

Jackson Market

Building 200 + Caribou Coffee | Covington, GA (Atlanta MSA)

Available Together or Individually





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Location & Demographics

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Fisher James Corp. ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



New Construction Retail Offering

Drive-Thru Service at Both McAlister's & Caribou Coffee



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 McAlister's Deli & Five Guys
 - 100% Leased to Diverse, E-Commerce-Resistant Mix of Tenants
 - Scheduled Rent Increases in Majority of Leases
- New 10-Year Corporate NNN Lease to Caribou Coffee
 - Scheduled 10% Rent Increases and Limited Landlord Responsibilities
 - Growing Coffee Brand with Over 800 Locations Worldwide
 - Part of Panera Brands Portfolio Alongside Panera Bread & Einstein Bros. Bagels (Owned by Global Parent Company JAB Holding Company)
 - Caribou Coffee's Innovative "Cabin" Concept featuring Drive-Thru and Walk-Up Only Format for Maximum Efficiency
- Within Brand New Jackson Market Retail Development
 - Highly Visible, Convenient Location with Prominent Monument Signage
 - Along Hwy 278 NE Arterial - 32,600 ADT
- Located within Covington's Primary Retail Corridor
 - Kroger, Ross, CVS, McDonald's, Popeye's, Planet Fitness, & More
- Neighbors 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
 - 6th Largest Metro in the U.S. with Over 6.4 Million Residents
 - 41 Miles to Hartsfield-Jackson Atlanta Int'l Airport, the World's Busiest Airport



	LOCATION	4115 & 4149 Highway 278 NE, Covington, GA 30014
	LOT SIZE	Building 200: ±0.873 acres or ±38,011 square feet Caribou Coffee: ±0.477 acres or ±20,787 square feet
	IMPROVEMENTS	Building 200: ±8,800 square foot retail building divided into four suites McAlister's Deli 3,200 SF with a drive-thru component Five Guys 2,400 SF Tenmii 2,000 SF U.S. Department of Defense 1,200 SF Caribou Coffee : ±600 square foot retail building with a drive-thru component and outdoor patio
	YEAR BUILT	2025/2026
	PARKING	Building 200: ±39 parking spaces Caribou Coffee: ±16 parking spaces Shared parking available throughout the shopping center
	FINANCING	Delivered free and clear of permanent financing

\$7,740,000

6.75% CAP RATE

[View on Map ↗](#)

Projected Gross Revenue	Year 1	Year 10
Scheduled Base Rental Revenue	\$530,600	\$588,872
Expense Reimbursement Revenue	\$59,989	\$73,591
Effective Gross Revenue	\$590,589	\$662,463
Annual Operating Expenses	Year 1	Year 10
Common Area Maintenance	\$22,200	\$28,966
Insurance	\$9,400	\$12,265
Taxes	\$18,800	\$22,468
Management	\$17,718	\$19,874
Total Operating Expenses	\$68,118	\$83,573
Net Income Return	\$522,471 6.75%	\$578,890 7.48%

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 Aug-2027	Year 2 Aug-2028	Year 3 Aug-2029	Year 4 Aug-2030	Year 5 Aug-2031	Year 6 Aug-2032	Year 7 Aug-2033	Year 8 Aug-2034	Year 9 Aug-2035	Year 10 Aug-2036
Rental Revenue										
Potential Base Rent	\$530,600	\$530,600	\$530,600	\$530,600	\$544,710	\$569,444	\$573,444	\$573,444	\$573,444	\$588,872
Total Rental Revenue	\$530,600	\$530,600	\$530,600	\$530,600	\$544,710	\$569,444	\$573,444	\$573,444	\$573,444	\$588,872
Other Tenant Revenue										
Total Expense Recoveries	\$59,989	\$61,178	\$62,401	\$63,658	\$65,356	\$67,365	\$68,831	\$70,231	\$71,666	\$73,591
Effective Gross Revenue	\$590,589	\$591,778	\$593,001	\$594,258	\$610,066	\$636,809	\$642,275	\$643,675	\$645,110	\$662,463
Operating Expenses										
CAM	\$22,200	\$22,866	\$23,552	\$24,259	\$24,986	\$25,736	\$26,508	\$27,304	\$28,122	\$28,966
Insurance	\$9,400	\$9,682	\$9,973	\$10,272	\$10,579	\$10,898	\$11,224	\$11,561	\$11,908	\$12,265
Taxes	\$18,800	\$19,176	\$19,559	\$19,950	\$20,350	\$20,757	\$21,171	\$21,595	\$22,027	\$22,468
Management	\$17,718	\$17,753	\$17,790	\$17,828	\$18,302	\$19,104	\$19,268	\$19,310	\$19,353	\$19,874
Total Operating Expenses	\$68,118	\$69,477	\$70,874	\$72,309	\$74,217	\$76,495	\$78,171	\$79,770	\$81,410	\$83,573
Net Operating Income	\$522,471	\$522,301	\$522,127	\$521,949	\$535,849	\$560,314	\$564,104	\$563,905	\$563,700	\$578,890

GENERAL ASSUMPTIONS

Analysis Date 09/01/2026	General Expense Growth per Annum 3.00%	Real Estate Tax Growth per Annum 2.00%
Total Rentable Area 9,400	General Inflation per Annum 3.00%	Management Fee 3% of EGR



📍	LOCATION	4149 Highway 278 NE, Covington, GA 30014
↔	LOT SIZE	±0.873 acres or ±38,011 square feet
↗	IMPROVEMENTS	±8,800 square foot retail building divided into four suites McAlister's Deli 3,200 SF with a drive-thru component Five Guys 2,400 SF Tenmii 2,000 SF U.S. Department of Defense 1,200 SF
🔧	YEAR BUILT	2025/2026
P	PARKING	±39 parking spaces with shared parking available throughout the shopping center
\$	FINANCING	Delivered free and clear of permanent financing

\$5,740,000

6.75% CAP RATE

[View on Map ↗](#)

Projected Gross Revenue	Year 1	Year 10
Scheduled Base Rental Revenue	\$395,600	\$431,709
Expense Reimbursement Revenue	\$51,484	\$63,217
Effective Gross Revenue	\$447,084	\$494,926
Annual Operating Expenses	Year 1	Year 10
Common Area Maintenance	\$19,800	\$25,835
Insurance	\$8,800	\$11,482
Taxes	\$17,600	\$21,034
Management	\$13,413	\$14,848
Total Operating Expenses	\$59,613	\$73,199
Net Income Return	\$387,471 6.75%	\$421,727 7.35%

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 Aug-2027	Year 2 Aug-2028	Year 3 Aug-2029	Year 4 Aug-2030	Year 5 Aug-2031	Year 6 Aug-2032	Year 7 Aug-2033	Year 8 Aug-2034	Year 9 Aug-2035	Year 10 Aug-2036
Rental Revenue										
Potential Base Rent	\$395,600	\$395,600	\$395,600	\$395,600	\$401,835	\$420,944	\$424,944	\$424,944	\$424,944	\$431,709
Total Rental Revenue	\$395,600	\$395,600	\$395,600	\$395,600	\$401,835	\$420,944	\$424,944	\$424,944	\$424,944	\$431,709
Other Tenant Revenue										
Total Expense Recoveries	\$51,484	\$52,556	\$53,658	\$54,790	\$56,118	\$57,821	\$59,153	\$60,414	\$61,707	\$63,217
Effective Gross Revenue	\$447,084	\$448,156	\$449,258	\$450,390	\$457,953	\$478,765	\$484,097	\$485,358	\$486,651	\$494,926
Operating Expenses										
CAM	\$19,800	\$20,394	\$21,006	\$21,636	\$22,285	\$22,954	\$23,642	\$24,352	\$25,082	\$25,835
Insurance	\$8,800	\$9,064	\$9,336	\$9,616	\$9,904	\$10,202	\$10,508	\$10,823	\$11,148	\$11,482
Taxes	\$17,600	\$17,952	\$18,311	\$18,677	\$19,051	\$19,432	\$19,820	\$20,217	\$20,621	\$21,034
Management	\$13,413	\$13,445	\$13,478	\$13,512	\$13,739	\$14,363	\$14,523	\$14,561	\$14,600	\$14,848
Total Operating Expenses	\$59,613	\$60,855	\$62,131	\$63,441	\$64,979	\$66,951	\$68,493	\$69,953	\$71,451	\$73,199
Net Operating Income	\$387,471	\$387,301	\$387,127	\$386,949	\$392,974	\$411,814	\$415,604	\$415,405	\$415,200	\$421,727

GENERAL ASSUMPTIONS

Analysis Date 09/01/2026	General Expense Growth per Annum 3.00%	Real Estate Tax Growth per Annum 2.00%
Total Rentable Area 8,800	General Inflation per Annum 3.00%	Management Fee 3% of EGR

Tenant	Sq. Ft.	Monthly Rent PSF	Annual Rent PSF	Current Annual Rent	Lease Term	Rent Commence. Date	Lease Expiration Date	Rental Increase Date(s)	Rental Increase Amount(s)	Options	Lease Structure	End of Term Assumption
McAlister's Deli	3,200	\$3.75	\$45.00	\$144,000	10 yrs 6 mos	4/15/2026	10/31/2036	5/1/2031	\$154,784	4 @ 5 yrs Option 1: \$166,368 Option 2: \$178,816 Option 3: \$192,224 Option 4: \$206,656	NNN with tenant responsible for its pro rata share of taxes, insurance, and common area maintenance. Tenant is also responsible for an administrative fee equal to 5% of gross rents and CAM costs. Beginning the 3rd Lease Year, Controllable CAM Costs shall not increase more than 5% annually, on a non-cumulative basis.	Option
Five Guys	2,400	\$3.67	\$44.00	\$105,600	10 yrs	5/8/2026	5/31/2036	6/1/2031	\$116,160	2 @ 5 yrs Option 1: \$127,776 Option 2: \$140,544	NNN with tenant responsible for its pro rata share of taxes, insurance, and common area maintenance, including management fee. Tenant is also responsible for an administrative fee equal to 5% of gross rents and CAM costs. Beginning the 3rd Lease Year, Controllable CAM Charges shall not increase more than 5% annually over the preceding Lease Year, on a non-cumulative basis.	Option
Tenmii ¹	2,000	\$3.33	\$40.00	\$80,000	5 yrs	3/1/2027	2/29/2032	N/A	N/A	2 @ 5 yrs Option 1: \$88,000 Option 2: \$96,800	NNN with tenant responsible for its pro rata share of taxes, insurance, and common area maintenance, including management fee.	Option
U.S. Department of Defense ²	1,200	\$4.58	\$55.00	\$66,000	5 yrs	12/6/2025	12/31/2030	N/A	N/A	N/A	Gross lease with Landlord responsible for all taxes, insurance, and common area maintenance. Tenant is responsible for its own utilities and janitorial services within the Premises. Landlord must maintain property insurance (replacement cost) and commercial general liability (\$1M/\$3M limits) for the Building and Common Areas.	Renewal at identical lease terms
Leased	8,800	100%										
Vacant	0	0%										
TOTAL	8,800	100%										

1. Seller will provide purchaser a rent credit from close of escrow through actual tenant rent commencement, currently estimated as March 1, 2027.

2. Tenant may terminate without further obligation if it determines that adequate funds are not available to satisfy payment obligations pursuant to O.C.G.A. §50-16-41.



\$2,000,000

6.75% CAP RATE

[View on Map ↗](#)

ANNUAL RENT			
Year		Annual Rent	Return
Years 1-5		\$135,000	6.75%
Years 6-10		\$148,500	7.43%
Years 11-15	(Option 1)	\$163,350	8.17%
Years 16-20	(Option 2)	\$179,685	8.98%
Years 21-25	(Option 3)	\$197,654	9.88%

	LOCATION	4115 Highway 278 NE, Bldg 100, Covington, GA 30014
	LOT SIZE	±0.477 acres or ±20,787 square feet
	IMPROVEMENTS	±600 square foot retail building for Caribou Coffee with a drive-thru component and outdoor patio
	YEAR BUILT	2025
	PARKING	±16 parking spaces, with shared parking available throughout the shopping center
	TENANT	Caribou Coffee Operating Company, Inc.
	LEASE TERM	10 years
	RENT COMMENCEMENT	February 2026
	LEASE EXPIRATION	February 2036
	ANNUAL RENT	\$135,000
	RENTAL INCREASES	10% every five years
	RENEWAL OPTIONS	Three (3) five-year options
	REAL ESTATE TAXES	Tenant is responsible
	INSURANCE	Tenant reimburses its pro rata share
	TENANT RESPONSIBILITIES	Tenant responsible for all interior repairs, replacements and maintenance, including HVAC
	LANDLORD RESPONSIBILITIES	Landlord responsible for roof, structural components and parking lot replacement
	CAM	Tenant reimburses its pro rata share of CAM, real estate taxes, and insurance, plus a 5% administrative fee (on gross rents, inclusive of CAM). Year 1 Additional Rent is estimated at \$7.00/SF — CAM + taxes + insurance — with the combined Year 1 amount capped at 105% of estimate (\$7.35/SF). In Year 2, CAM is capped at \$4.50/SF. From Year 3 on, controllable CAM cannot increase more than 3% per year (non-cumulative).
	FINANCING	Delivered free and clear of permanent financing

Caribou Coffee



LESSEE

Caribou Coffee
Operating Company, Inc.

NO. OF LOCATIONS

800+

WEBSITE

cariboucoffee.com

Caribou Coffee was founded in 1992 and is headquartered in Brooklyn Center, MN. The company operates 800+ coffeehouses across 11 countries, including over 480 U.S. locations in 20 states, with a mix of full-service, drive-thru, and convenience formats. Its products are also sold at retail locations nationwide. Caribou Coffee offers handcrafted coffee, espresso, cold brew, tea, refreshers, and specialty beverages, along with an all-day menu featuring breakfast sandwiches, bagels, pastries, baked goods, lunch items, and snacks. Caribou Coffee is privately owned by **JAB Holding Company** and is part of **Panera Brands**, alongside Panera Bread and Einstein Bros.



McAlister's Deli



LESSEE

DMAC81, LLC dba
McAlister's Deli

GUARANTOR

DMAC-SD, LLC

NO. OF LOCATIONS

570+

WEBSITE

mcalistersdeli.com

McAlister's Deli, founded in 1989 and headquartered in Atlanta, is a fast-casual restaurant chain known for its sandwiches, baked potatoes, soups, salads, desserts, and signature sweet tea, with more than 570 locations across 30+ states. The brand offers a broad, comfort-focused menu designed for everyday dining and strong repeat visitation. McAlister's is part of the **GoTo Foods** portfolio (formerly Focus Brands), which operates over 7,400 restaurants in 71 countries and is backed by Roark Capital Group. **DMAC** is one of McAlister's largest franchisees, operating 70+ locations across the Southeast.

Five Guys

FIVE GUYS
BURGERS and FRIES

LESSEE

Five Star Burgers
Covington, Inc.

GUARANTOR

Five Star Burgers
Covington, Inc., Jason D.
Patel, and Riteshbhai K.
Patel

NO. OF LOCATIONS

1,900+

WEBSITE

fiveguys.com

Five Guys is a fast-casual restaurant chain founded in 1986 in Arlington, Virginia. The brand has grown to nearly 2,000 locations worldwide and is known for its simple, high-quality menu featuring fresh, made-to-order burgers, hand-cut fries cooked in peanut oil, all-beef hot dogs, sandwiches, and customizable milkshakes with a variety of mix-ins. Five Guys emphasizes operational consistency and customer convenience through mobile app ordering and catering services. The brand continues to receive national recognition for performance, quality, and steady growth, ranking #29 on QSR Magazine's Top 50 list for 2025.

Tenmii



NO. OF LOCATIONS

3

WEBSITE

tenmii.com

Tenmii Japanese Eatery is a regional fast-casual Japanese restaurant concept with locations throughout Georgia. The brand was created to introduce more authentic Japanese food options beyond traditional hibachi, teriyaki, and sushi, with menu offerings including Pork Chashu, Chicken Donburi, Japanese Kare, and other Japanese-inspired dishes. Backed by nearly 20 years of restaurant industry experience, Tenmii emphasizes affordable meals made with premium ingredients, online ordering, and catering for events and private gatherings.

U.S. Department of Defense



U.S. Department of Defense

LESSEE

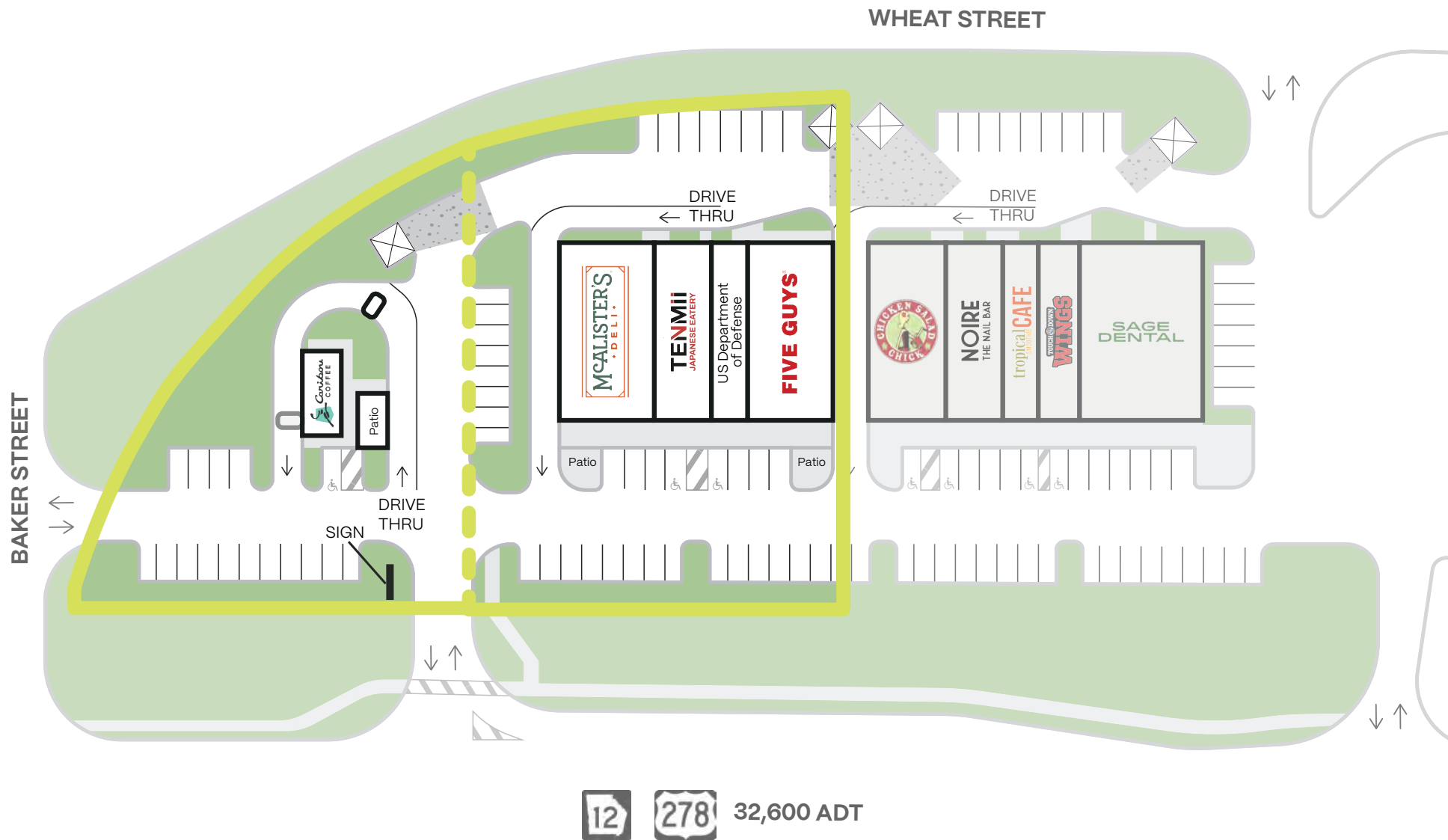
State Properties Commission

WEBSITE

nationalguard.com

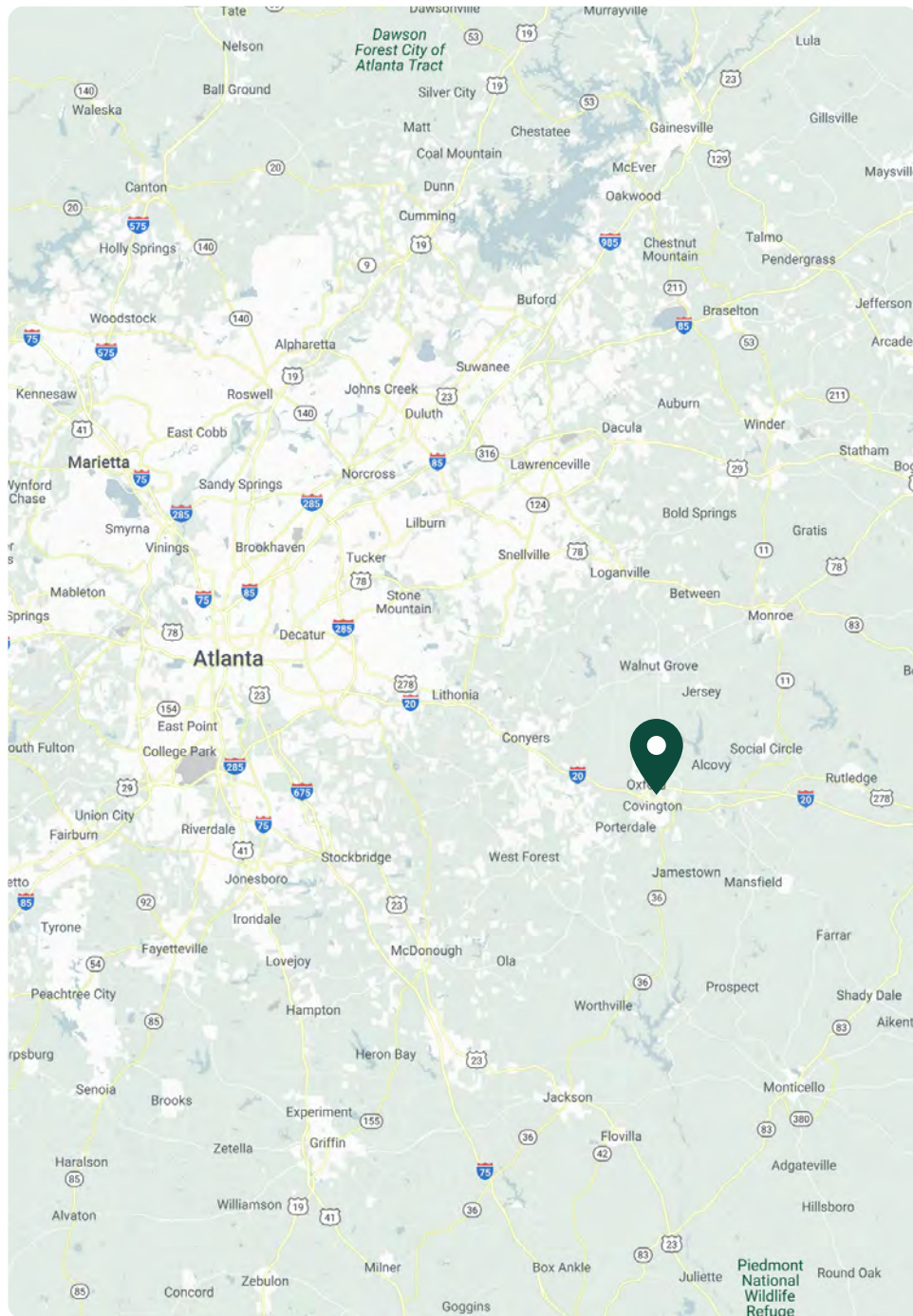
The Department of Defense – Army National Guard operates recruiting stations nationwide to support military readiness and personnel growth. State of Georgia — State Properties Commission (Georgia Army National Guard) offers strong credit, mission-critical use and stable federal and state funding, making it a highly secure and reliable government-backed lease. The State of Georgia is rated AAA/Aaa.











Covington is a rapidly growing community located approximately 35 miles from downtown Atlanta. Interstate 20 and Highway 278 NE both run directly through Covington, providing excellent access to and from the Atlanta region. The city boasts a walkable downtown centered around Covington Square, where Victorian architecture defines the historic district and hosts many of the city's year-round events, attractions, and restaurants.

The appeal of Covington stems from its affordable cost of living, proximity to major employment centers, and high quality of life. Residents enjoy access to scenic rivers, lakes, golf courses and recreational amenities. The city supports a diversified economy spanning biotechnology, arts and film production, education, advanced manufacturing and aviation. Notably, Covington has become one of Georgia's most active film locations, with numerous television shows and motion pictures filmed in the area, including *Remember the Titans*, *Selma*, *The Vampire Diaries*, *The Dukes of Hazzard* and others. The city offers guided and self-guided tours of many of these filming locations. Located within Newton County, Covington serves as the county seat and commercial hub for the county, which is one of the 29 counties composing the greater Atlanta metropolitan area.

The Atlanta metropolitan region ranks as the sixth largest in the United States with a population exceeding 6.4 million residents. It has experienced strong growth with an estimated 1.3% annual population increase and is expected to add nearly 300,000 new residents in the near term. The region's economic scale is underscored by a metro GDP of over \$570 billion. Home to Hartsfield–Jackson Atlanta International Airport, the world's busiest by passenger volume, it serves more than 108 million passengers in 2024 and generates a regional economic impact of approximately \$34.8 billion. The metro area is served by an extensive system of interstates and rail lines, positioning it as a major national transportation and logistics hub. Atlanta is also recognized globally as a Beta+ world city by the Globalization and World Cities Research Network, reflecting its international reach and influence.

Atlanta has established deep capabilities across finance, logistics, education, healthcare, media and technology, supported by 17 Fortune 500 headquarters including The Coca-Cola Company, Delta Air Lines, Home Depot and UPS. Major corporate operations and headquarters are located in the region. The area's combination of connectivity, corporate strength, demographic expansion and cultural prominence makes the greater Atlanta region highly compelling for both business and investment.

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 Chicken Salad Chick, Tropical Smoothie Cafe, Noire Nail Bar, Sage Dental, 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, 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

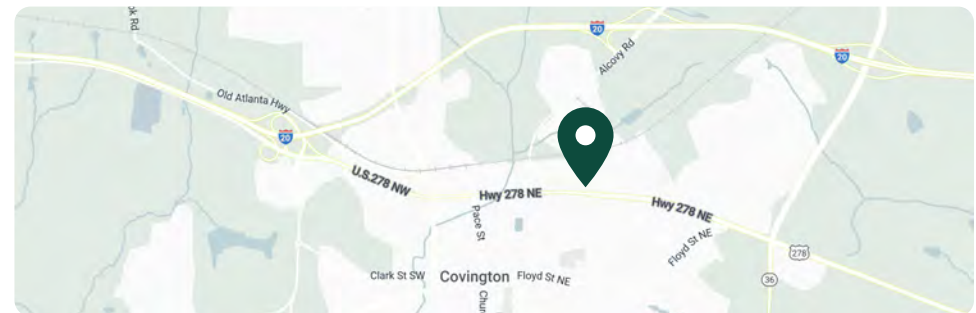
Emory University campus, one of Emory's nine colleges and schools, with an enrollment of over 1,000 students. Less than three miles away is the Covington Municipal Airport, which was established in 1963 and spans approximately 700 acres with adjacent parcels available for development. The airport attracts 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), Novolex (452 employees), Michelin, SK Microworks America (300 employees), Nisshinbo Automotive (300 employees), Smurfit Westrock plc., Indorama (FiberVisions), Sherwin-Williams, Mytex Polymers, 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 (388 units), The Cove at Covington Town Center (300 units), Quinn Residences at Covington Town Center (207 homes), Neely Farms (multiple phases), Ashford Park (188 homes), and Render Turner Lake Apartments (300 units). 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 (470k SF); and Covington Logistics Park (1.7M SF).

The property's own Highway 278 corridor is the focus of a ±\$25 million Community Improvement District improvement program, with a \$16.4 million first phase set to begin construction in late 2026. The surrounding trade area is further propelled by two landmark advanced-manufacturing investments: Rivian's Stanton Springs campus (groundbreaking September 2025; production expected 2028; up to 7,500 jobs by 2030) and Archer Aviation's \$118 million facility (opened December 2024; ±1,000 jobs).

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Newton Plaza	4M Annual Visits
Kroger	1.2M Annual Visits
Starbucks	414,100 Annual Visits, Top 10% Nationwide
Walgreens	376,400 Annual Visits, Top 7% in GA
Goodwill	285,900 Annual Visits, Top 7% Nationwide
Chipotle	213,500 Annual Visits
Covington Corners Shopping Center	1.3M Annual Visits
Ross	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 & 4149 Highway 278 NE, 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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