

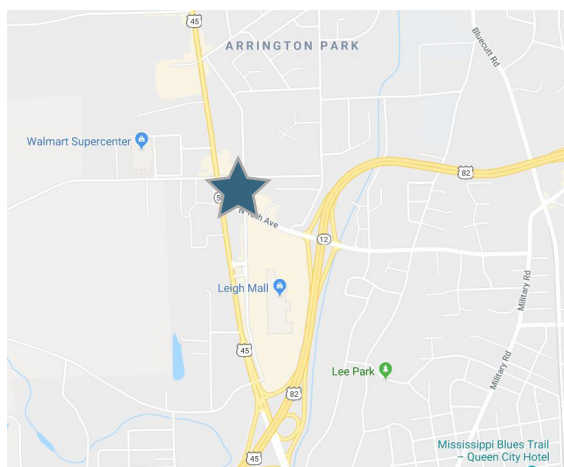
FOR SUBLEASE

Former Rite Aid

1800 Highway 45 North | Columbus, MS

**Overview**

AVAILABLE	10,663 SF
RATE	\$7.00 PSF
LEASE END DATE	12/31/2024

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Description

- Former Rite Aid available located on the NWC of Highway 45 and 18th Avenue
- Located among extensive retail in Columbus, MS
- Ample parking
- High visibility
- All offers are subject to approval by Walgreens Real Estate Committee.

Demographics

	1 MILE	3 MILE	5 MILE
Total Population	2,610	17,415	31,022
Average HH Income	\$68,114	\$61,307	\$59,500
Total Daytime Population	6,867	25,093	37,975

Year: 2021 | Source: Esri

Traffic Counts

US 45, N of Site	24,000 VPD
US 45, S of Site	26,000 VPD
N 18th Avenue, E of Site	11,000 VPD

Year: 2021 | Source: MDOT

SRS REAL ESTATE PARTNERS | 304 20th Street South | Birmingham, AL 35233 | 205.259.2195

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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Executive Summary

1800 Highway 45 North | Columbus, MS



	1 mile	3 miles	5 miles
Population			
2021 Population	2,610	17,415	31,022
2000 Population	2,852	20,038	33,163
2010 Population	2,563	18,044	31,659
2026 Population	2,617	17,278	30,865
2000-2010 Annual Rate	-1.06%	-1.04%	-0.46%
2010-2020 Population: Annual Growth Rate	0.16%	-0.31%	-0.18%
2021-2026 Population: Annual Growth Rate	0.05%	-0.16%	-0.10%
2021 Median Age	37.7	37.2	38.0
Households			
2000 Households	1,277	7,775	12,785
2010 Households	1,268	7,403	12,752
2021 Total Households	1,298	7,209	12,532
2026 Total Households	1,303	7,164	12,475
2000-2010 Annual Rate	-0.07%	-0.49%	-0.03%
2010-2020 Households: Annual Growth Rate	0.21%	-0.24%	-0.15%
2021-2026 Households: Annual Growth Rate	0.08%	-0.13%	-0.09%
2021 Average Household Size	1.96	2.29	2.38
Housing Units			
2021 Total Housing Units	1,533	8,740	14,726
2021 Owner Occupied Housing Units	462	3,171	6,424
2021 Renter Occupied Housing Units	836	4,038	6,108
2021 Vacant Housing Units	235	1,531	2,194
Race and Ethnicity			
2021 White Alone	56.8%	38.5%	40.1%
2021 Black Alone	35.6%	57.2%	56.2%
2021 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2021 Asian Alone	2.8%	1.5%	1.3%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Hispanic Origin (Any Race)	5.4%	2.4%	2.1%
Income			
2021 Median Household Income	\$48,751	\$38,779	\$40,144
2021 Average Household Income	\$68,114	\$61,307	\$59,500
2021 Per Capita Income	\$34,129	\$25,354	\$23,989
2021 Population 25+ by Educational Attainment			
Total	1,854	11,744	20,995
High School Graduate	25.9%	22.0%	24.9%
GED/Alternative Credential	4.5%	4.7%	5.3%
Some College, No Degree	30.9%	21.8%	21.5%
Associate Degree	6.7%	9.8%	9.3%
Bachelor's Degree	15.7%	13.3%	13.2%
Graduate/Professional Degree	9.5%	12.6%	10.8%
Data for all businesses in area			
Total Businesses:	395	1,264	1,626
Total Employees:	5,983	16,075	19,711
Total Residential Population:	2,610	17,415	31,022
Employee/Residential Population Ratio:	2:1	1:1	1:1
2021 Total Daytime Population	6,867	25,093	37,975
Workers	5,586	14,890	19,461
Residents	1,281	10,203	18,514