

# 31 Crowell Road

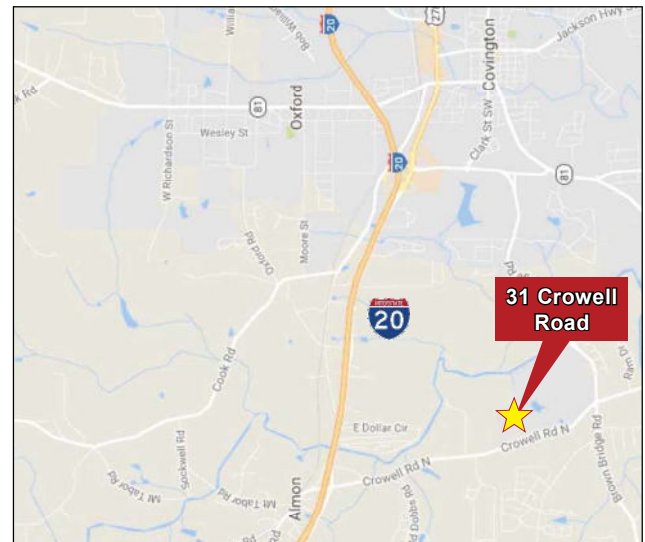
## New Shell Gas Station/C-Store Center

### One 1,200 SF Space Available



**31 Crowell Road, Covington, GA 30014**

- The subject property is just 30 minutes east of Atlanta and just 2 miles south of I-20 on Crowell Road.
- This center caters to the local community, positioned near three schools and surrounding neighborhoods
- Located at intersection of Crowell Road and Brown Bridge Road (10,663 VPD)
- The Shell station has four double-sided fuel pumps supplying eight fueling access points and a 3,500 square foot c-store



#### Demographics

Total Population 2020  
Projected Population 2025  
Population Growth 2010- 2020  
Total Households  
Average Household Income  
Median Age

#### 2-Mile Radius

13,767  
14,736  
1.9%  
4,702  
\$59,157  
34.3

#### 5-Mile Radius

77,161  
81,882  
1.3%  
26,802  
\$69,138  
35.2

#### 10-Mile Radius

179,822  
189,167  
1.0%  
62,75  
\$77,447  
37.1

#### Traffic Count

**10,663**

Brown Bridge Road

#### FOR MORE INFORMATION, CONTACT:

Adam Hale  
404.281.2788 Cell  
678.894.1580 Direct  
ahale@haleretailgroup.com

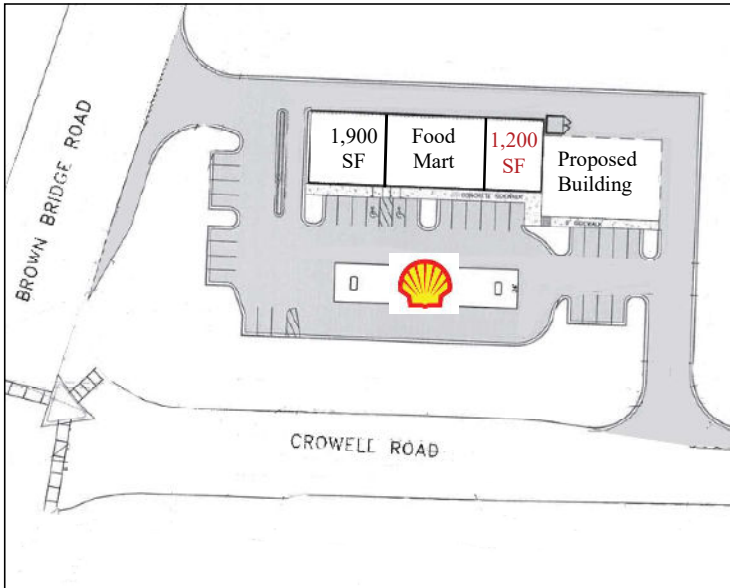
1303 Hightower Trail, Suite 201  
Atlanta, Georgia 30350  
www.haleretailgroup.com  
770.594.1309 Office

**FOR LEASE**



LEASE AT  
**31 S. Crowell Road**

31 Crowell Rd  
Covington, GA 30014



TWO SUITES AVAILABLE: 1,900 SF  
1,200 SF



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