

# COVINGTON GALLERY



Online Bidding Event:  
November 18-20, 2019



[CLICK FOR OFFERING MEMORANDUM](#)

7121 Turner Lake Road  
Covington, GA 30014

172.457± Square Feet  
25.91± Acre Site

Built in 1991

45% Occupied

## VALUE-ADD OPPORTUNITY IN THE ATLANTA MSA

- » **INGLES-ANCHORED SHOPPING CENTER**, includes an 86,479-square-foot former Kmart
- » **HIGH-PROFILE, INTERSTATE LOCATION**, at I-20 exit 90, just 30 minutes from downtown Atlanta.
- » **LOCATED IN COVINGTON, A HIGH-GROWTH ATLANTA SUBURB.**
- » **LARGE ENTITLED SITE (25.91± ACRES)**
- » **FAVORABLE INGRESS/EGRESS**, including a signalized intersection at the front door of the center.
- » **DISCOUNT TO REPLACEMENT COST OPPORTUNITY.**

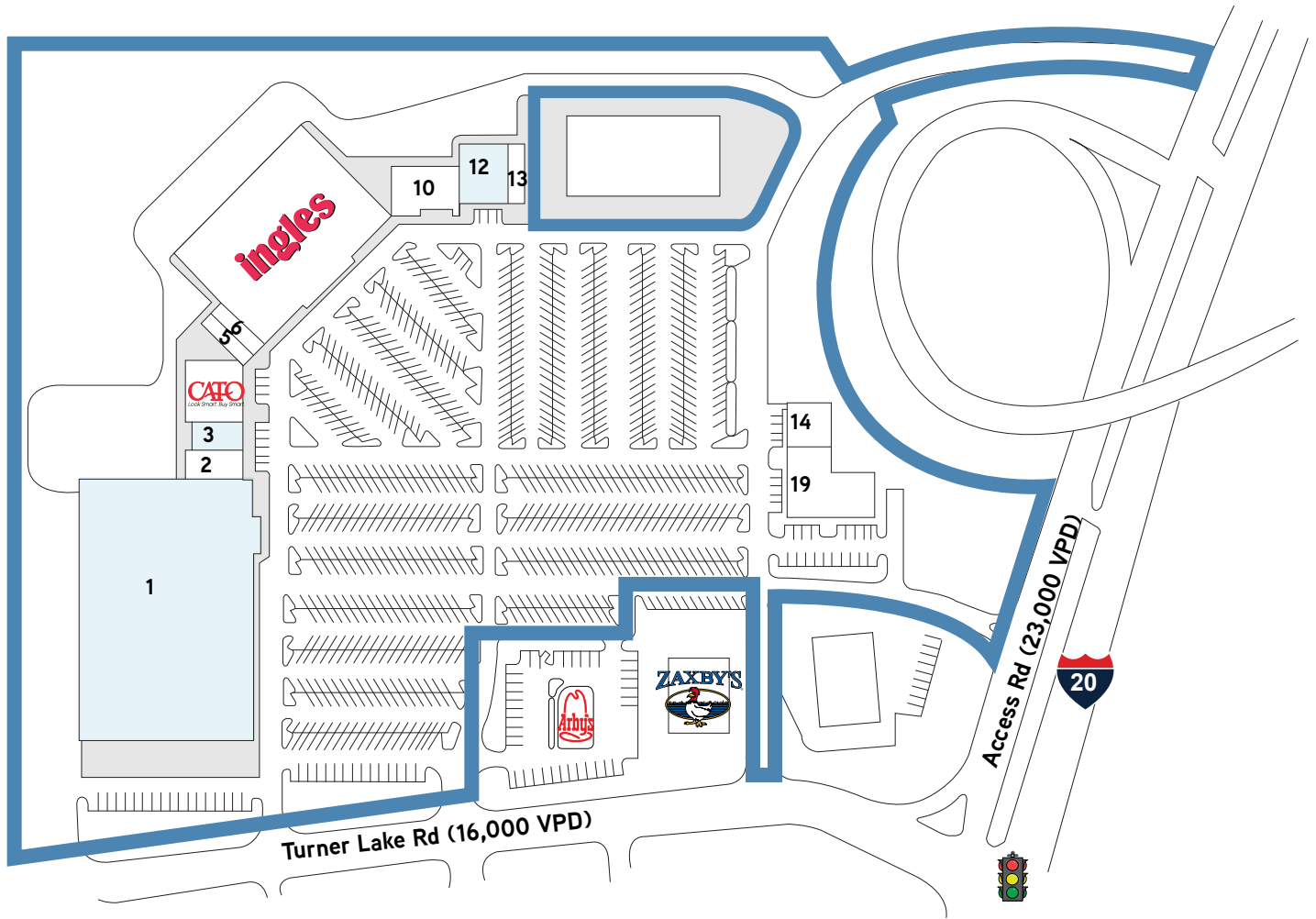


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# SITE PLAN



STE	TENANT	SF
1	Available	86,479
2	Piedmont Medical	3,200
3	Available	2,800
4	Cato	6,750
5	GNC	1,600
6	Sally Beauty Supply	1,600
7	Ingles	44,000
10	Five O'Clock Somewhere	5,975
12	Available	5,200
13	Drayer Physical Therapy	2,000
14	VetMed	3,540
19	Alcovy Fitness	9,313

