

FOR LEASE

## Former Rite Aid - Anderson Mill, Spartanburg, SC

4010 Anderson Mill Rd | Spartanburg, SC



## Overview

<b>BUILDING SIZE</b>	13,719 SF
<b>LEASE END DATE</b>	1/31/2025
<b>RATE</b>	Contact Broker



## Description

Former Rite Aid building

- Freestanding building located on the pin-corner traffic signal at Anderson Mill & Reidville Road
- Located on the West side of the main auto-retailer corridor in Spartanburg boasting Toyota, Hyundai, & Volkswagen
- Less than 5 miles from historic downtown Spartanburg known for it's galleries, historic attractions, performance venues, and the Spartanburg Art Museum

## Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$60,659	\$52,674	\$43,311
Average HH Income	\$85,814	\$71,368	\$60,590
Households	2,921	13,581	27,979
Current Population	7,202	34,738	74,828

Year: 2017 | Source: ESRI

## Contact

### SCOTT TIERNAN

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### BRICE POLITO

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## Traffic Counts

Reidville Rd	23,700 VPD
26	63,900 VPD

Year: 2017 | Source: SCDOT

SRS REAL ESTATE PARTNERS | 3445 Peachtree Road NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

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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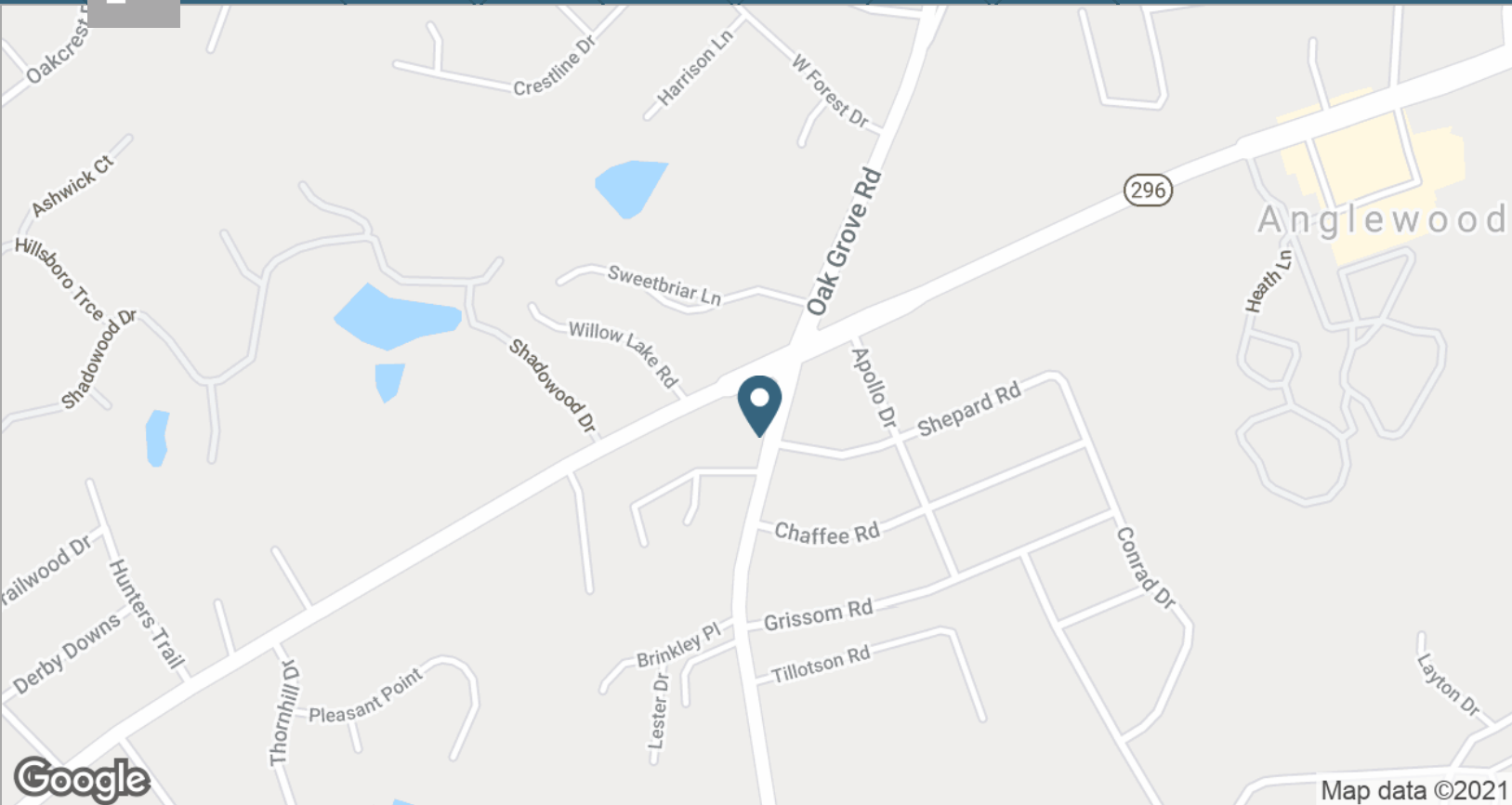






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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	4,770	27,273	64,757
2010 Population	6,505	31,816	69,628
2017 Population	7,202	34,738	74,828
2022 Population	7,762	36,798	78,571
2000-2010 Annual Rate	3.15%	1.55%	0.73%
2010-2017 Annual Rate	1.41%	1.22%	1.00%
2017-2022 Annual Rate	1.51%	1.16%	0.98%
2017 Male Population	48.4%	47.5%	47.9%
2017 Female Population	51.6%	52.5%	52.1%
2017 Median Age	40.1	38.5	36.7

In the identified area, the current year population is 74,828. In 2010, the Census count in the area was 69,628. The rate of change since 2010 was 1.00% annually. The five-year projection for the population in the area is 78,571 representing a change of 0.98% annually from 2017 to 2022. Currently, the population is 47.9% male and 52.1% female.

## Median Age

The median age in this area is 40.1, compared to U.S. median age of 38.2.

## Race and Ethnicity

2017 White Alone	67.0%	58.7%	53.5%
2017 Black Alone	19.3%	29.5%	35.8%
2017 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2017 Asian Alone	7.2%	5.0%	3.4%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	4.0%	4.0%	4.6%
2017 Two or More Races	2.2%	2.5%	2.3%
2017 Hispanic Origin (Any Race)	7.7%	8.6%	9.1%

Persons of Hispanic origin represent 9.1% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 65.3 in the identified area, compared to 64.0 for the U.S. as a whole.

## Households

2000 Households	1,955	10,756	24,373
2010 Households	2,666	12,543	26,225
2017 Total Households	2,921	13,581	27,979
2022 Total Households	3,135	14,344	29,335
2000-2010 Annual Rate	3.15%	1.55%	0.74%
2010-2017 Annual Rate	1.27%	1.10%	0.90%
2017-2022 Annual Rate	1.42%	1.10%	0.95%
2017 Average Household Size	2.46	2.56	2.57

The household count in this area has changed from 26,225 in 2010 to 27,979 in the current year, a change of 0.90% annually. The five-year projection of households is 29,335, a change of 0.95% annually from the current year total. Average household size is currently 2.57, compared to 2.55 in the year 2010. The number of families in the current year is 18,755 in the specified area.

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<b>Median Household Income</b>			
2017 Median Household Income	\$60,659	\$52,674	\$43,311
2022 Median Household Income	\$68,494	\$58,372	\$50,818
2017-2022 Annual Rate	2.46%	2.08%	3.25%
<b>Average Household Income</b>			
2017 Average Household Income	\$85,814	\$71,368	\$60,590
2022 Average Household Income	\$99,710	\$81,824	\$69,578
2017-2022 Annual Rate	3.05%	2.77%	2.80%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$34,104	\$27,904	\$23,346
2022 Per Capita Income	\$39,463	\$31,897	\$26,633
2017-2022 Annual Rate	2.96%	2.71%	2.67%

## Households by Income

Current median household income is \$43,311 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$50,818 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$60,590 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$69,578 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$23,346 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$26,633 in five years, compared to \$34,828 for all U.S. households

## Housing

2000 Total Housing Units	2,024	11,730	26,888
2000 Owner Occupied Housing Units	1,366	7,152	15,168
2000 Renter Occupied Housing Units	589	3,604	9,205
2000 Vacant Housing Units	69	974	2,515
2010 Total Housing Units	2,981	14,064	29,953
2010 Owner Occupied Housing Units	1,806	8,247	15,987
2010 Renter Occupied Housing Units	860	4,296	10,238
2010 Vacant Housing Units	315	1,521	3,728
2017 Total Housing Units	3,214	14,987	31,828
2017 Owner Occupied Housing Units	1,956	8,844	16,955
2017 Renter Occupied Housing Units	964	4,736	11,025
2017 Vacant Housing Units	293	1,406	3,849
2022 Total Housing Units	3,379	15,753	33,352
2022 Owner Occupied Housing Units	2,101	9,318	17,748
2022 Renter Occupied Housing Units	1,033	5,025	11,587
2022 Vacant Housing Units	244	1,409	4,017

Currently, 53.3% of the 31,828 housing units in the area are owner occupied; 34.6%, renter occupied; and 12.1% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 29,953 housing units in the area - 53.4% owner occupied, 34.2% renter occupied, and 12.4% vacant. The annual rate of change in housing units since 2010 is 2.74%. Median home value in the area is \$134,538, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.23% annually to \$150,235.