OFFERING MEMORANDUM

Jackson Market

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

Available Together or Individually

Fisher James Capital

This property is listed in conjunction with Georgia-licensed real estate broker Delta Commercial.

PUTNAM DAILY
Managing Partner
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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
  - → 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 **Seller Master Lease** | 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

$7,939,000

6.60% CAP RATE

View on Map ↗

Projected Gross Revenue	Year 1	Year 10
Scheduled Base Rental Revenue	$526,600	$597,333
Expense Reimbursement Revenue	$65,540	$80,069
Effective Gross Revenue	**$592,140**	**$677,402**
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	$17,764	$20,322
Total Operating Expenses	**$68,164**	**$84,021**
Net Income **Return**	**$523,976** **6.60%**	**$593,381** **7.47%**

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	$526,600	$526,600	$528,880	531,228	$551,362	$574,599	$572,970	$575,487	$578,080	$597,333
Total Rental Revenue	$526,600	$526,600	$528,880	531,228	$551,362	$574,599	$572,970	$575,487	$578,080	$597,333
Other Tenant Revenue										
Total Expense Recoveries	$65,540	$66,709	$68,009	69,344	$71,383	$73,622	$74,887	$76,372	$77,894	$80,069
Effective Gross Revenue	$592,140	$593,309	$596,889	600,572	$622,745	$648,221	$647,857	$651,859	$655,974	$677,402
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	$17,764	$17,799	$17,907	$18,017	$18,682	$19,447	$19,436	$19,556	$19,679	$20,322
Total Operating Expenses	$68,164	$69,523	$70,991	$72,498	$74,597	$76,838	$78,339	$80,016	$81,736	$84,021
Net Operating Income	**$523,976**	**$523,786**	**$525,898**	**$528,074**	**$548,148**	**$571,383**	**$569,518**	**$571,843**	**$574,238**	**$593,381**
Leasing Costs										
Tenant Improvements	$0	$80,000	$0	$0	$0	$0	$90,041	$0	$0	$0
Leasing Commissions	$0	$24,210	$0	$0	$0	$0	$26,729	$0	$0	$0
Total Leasing & Capital Costs	$0	$104,210	$0	$0	$0	$0	$116,770	$0	$0	$0
Cash Flow Before Debt Service	**$523,976**	**$419,576**	**$525,898**	**$528,074**	**$548,148**	**$571,383**	**$452,748**	**$571,843**	**$574,238**	**$593,381**

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 **Seller Master Lease** | 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

$5,894,000

6.60% CAP RATE

View on Map ↗

Projected Gross Revenue	Year 1	Year 10
Scheduled Base Rental Revenue	$391,600	$440,171
Expense Reimbursement Revenue	$57,035	$69,694
Effective Gross Revenue	**$448,635**	**$509,865**
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	$13,459	$15,296
Total Operating Expenses	**$59,659**	**$73,646**
Net Income **Return**	**$388,976** **6.60%**	**$436,219** **7.40%**

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	$391,600	$391,600	$393,880	$396,228	$408,487	$426,099	$424,470	$426,987	$429,580	$440,171
Total Rental Revenue	$391,600	$391,600	$393,880	$396,228	$408,487	$426,099	$424,470	$426,987	$429,580	$440,171
Other Tenant Revenue										
Total Expense Recoveries	$57,035	$58,087	$59,265	$60,476	$62,145	$64,077	$65,209	$66,553	$67,934	$69,694
Effective Gross Revenue	$448,635	$449,687	$453,145	$456,705	$470,633	$490,175	$489,679	$493,540	$497,514	$509,865
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	$13,459	$13,491	$13,594	$13,701	$14,119	$14,705	$14,690	$14,806	$14,925	$15,296
Total Operating Expenses	$59,659	$60,901	$62,247	$63,630	$65,359	$67,292	$68,661	$70,197	$71,776	$73,646
Net Operating Income	**$388,976**	**$388,786**	**$390,898**	**$393,074**	**$405,273**	**$422,883**	**$421,018**	**$423,343**	**$425,738**	**$436,219**
Leasing Costs										
Tenant Improvements	$0	$80,000	$0	$0	$0	$0	$90,041	$0	$0	$0
Leasing Commissions	$0	$24,210	$0	$0	$0	$0	$26,729	$0	$0	$0
Total Leasing & Capital Costs	$0	$104,210	$0	$0	$0	$0	$116,770	$0	$0	$0
Cash Flow Before Debt Service	**$388,976**	**$284,576**	**$390,898**	**$393,074**	**$405,273**	**$422,883**	**$304,248**	**$423,343**	**$425,738**	**$436,219**

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
Seller Master Lease[1]	2,000	$3.17	$38.00	$76,000	12 mos	COE	TBD	N/A	N/A	N/A	NNN with tenant responsible for its pro rata share of taxes, insurance, and common area maintenance, including management fee.	MLA: $38/SF, $40/SF TI, 6%/3% LC, 5 yr NNN term
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. *Proposed Seller Master Lease at Closing. The 2,000-SF suite is currently vacant, with a seller master lease proposed for 12 months at $38/SF on a full-recovery basis. Underwriting thereafter assumes a new five-year tenant at $38/SF, with $40/SF in TI and a 6% leasing commission.*

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.*

$2,045,000

6.60% CAP RATE

View on Map ↗

ANNUAL RENT			
Year		**Annual Rent**	**Return**
Years 1–5		**$135,000**	**6.60%**
Years 6–10		$148,500	7.26%
Years 11–15	(Option 1)	$163,350	7.99%
Years 16–20	(Option 2)	$179,685	8.78%
Years 21–25	(Option 3)	$197,654	9.66%

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.

Five Guys

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.

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.

U.S. Department of Defense

LESSEE
State Properties Commission

WEBSITE
nationalguard.com

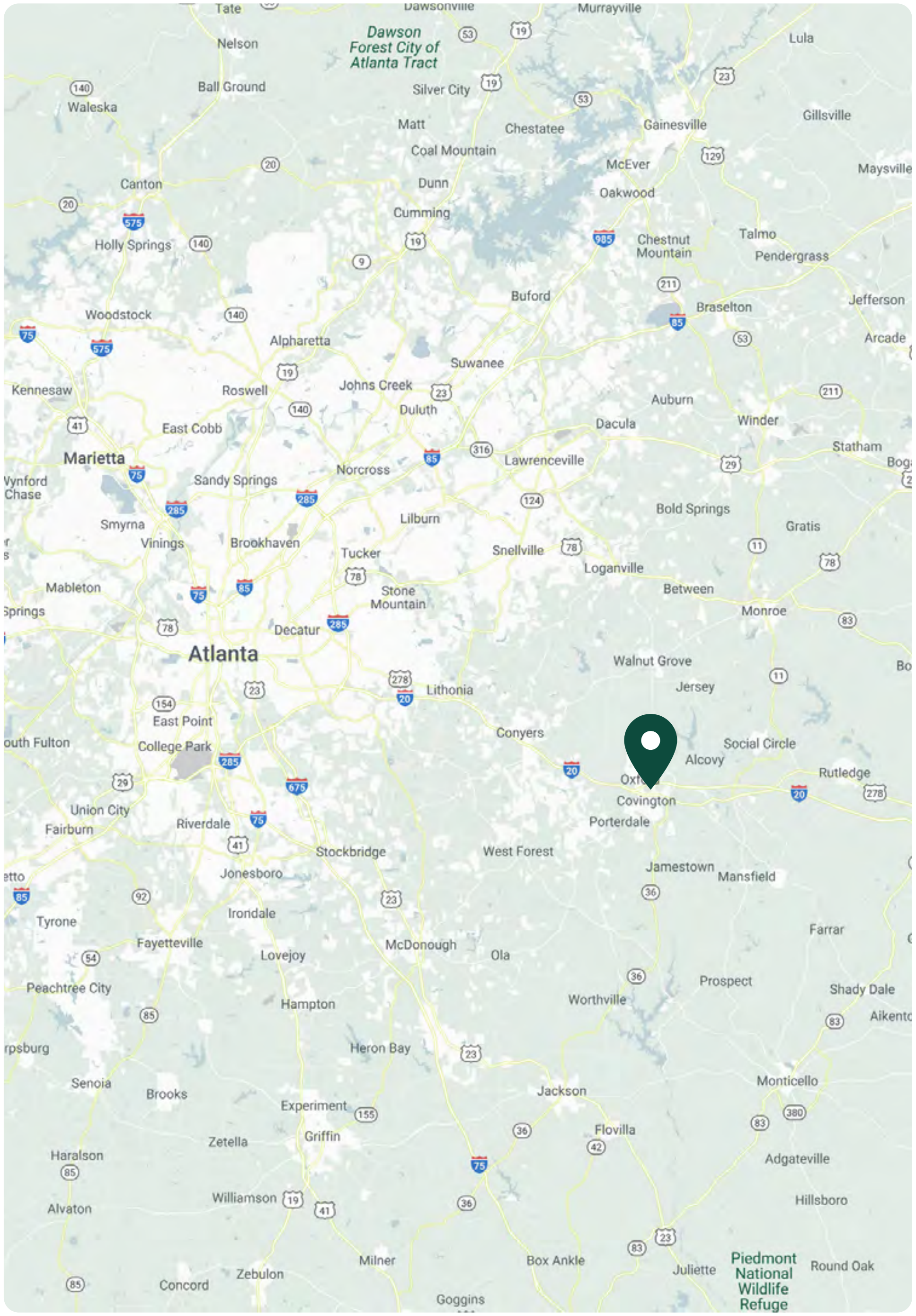
The Department of Defense – Army National Guard operates recruiting stations nationwide to support military readiness and personnel growth. State of Georgia — State Properties Commission (Georgia Army National Guard) offers strong credit, mission-critical use and stable federal and state funding, making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


WHEAT STREET
BAKER STREET
DRIVE THRU
DRIVE THRU
DRIVE THRU
SIGN
Patio
Patio
Patio
McALISTER'S DELI
Seller Master Lease
US Department of Defense
FIVE GUYS
NOIRE THE NAIL BAR
tropical CAFE
WINGS
SAGE DENTAL
12
278
32,600 ADT


Publix
Chick-fil-A
Whataburger
Zaxby's
294,100 Annual Visits
1M Annual Visits, Top 16% Nationwide
Panda Express
Freddy's
Arby's
Dunkin'
Days Inn
Baymont by Wyndham
Super 8 by Wyndham
The Home Depot
Walmart Supercenter
2.7M Annual Visits, Top 8% in GA
IHOP
Mattress Firm
Jersey Mike's
Waffle House
verizon
GameStop
ALDI
Dollar Tree
Home2 Suites by Hilton
Holiday Inn Express
Hampton Inn
Taco Bell
Chili's
Sally
Mavis Discount Tire
AT&T
Wendy's
Tractor Supply Co
Sherwin-Williams
Waffle House
Covington Municipal Airport
20
(63,400 ADT)
142
(28,400 ADT)
COVINGTON CORNERS SHOPPING CENTER
Ross Dress for Less
409,500 Annual Visits, #15 in GA
Home
Citi Trends
AutoZone
Mister Car Wash
O'Reilly Auto Parts
Jimmy John's
Church's
JACKSON MARKET
Chicken Salad Chick
tropical Smoothie CAFE
Touchdown Wings
NOIRE The Nail Bar
SAGE DENTAL
CVS pharmacy
513,300 Annual Visits, Top 7% Nationwide, #6 in GA
Piedmont UrgentCare
NEWTON PLAZA
4M Annual Visits
Kroger
1.2M Annual Visits
Big Lots!
planet fitness
HIBBETT SHOE DEPT.
Rainbow
Subway
Starbucks
bealls
Goodwill
414,100 Annual Visits, Top 10% Nationwide
Chipotle
213,500 Annual Visits
285,900 Annual Visits, Top 7% Nationwide
Dunkin'
Little Caesars
DQ
278
12
JACKSON MARKET
McAlister's Deli
Five Guys
U.S. Department of Defense
Caribou Coffee
(32,600 ADT)
E L Ficquett Elementary School
Walgreens
376,400 Annual Visits, Top 7% in GA
ACE Hardware
McDonald's
457,700 Annual Visits
Wendy's
Long John Silver's
Popeyes
Krystal
Piedmont
the Y
bp
Pinnacle Bank
Dollar General


COVINGTON GALLERY
814,800 Annual Visits
COVINGTON CROSSINGS
1.3M Annual Visits
328,700 Annual Visits, Top 4% Nationwide, #7 in GA
1M Annual Visits, Top 16% Nationwide
300,900 Annual Visits, Top 10% in GA
NEWTON PLAZA
4M Annual Visits
1.2M Annual Visits
213,500 Annual Visits
285,900 Annual Visits, Top 7% Nationwide
414,100 Annual Visits, Top 10% Nationwide
COVINGTON CORNERS SHOPPING CENTER
409,500 Annual Visits, #15 in GA
(13,800 ADT)
81
(63,400 ADT)
20
JACKSON MARKET
U.S. Department of Defense
(32,600 ADT)
JACKSON MARKET
E L Ficquett Elementary School
513,300 Annual Visits, Top 7% Nationwide, #6 in GA
278
12
376,400 Annual Visits, Top 7% in GA
457,700 Annual Visits


SKC
THE HOME DEPOT
Walmart Supercenter
2.7M Annual Visits, Top 8% in GA
IHOP
Jersey Mike's
MATTRESS FIRM
WAFFLE HOUSE
verizon
GameStop
ALDI
DOLLAR TREE
HOME2
Holiday Inn Express
Hampton Inn
TACO BELL
Chili's
SALLY
Mavis
AT&T
Wendy's
TRACTOR SUPPLY CO
THE SHOPPES AT MARTINS CROSSING
934,900 Annual Visits
ingles
Marco's Pizza
Ford
ZAXBY'S
294,100 Annual Visits
Mansfield
(63,400 ADT)
20
(28,400 ADT)
142
U-HAUL
36
RESRG AUTOMOTIVE
HARBOR FREIGHT
CVS pharmacy
513,300 Annual Visits, Top 7% Nationwide, #6 in GA
SHERWIN-WILLIAMS
WAFFLE HOUSE
DOLLAR GENERAL
BD
bp
PINNACLE BANK
novolex
JACKSON MARKET
Chicken Salad Chick
tropical SMOOTHIE CAFE
WINGS
NOIRE THE NAIL BAR
SAGE DENTAL
278
Piedmont
WestRock
12
JACKSON MARKET
McALISTER'S DELI
FIVE GUYS
U.S. Department of Defense
Caribou COFFEE
COVINGTON CORNERS SHOPPING CENTER
ROSS DRESS FOR LESS
409,500 Annual Visits, #15 in GA
home
CITI TRENDS
AutoZone
O'Reilly AUTO PARTS
the Y
(32,600 ADT)
E L Ficquett Elementary School
JIMMY JOHN'S
Pizza Hut
Wendy's
457,700 Annual Visits
LONG JOHN SILVER'S
Popeyes
Krystal
NEWTON PLAZA
4M Annual Visits
Kroger
1.2M Annual Visits
BIG LOTS!
Rainbow
SUBWAY
planet fitness
HIBBETT SPORTS SHOE DEPT.
Mister CAR WASH
CHURCH'S
bealls
goodwill
414,100 Annual Visits, Top 10% Nationwide
CHIPOTLE
213,500 Annual Visits
285,900 Annual Visits, Top 7% Nationwide
DUNKIN'
Little Caesars
DQ
W
376,400 Annual Visits, Top 7% in GA



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.

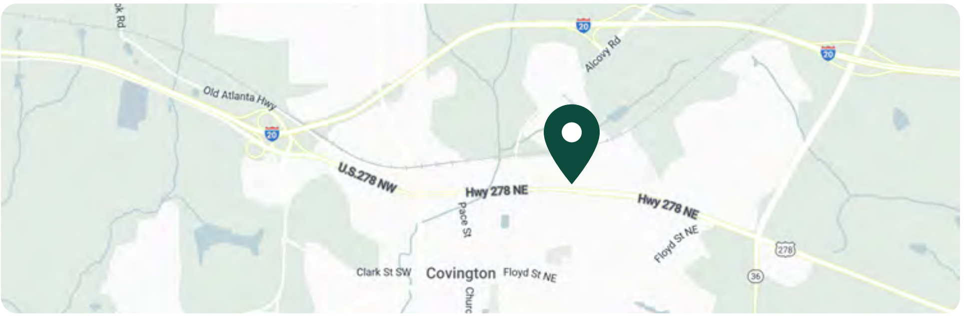
The property is surrounded by major traffic drivers. It sits across from Piedmont Newton Hospital, a 107-bed acute care community hospital with 800 employees and over 500 physicians. In 2019, the hospital completed a $10 million expansion and renovation of its 24-hour Emergency Department, doubling its 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.

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

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).



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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