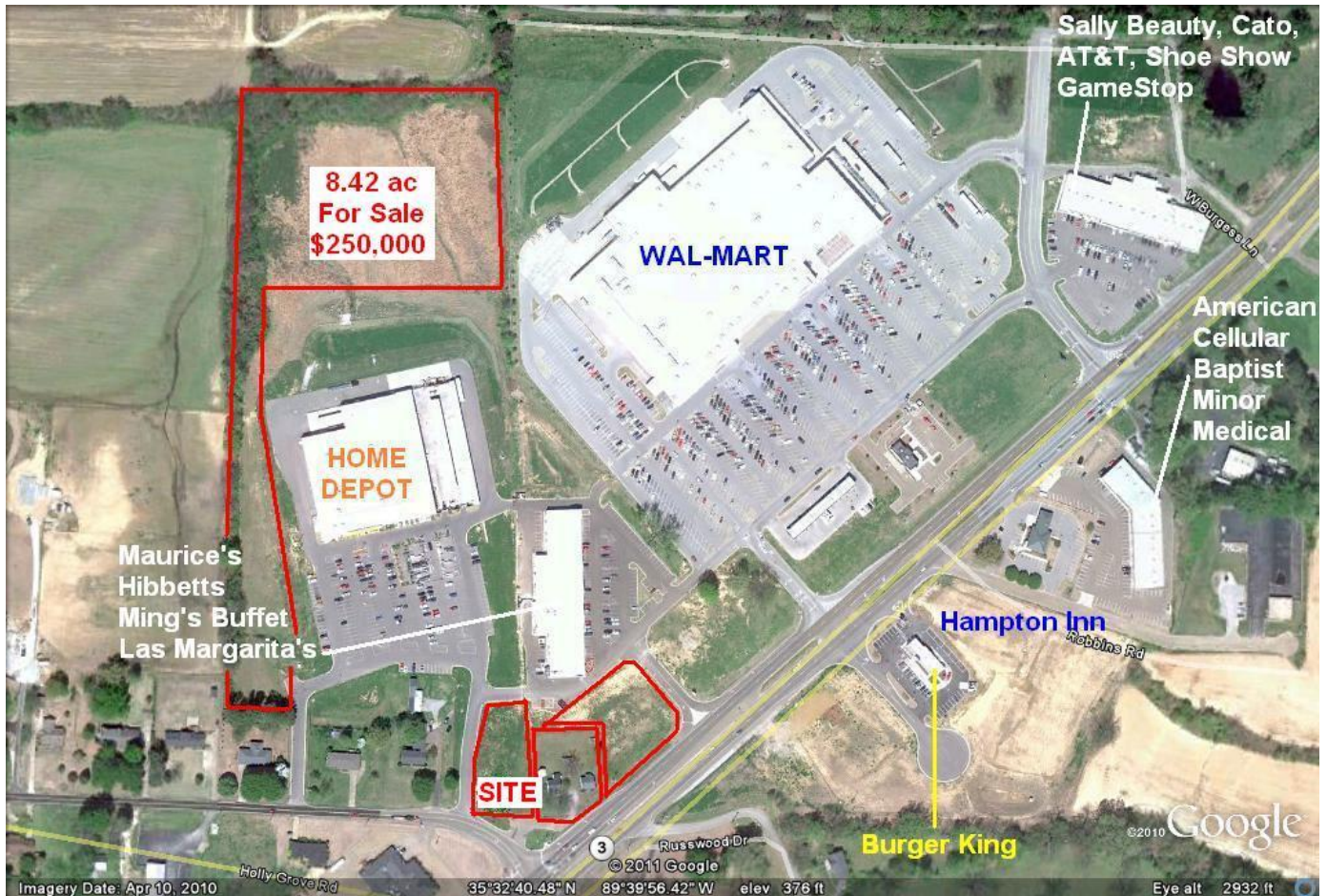


# RESTAURANT/RETAIL DEVELOPMENT SITE

## U.S. Highway 51 & Holly Grove Rd

### Covington, TN

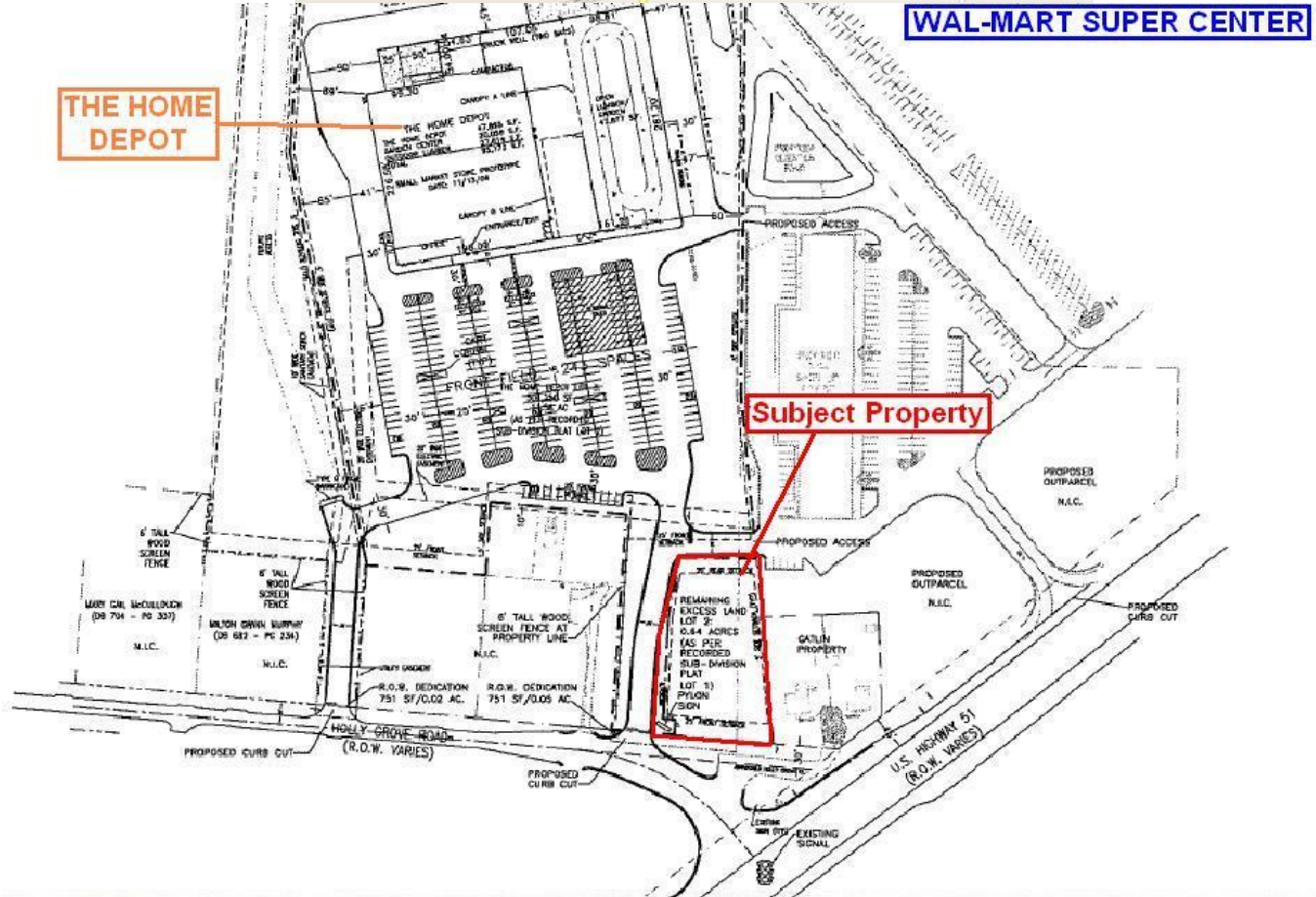


|                       |  |                  |
|-----------------------|--|------------------|
| <b>LOCATION</b>       | West side of the NWC of U.S. Highway 51 & Holly Grove Rd, on the Pad of Home Depot and just south of the Wal-Mart Super Center, in Covington, TN               |                  |
| <b>LOT SIZE</b>       | Approx .64 ac, 140'/98' x 253'/138'+98'+/-, Adjacent .4 acres & .97 acres may be assembled with this lot if desired. Also avail 8.42 acres north of Home Depot |                  |
| <b>ZONING</b>         | Highway Commercial   |                  |
| <b>SALES PRICE</b>    | .64 ac \$250,000 8.42 ac \$250,000. Adjacent lots Call for Price   |                  |
| <b>TRAFFIC COUNTS</b> | Hwy 51 north of Holly Grove  | 21,841           |
|                       | Holly Grove west of Hwy 51   | 3,509 (2010 ADT) |



| Demographics  | 5-Mile   | 10-Miles | 20-Miles |
|---------------|----------|----------|----------|
| Population    | 17,613   | 38,207   | 121,090  |
| Avg HH Income | \$52,337 | \$53,995 | \$54,969 |
| Households    | 6,720    | 14,062   | 44,393   |

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