long John Silver’s, Popeye’s, Krystal, Walgreens, Wendy’s, Hardee’s, Waffle House, Chick–fil–A, and more. Nearby shopping centers include Covington Corners, anchored by Ross Dress for Less and AutoZone; Newton Plaza, anchored by Kroger and Big Lots with Planet Fitness, Starbucks, Dunkin’, and Chipotle; and Eastside Crossing, anchored by Ingles Market.

The property is surrounded by major traffic drivers. It sits across from Piedmont Newton Hospital, a 107–bed acute care community hospital with 800 employees and over 500 physicians. In 2019, the hospital completed a \$10 million expansion and renovation of its 24–hour Emergency Department, doubling its capacity. The site is less than a mile from downtown Covington and Covington Square, home to many shops, restaurants, and year–round events. Two miles from the property is the 350–acre Oxford College of Emory

University campus, one of Emory’s 9 colleges, with an enrollment of over 1,000 students. Less than three miles away is the Covington Municipal Airport, which was established in 1963 and spans approximately 700 acres with adjacent parcels available for development. The airport attracts corporate and business traffic due to its location, facilities, affordability, and proximity to lodging and conference venues.

Covington is home to numerous industrial and commercial employers including General Mills, Becton Dickinson (1,000 employees), Pactiv (452 employees), Michelin, SKC Inc. (300 employees), Nisshinbo Automotive (300 employees), WestRock, Indorama (FiberVisions), Valspar Corporation, Mytex Polymers, Ascend Elements, and others.

The surrounding area is experiencing rapid commercial and residential growth with numerous new developments completed or underway. Recent and ongoing residential projects include The Sinclair at Callaway Farm, The Cove at Covington Town Center, Quinn Residences at Covington Town Center, Wildwood, Neely Farms (multiple phases), Ashford Park, and Render Turner Lake Apartments. New commercial and industrial projects include Covington Town Center, a 180–acre mixed–use development with retail, medical office, and residential space; Covington Commerce Center; and Covington Logistics Park.



Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Newton Plaza Kroger Starbucks Walgreens Goodwill Chipotle	4M Annual Visits 1.2M Annual Visits 414,100 Annual Visits, Top 10% Nationwide 376,400 Annual Visits, Top 7% in GA 285,900 Annual Visits, Top 7% Nationwide 213,500 Annual Visits
Covington Crossing Shopping Center Ross	1.3M Annual Visits 409,500 Annual Visits, #15 in GA
Walmart	2.7M Annual Visits, Top 8% in GA
Chick–fil–A	1M Annual Visits, Top 16% Nationwide
LongHorn Steak House	328,700 Annual Visits, Top 4% Nationwide
Bojangles	300,900 Annual Visits, Top 10% in GA

167,524



2025 Total Population

\$306,811



Average Home Value

\$99,991



Average Household Income

📍 4115 Highway 278 NE, Building 300, Covington, GA



Population Summary	3 Miles	5 Miles	10 Miles
2020 Total Population	23,679	45,481	154,036
2025 Total Population	27,591	51,586	167,524
2030 Total Population	30,796	57,085	177,745
2025 – 2030 Annual Growth Rate	2.22%	2.05%	1.19%
2025 Total Daytime Population	35,426	53,068	153,629
Average Household Income			
2025	\$87,902	\$93,134	\$99,991
2030	\$97,594	\$103,078	\$110,444
Average Home Value			
2025	\$295,439	\$293,545	\$306,811
2030	\$366,742	\$367,308	\$372,549

Major Employers in Atlanta Metro	# of Employees
Delta Air Lines	42,090
Northside Hospital	32,000
Piedmont Healthcare	29,646
Publix Super Markets Inc.	23,660
Wellstar Health System	21,020
The Home Depot	19,576
United Parcel Service Inc. (UPS)	17,037
Emory University	13,500
Children's Healthcare of Atlanta	10,489
UPS Supply Chain Solutions	10,121
Georgia Institute of Technology	9,389
Cox Enterprises	7,700



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