

Newton Plaza

[Property Highlights](#)

[Location](#)

[Site Plan](#)

[Demographics](#)

[Gallery](#)

[Contact](#)



3168 Highway 278, Covington, GA 30014

Retail Lease Opportunity
Covington, GA

269,773 SF
LEASABLE SPACE



HALPERN
ENTERPRISES, INC.

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Property Highlights

Location

Site Plan

Demographics

Gallery

Contact



Kroger-anchored center on the corner of US Highway 278 and Pace St.

- Strong national tenancy includes Planet Fitness, Bealls, Big Lots and Goodwill
- Well-established regional shopping destination
- Located along Covington's retail corridor

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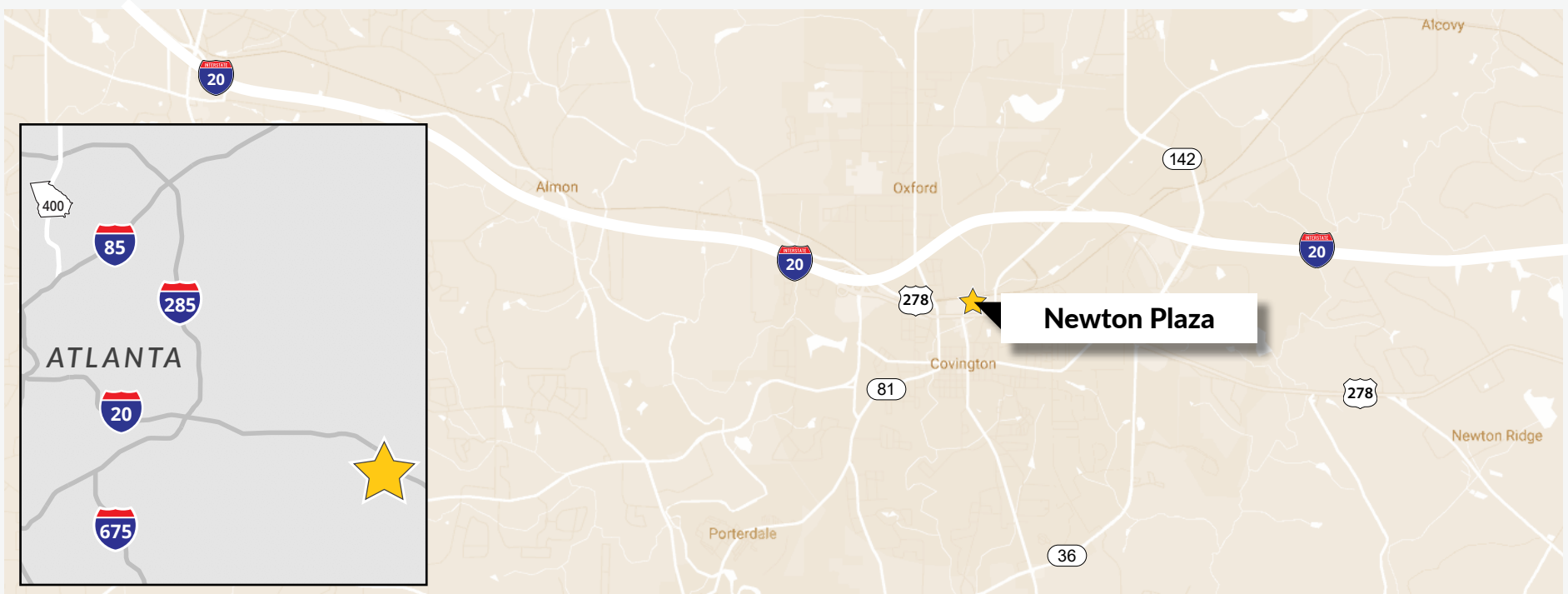
Location

Site Plan

Demographics

Gallery

Contact



10-Minute Drive Time


15,131
HOUSEHOLDS

&


41,831
POPULATION

- Signalized entrance with five (5) points of ingress/egress
- 0.7 miles from Piedmont Newton Hospital
- 32,400 VPD on US-278

Newton Plaza

Property Highlights

Location

Site Plan

Demographics

Gallery

Contact



Newton Plaza

Property Highlights

Location

Site Plan

Demographics

Gallery

Contact



UNIT	TENANT	SPACE
1	Little Caesars	1,500 SF
2	The Joint Chiropractic	900 SF
3	State Farm Insurance	1,200 SF
4	Marleen Jewelry	1,200 SF
5	Subway	1,500 SF
6	Gentlemen's Touch II	900 SF
7	American Deli	1,200 SF
8	Jackson Hewitt	1,200 SF
9	Ankle and Foot Center	1,200 SF
10	Hair Braiding	1,200 SF

UNIT	TENANT	SPACE
11	Love & Care Nails	1,200 SF
12	Cell Phone Repair Shop	1,200 SF
13	Natural Path Food Store	1,540 SF
14	The UPS Store	1,700 SF
15	World Finance	2,975 SF
16	AVAILABLE	1,275 SF
17	All Care Dental	2,550 SF
18	Badcock Home Furniture	15,491 SF
19	Rainbow	11,509 SF
20	Hibbett Sporting Goods	7,000 SF

UNIT	TENANT	SPACE
21	Charter Spectrum	3,600 SF
22	Rent-A-Center	6,000 SF
23	Island Vibes Kitchen	6,000 SF
24	AVAILABLE	3,000 SF
25	Angie's Beauty & Wig	4,200 SF
26	Stevie B's Pizza	6,000 SF
27	Bealls Outlet	30,000 SF
28	Big Lots	25,000 SF
29-30	Petsense	7,000 SF
31	Shoe Show	4,500 SF

UNIT	TENANT	SPACE
32	Lendmark Financial	2,000 SF
33	Kroger	55,845 SF
34	America's Best	6,000 SF
35	Goodwill	23,430 SF
36	Planet Fitness	19,500 SF
37	Dunkin' - Baskin Robbins	1,658 SF
38	Chipotle	2,400 SF
39	Synovus	5,200 SF
40	Starbucks	3,683 SF

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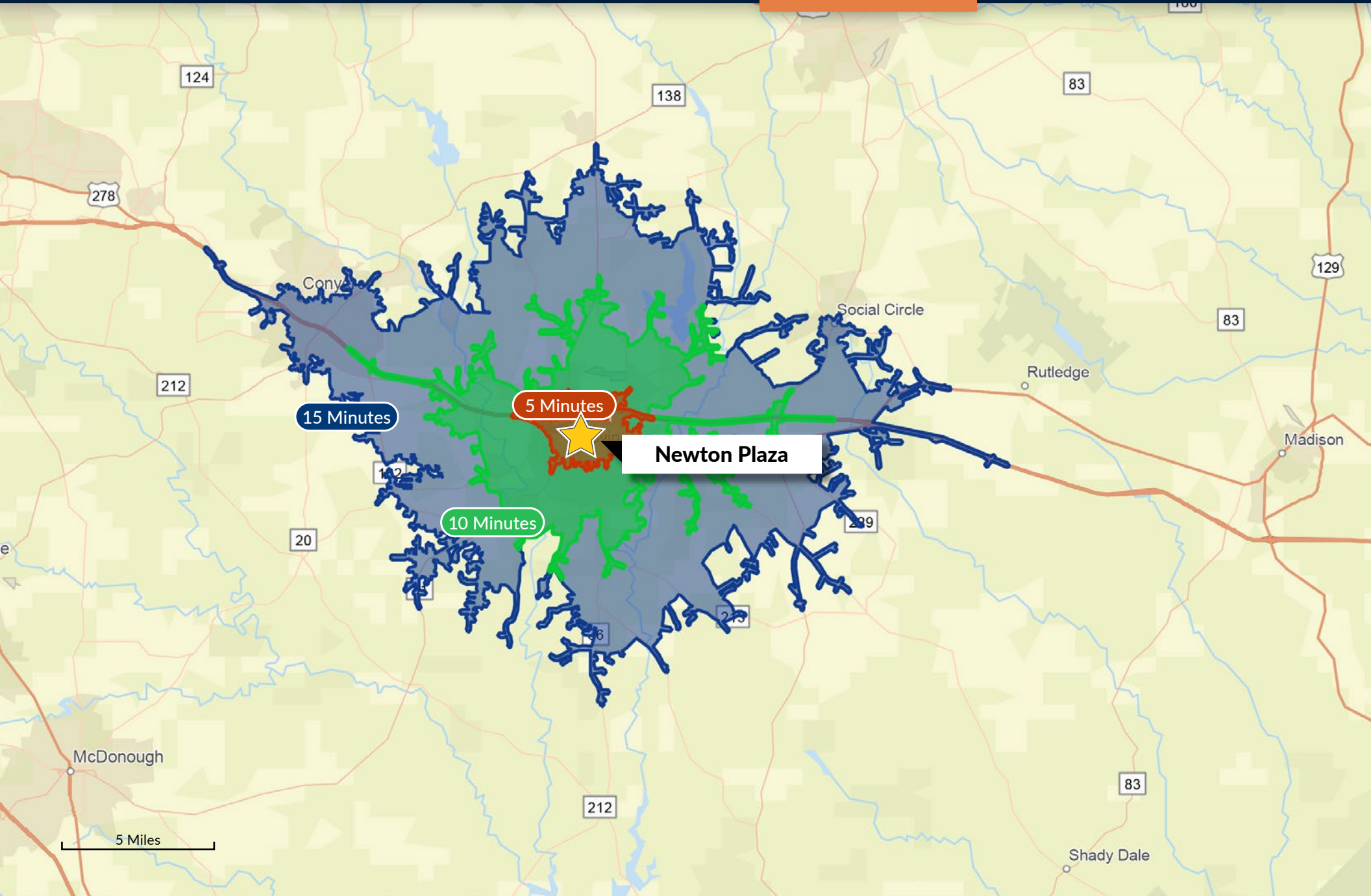
Location

Site Plan

Demographics

Gallery

Contact



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Property Highlights

Location

Site Plan

Demographics

Gallery

Contact

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION			
2010 Population	8,835	34,598	105,314
2020 Population	9,893	40,315	120,825
2023 Population	10,124	41,831	125,811
2028 Population	10,524	45,906	134,920
2010-2020 Annual Rate	1.14%	1.54%	1.38%
2020-2023 Annual Rate	0.71%	1.14%	1.25%
2023-2028 Annual Rate	0.78%	1.88%	1.41%
2023 Male Population	46.1%	47.6%	47.6%
2023 Female Population	53.9%	52.4%	52.4%
2023 Median Age	33.5	35.9	36.2
MEDIAN AGE	The median age in this area is 35.9, compared to U.S. median age of 38.5.		
RACE AND ETHNICITY			
2023 White Alone	37.6%	35.6%	33.0%
2023 Black Alone	51.4%	52.8%	55.7%
2023 American Indian/Alaska Native Alone	0.4%	0.4%	0.3%
2023 Asian Alone	1.0%	1.4%	1.3%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	3.9%	3.8%	3.7%
2023 Two or More Races	5.5%	6.0%	5.9%
2023 Hispanic Origin (Any Race)	7.7%	7.2%	7.1%
HOUSEHOLDS			
2010 Households	3,113	12,016	37,027
2020 Households	3,637	14,492	42,854
2023 Households	3,755	15,131	44,795
2028 Households	3,923	16,682	48,321
2010-2020 Annual Rate	1.57%	1.89%	1.47%
2020-2023 Annual Rate	0.99%	1.34%	1.37%
2023-2028 Annual Rate	0.88%	1.97%	1.53%
2023 Average Household Size	2.45	2.67	2.77
AVERAGE HOUSEHOLD INCOME			
2023 Average Household Income	\$77,154	\$87,538	\$92,786
2028 Average Household Income	\$86,693	\$99,650	\$105,820
2023-2028 Annual Rate	2.36%	2.63%	2.66%

Source: ESRI, January 2024

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