

OFFERING MEMORANDUM | For Sale Or Ground Lease Available

9116 Dr Martin Luther King Jr Avenue

Covington, GA 30014

FOR MORE INFORMATION, CONTACT:

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COMMERCIAL REAL ESTATE

Disclaimer: All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.

AT A GLANCE

9116 DR MARTIN LUTHER KING JR AVE, COVINGTON, GA 30014

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Hughes Commercial Real Estate, Inc is pleased to present 9116 Dr M L King Jr Ave Covington, GA 30014 for sale at $750,000 or for ground lease with negotiable terms.

This property features a 2,106 SF freestanding office building on 1.56 acres zoned NM – Neighborhood Mixed Use in the City of Covington. The building can serve as an immediate use to an owner-user or investor, while the additional land offers opportunity for future development.

The property is currently occupied by John Garrett State Farm but will be delivered vacant upon closing of the sale or ground lease commencement.

Located on the Dr M L King Jr Ave (Covington Bypass Rd) corridor, the property sits directly across from Neely Farms, an approximately 200-acre mixed-use development featuring residential, retail and commercial components. The residential component for Neely Farms plans for 514 units – 125 townhomes, 330 multifamily, cottage, condominium residences, and 59 age-restricted residences over commercial space.

The parcel is adjacent to a Zaxby's location and 0.5 miles from the Ingles-anchored Eastside Crossing Shopping Center and Render Covington, a 315-unit apartment community completed in 2024.

Transportation improvements have been proposed along Dr. M.L. King Jr. Avenue (Covington Bypass Road) in conjunction with the neighboring Neely Farms mixed-use development. Proposed improvements include a new developer-funded traffic signal, dedicated turn lanes, and enhanced roadway connectivity designed to accommodate future residential and commercial growth.





PROPERTY HIGHLIGHTS

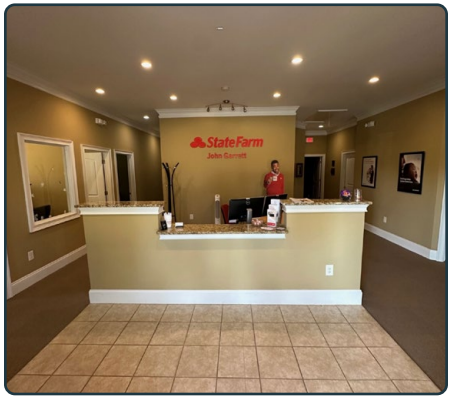
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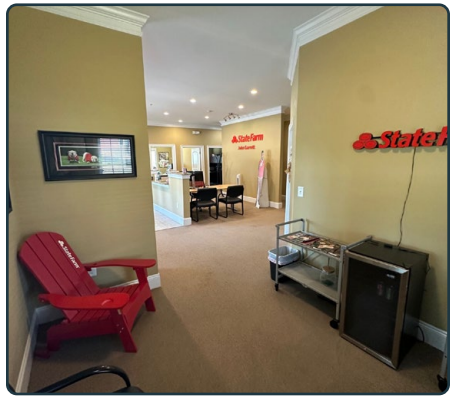
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ASKING PRICE	$750,000.00
GROUND LEASE	Negotiable
ADDRESS	9116 Dr Martin Luther King Jr Ave Covington, GA 30014
TRAFFIC COUNT	Approximately 20,200 Vehicles Per Day
BUILDING SIZE	2,106 SF
INTERIOR SPECS	4 Private Offices, 2 Restrooms, Conference Room, Break Room & Storage Room
UTILITIES	Electric, Sewer, Water, Gas
LOT SIZE	±1.56 Acres
YEAR BUILT	2013
LOCATION	±1.7 mi to I-20 (Exit 93)
MUNICIPALITY	City of Covington
ZONING	NM - Neighborhood Mixed Use









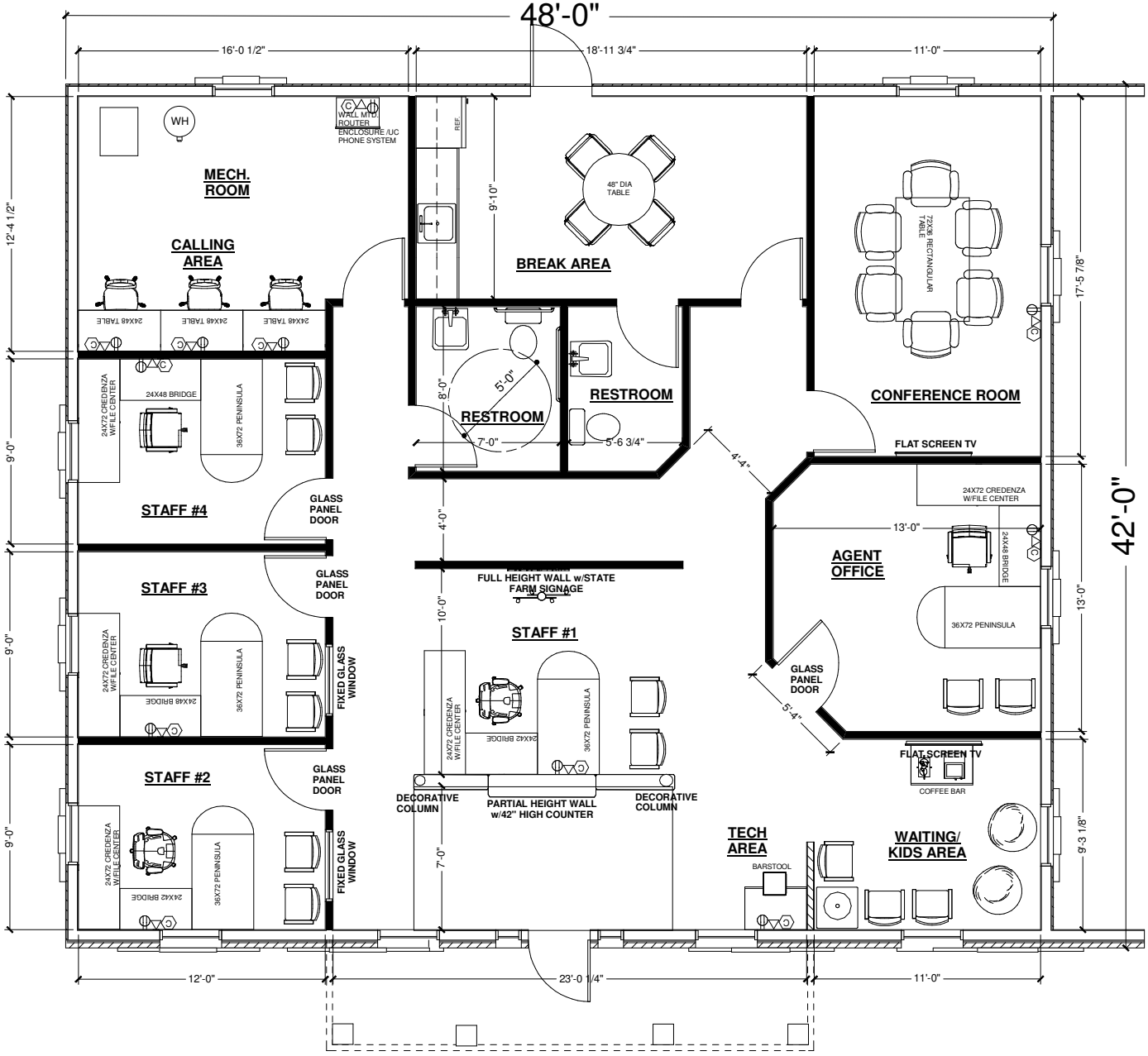




FLOOR PLAN

9116 DR MARTIN LUTHER KING JR AVE, COVINGTON, GA 30014

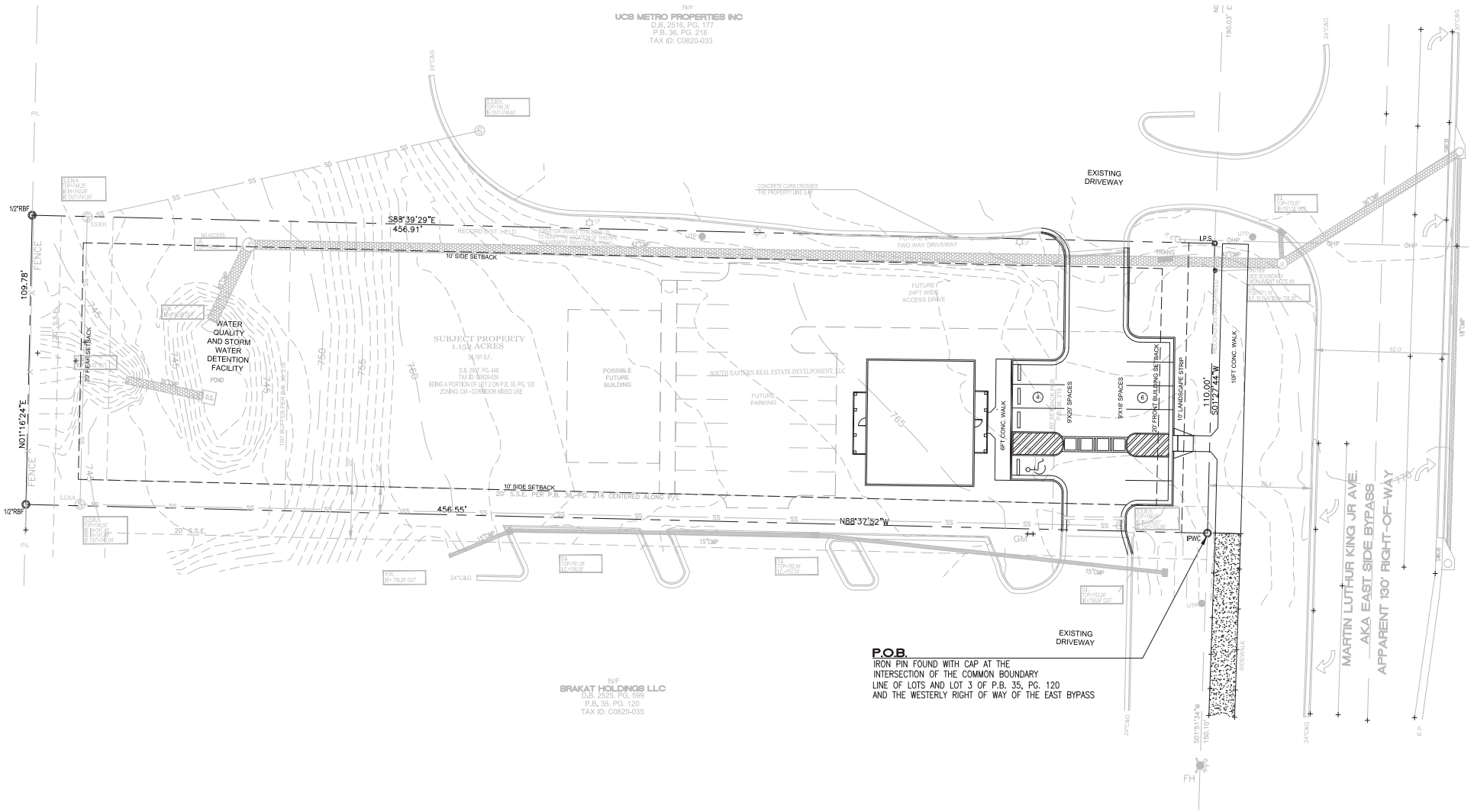
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SURVEY

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NEARBY SIGNIFICANT DEVELOPMENT

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Neely Farms

Neely Farms is a 200-acre master-planned mixed-use development directly across Dr. M.L. King Jr. Avenue. The project's 72.75-acre mixed-use component received City Council approval in June 2025 for up to 514 residential units, including 125 townhomes, 330 multifamily/ cottage/condominium residences, and 59 senior living residences above commercial space. Additional separately planned single-family neighborhoods are part of the broader Neely Farms development. Planned improvements include retail, public recreational amenities, new internal roadways, and a signalized intersection along MLK Jr. Avenue.





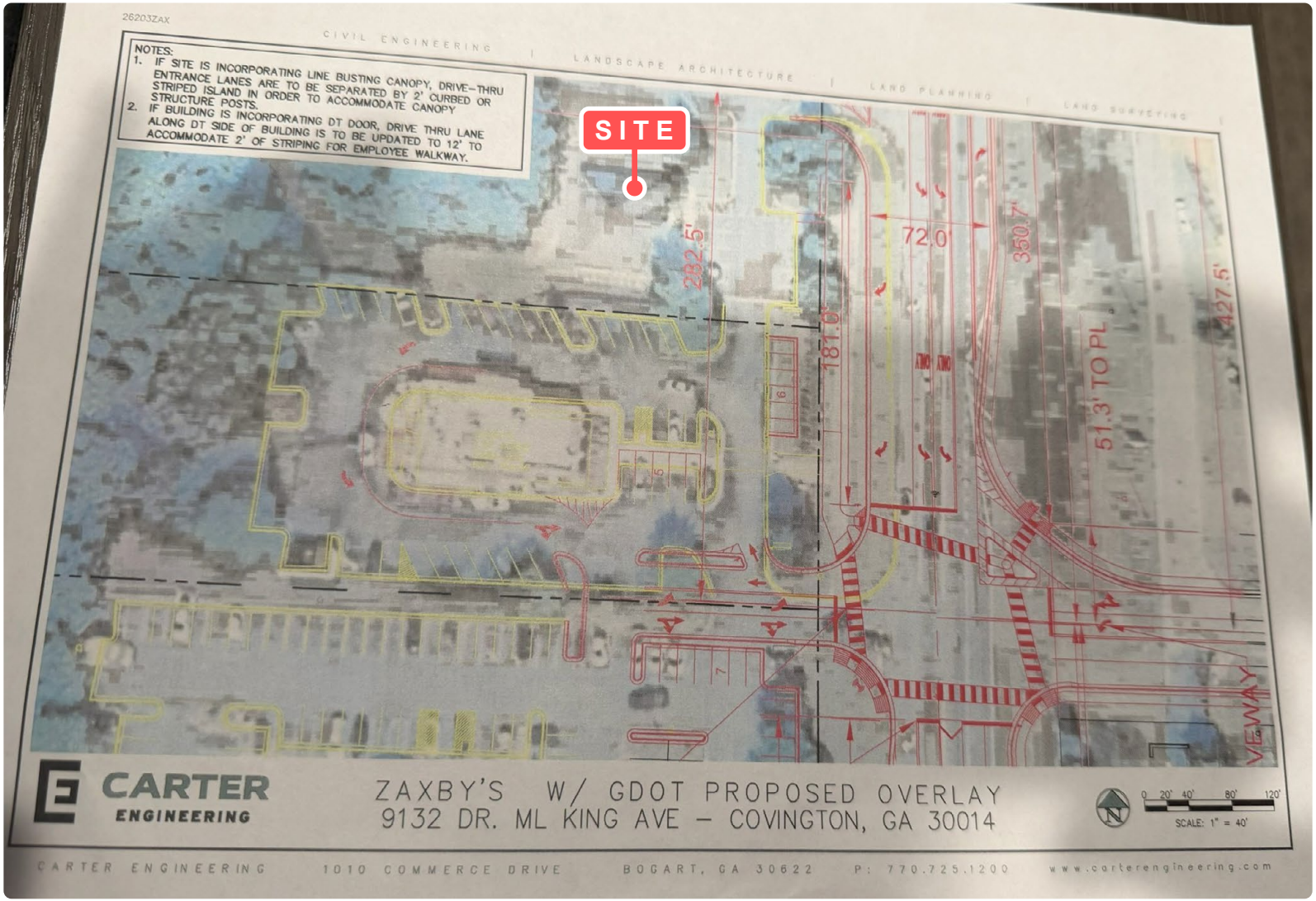


PROPOSED ROADWAY & INTERSECTION IMPROVEMENTS

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ADDITIONAL NEARBY SIGNIFICANT DEVELOPMENT

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Covington Town Center

Covington Town Center is a 180 acre mixed use development located 3 miles away. It includes a Publix anchored retail center, a 128,000 SF Target (opening 2027), 620 residential units, 3 nationally branded hotels, medical office, additional food and retail, and recreational areas.













COVINGTON & NEWTON COUNTY

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Expanding Economic & Commercial Market

Covington, Georgia is located along Interstate 20 approximately 35 miles east of Downtown Atlanta.

Newton County's population reached an estimated 125,583 residents in 2025, an increase of approximately 11.6% since 2020. During the same period, Covington experienced approximately 23.2% population growth, reflecting continued residential expansion throughout the market.

Newton County's median household income is approximately $77,179, while countywide retail sales totaled $1.33 billion in 2022. The county also supported approximately 23,931 jobs at employer establishments and $1.2 billion in annual payroll in 2023.

The region continues to attract significant corporate investment across advanced manufacturing, biotechnology, aviation, and logistics. According to Newton County's economic development organization, the county has attracted approximately $6.9 billion in investment and 9,000 associated jobs over a five-year period.

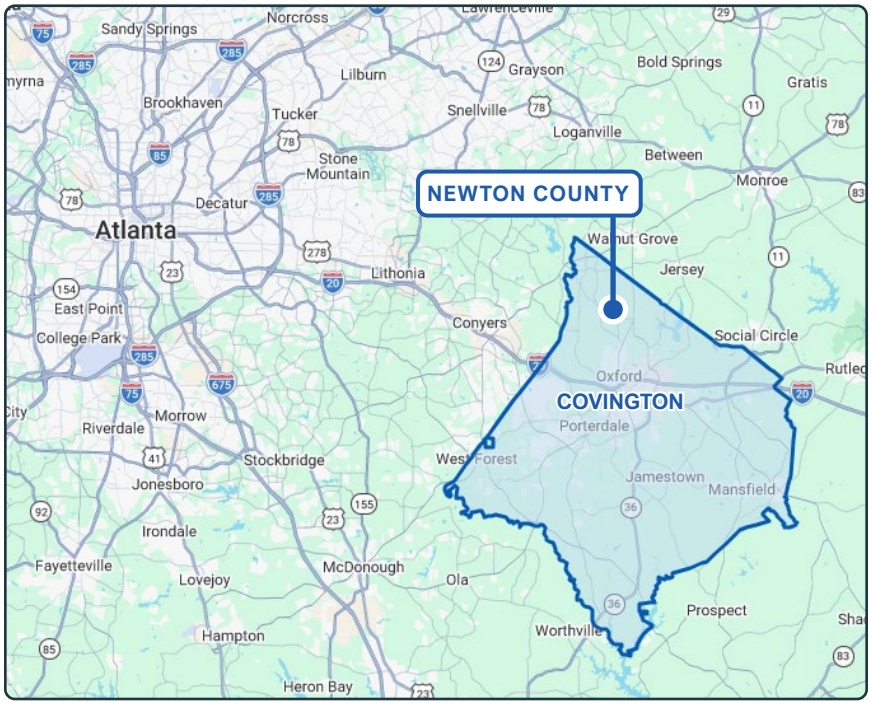
Major regional employers and development projects include Takeda Pharmaceuticals, General Mills, Archer Aviation, and Rivian's planned $5 billion electric vehicle manufacturing campus.

Continued residential growth, expanding employment opportunities, and substantial public and private investment reinforce Covington's position as a growing commercial market within the eastern Atlanta metropolitan area.



NEWTON COUNTY GEORGIA 1821

COVINGTON
georgia



DEMOGRAPHICS & TRAFFIC COUNTS

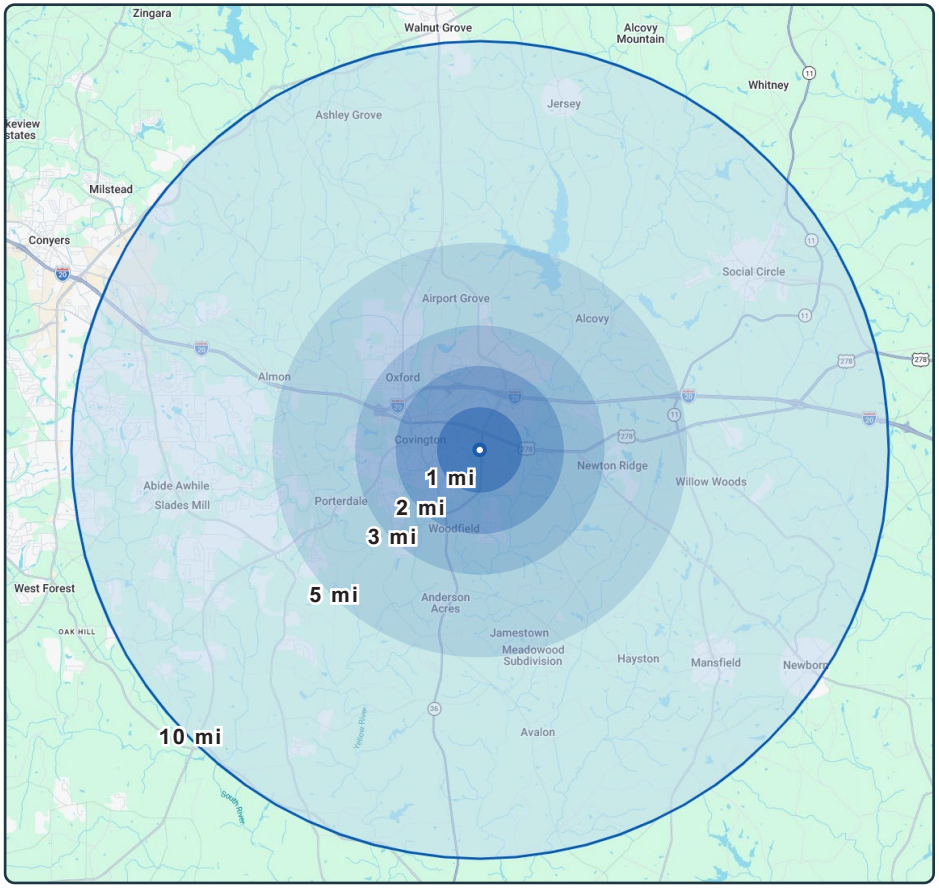
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POPULATION

Radius	2025 Population	2030 Projected Population
1 mile	3,996	4,366
2 miles	14,447	15,819
3 miles	24,929	27,333
5 miles	44,107	48,272
10 miles	151,074	164,102

Source: Costar, 2026



TRAFFIC COUNTS *(2026)*

Street	Distance from Property	Traffic Volume
Dr. MLK Jr Ave	0.0 mi	20,200
Hwy 278 / Dr. MLK Jr Ave	0.5 mi	22,565
I-20 (Exit 93)	1.5 mi	57,900
Hwy 36 / Eagle Dr	2.1 mi	18,400
Monticello St SW *(Downtown Covington)*	2.1 mi	11,700

Source: GA DOT, 2026 Count Year