



Bringing *contemporary*
convenience to your
neighborhood shopping center





Covington Market Place

will be located in Newton County, one of the fastest growing counties in the nation. This contemporary neighborhood shopping center development will be situated at the intersection of Salem Road and Kirkland Road. Salem Road is currently scheduled to be widened to six lanes and has been designated as a future transportation corridor connecting I-20 to Georgia Hwy. 138/20.

Kroger Grocery Store will anchor this unique development with 78,849 square feet, the largest store yet to open in the Atlanta MSA. In addition, Covington Market Place will contain approximately 54,877 square feet of shops with six outparcels.

The intricate attention to detail in the design and architecture will set Covington Market Place apart from other traditional neighborhood developments. The storefronts will be designed with a village streetscape theme using brick with stacked stone, decorative moldings, and plush landscaping, all surrounding a central fountain feature.







*M*adison Retail specializes in mixed-use and traditional retail development throughout the Southeast. Our company focuses on developing projects that offer communities a central place for luxury living, unique shopping and tasteful dining through the seamless integration of residential with retail. Our traditional neighborhood developments differentiate themselves within their respective markets with the appeal of our village streetscape themes and unique architecture.

Founded in 2003, we are the retail and mixed-use division of a confederation of companies that each focus on a specific component of commercial development. Comprised of a strong team of development experts from retail, multi-family residential and mixed-use backgrounds, we possess extensive experience in all disciplines involved in real estate development. Our experienced decision makers have the ability to move quickly and the financial resources to close deals promptly. In addition to development for our own account, we manage and consult with other owners, several of which are foreign investors involved in retail real estate in the United States.

We take pride in our attention to detail and our unwavering commitment to quality. Our design and architecture always reflect our communities and our dedication to maintaining the surrounding ambiance. We secure upscale and unique retailers and restaurants that you won't find on every corner. We work diligently with brokers and retailers to create the best shopping experience for our communities.

Our dedicated team of professionals is committed to the efficient execution of Madison Retail's vision - a blend of luxury, uniqueness and convenience to create the perfect shopping experience in a market near you.

SUMMARY DEMOGRAPHICS:

POPULATION

	1 MILE	3 MILES	5 MILES
2000 Total Population	2,581	24,616	53,912
2007 Total Population	4,628	40,727	80,018
2012 Total Population	6,510	54,899	103,321

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2000 Total Households	961	8,766	19,061
2007 Total Households	1,735	14,785	28,848
2012 Total Households	2,451	20,060	37,518

2007 RACE

	1 MILE	3 MILES	5 MILES
2007 White Population	3,471	28,974	58,455
2007 Black Population	978	9,631	17,453
2007 American Indian/Alaska Native	13	124	200
2007 Asian/Hawaiian/Pacific Islander	52	927	1,739
2007 Other Population (Incl 2+ Races)	67	635	1202
2007 Hispanic Population	132	1,215	2,846

INCOME

	1 MILE	3 MILES	5 MILES
2007 Per Capita Income	\$28,830	\$29,929	\$29,755
2007 Median Household Income	\$66,843	\$68,243	\$68,631
2007 Average Household Income	\$78,689	\$81,740	\$82,533
2007 Household Income < \$15,000	77	683	1,333
2007 Household Income \$15,000 - \$24,999	90	773	1,617
2007 Household Income \$25,000 - \$34,999	119	1,042	2,058
2007 Household Income \$35,000 - \$49,999	247	2,070	4,030
2007 Household Income \$50,000 - \$74,999	455	3,605	6,765
2007 Household Income \$75,000 - \$99,999	357	2,826	5,614
2007 Household Income \$100,000 - \$149,999	262	2,467	4,857
2007 Household Income \$150,000 - \$199,000	86	892	1,599
2007 Household Income \$200,000+	43	425	973
2007 Average Household Size	2.67	2.75	2.77
2007 Total Owner Occupied Housing Units	1,421	11,167	22,642
2007 Total Renter Occupied Housing Units	314	3,617	6,205





Developed By



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