

AVAILABLE FOR LEASE RARE BIG BOX OPPORTUNITY

975 HIGHWAY 51 N
Covington, TN 38019



PROPERTY HIGHLIGHTS

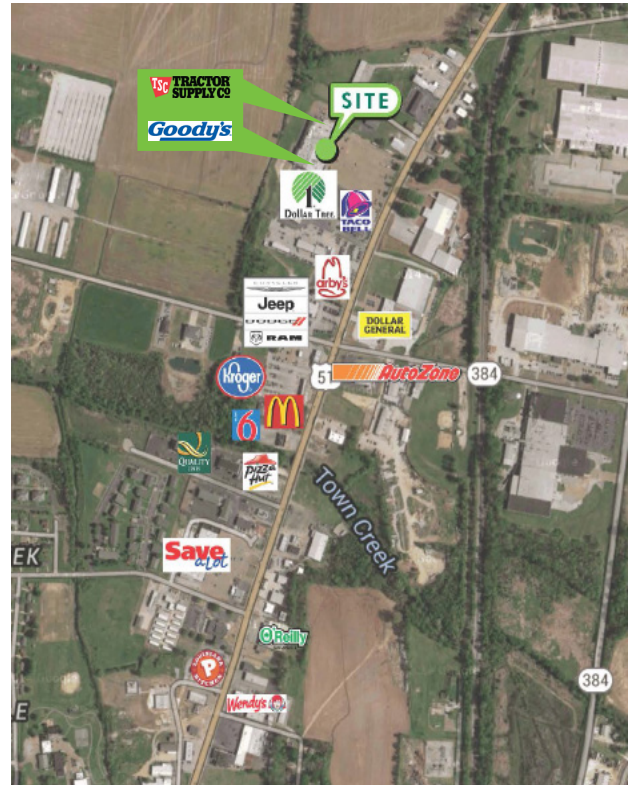
This property is located on the main retail corridor in Covington, TN.

High visibility with multiple access points make this location very desirable.

Tipton county is one of the fastest growing counties in the State of Tennessee and the Mid-South region.

Covington is approximately 18 miles north of northern Memphis.

- + 33,164 SF available 1/31/2017
- + Site is located on 11.44 Acres
- + Adjacent to Tractor Supply and Goody's
- + Near proposed Vintage Car Museum
- + 20,797 VPD
- + Property is also available for purchase
- + Lease Price: \$4.50 SF - NNN



2016 Demographics	1 Mile	3 Mile	5 Mile
Population	1,615	9,074	13,384
Average Income	\$34,651	\$46,553	\$50,966
Daytime Population	1,536	4,594	7,288
Median Age	28.1	34.8	36.6



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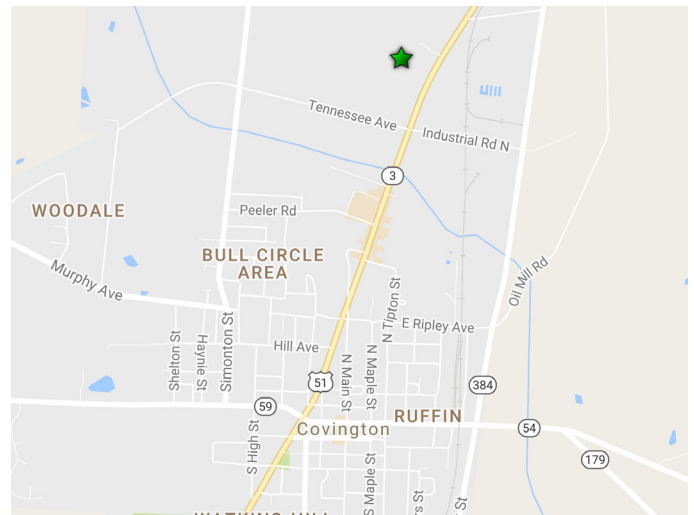
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