

FOR LEASE

Former Rite Aid - Southport Rd, Spartanburg, SC

2195 Southport Rd | Spartanburg, SC

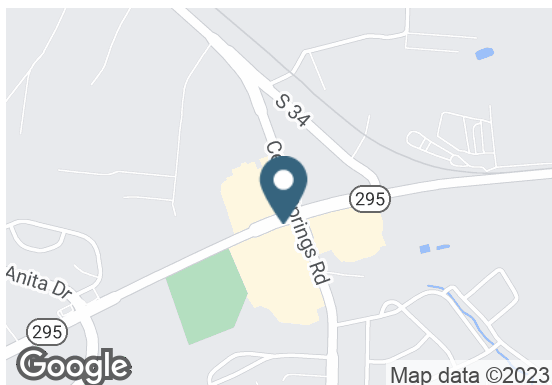


Overview

BUILDING SIZE

LEASE END DATE 9/30/2021

RATE \$14.00 SF/yr (MG)



Description

- Former Rite Aid building
- Freestanding building on a lighted hard corner with easy ingress/egress
- Located in the main neighborhood shopping crossroads in the southern suburbs of Spartanburg with big box retailers such as Walmart Neighborhood Market, Bi-Lo, and Big Lots
- 2 miles away from Kohler Co.'s Spartanburg plant with est. 280 employees
- All offers are subject to approval by Walgreens Real Estate Committee

Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$43,989	\$46,386	\$39,852
Average HH Income	\$59,453	\$69,903	\$59,198
Households	998 Mile	11,128	25,494
Current Population	2,480	26,601	62,996

Year: 2017 | Source: ESRI

Contact

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Traffic Counts

Southport Rd	15,700 VPD
Cedar Springs Rd	10,800 VPD
Union St	18,200 VPD

Year: 2017 | Source: SCDOT

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

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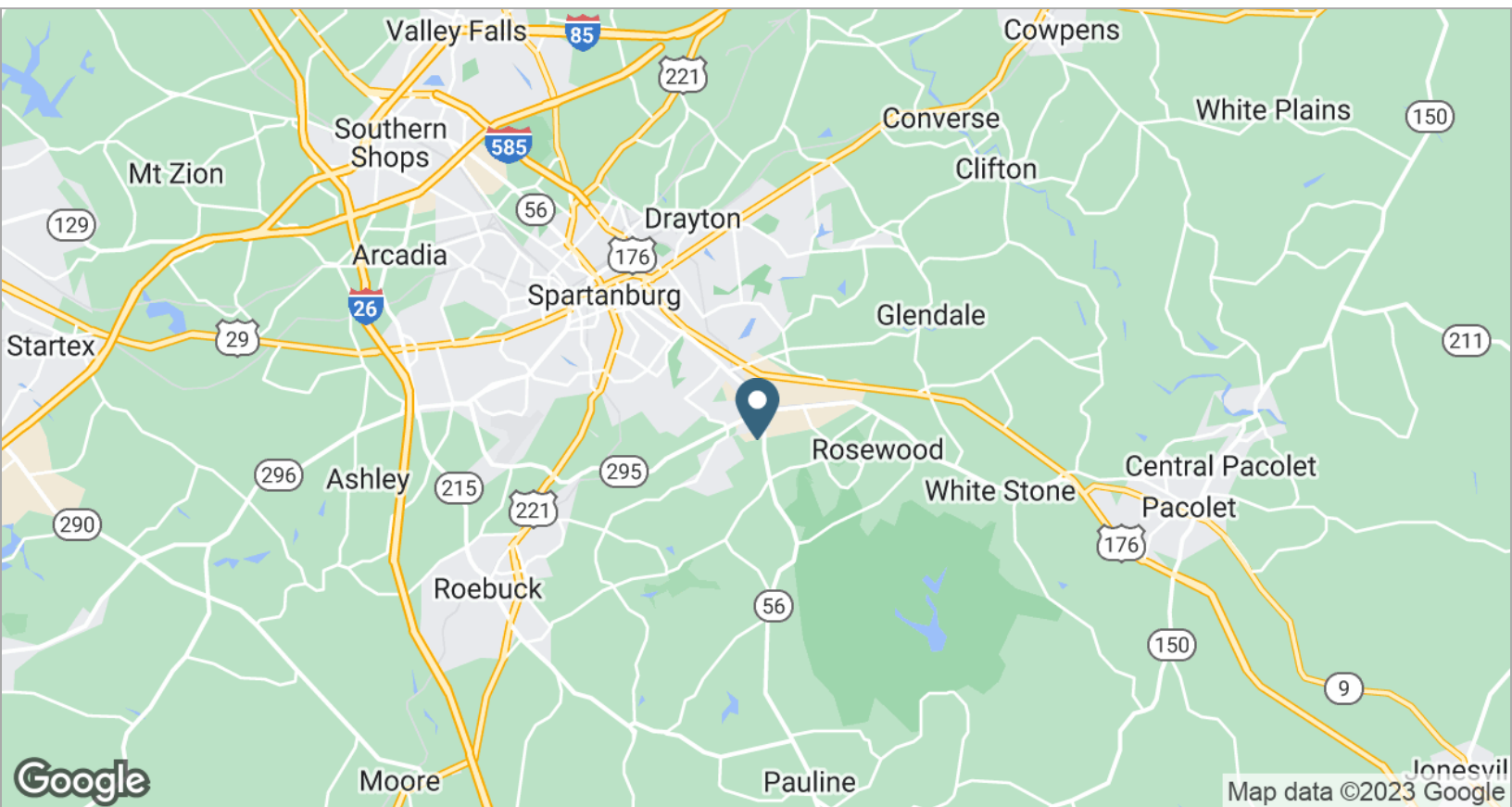
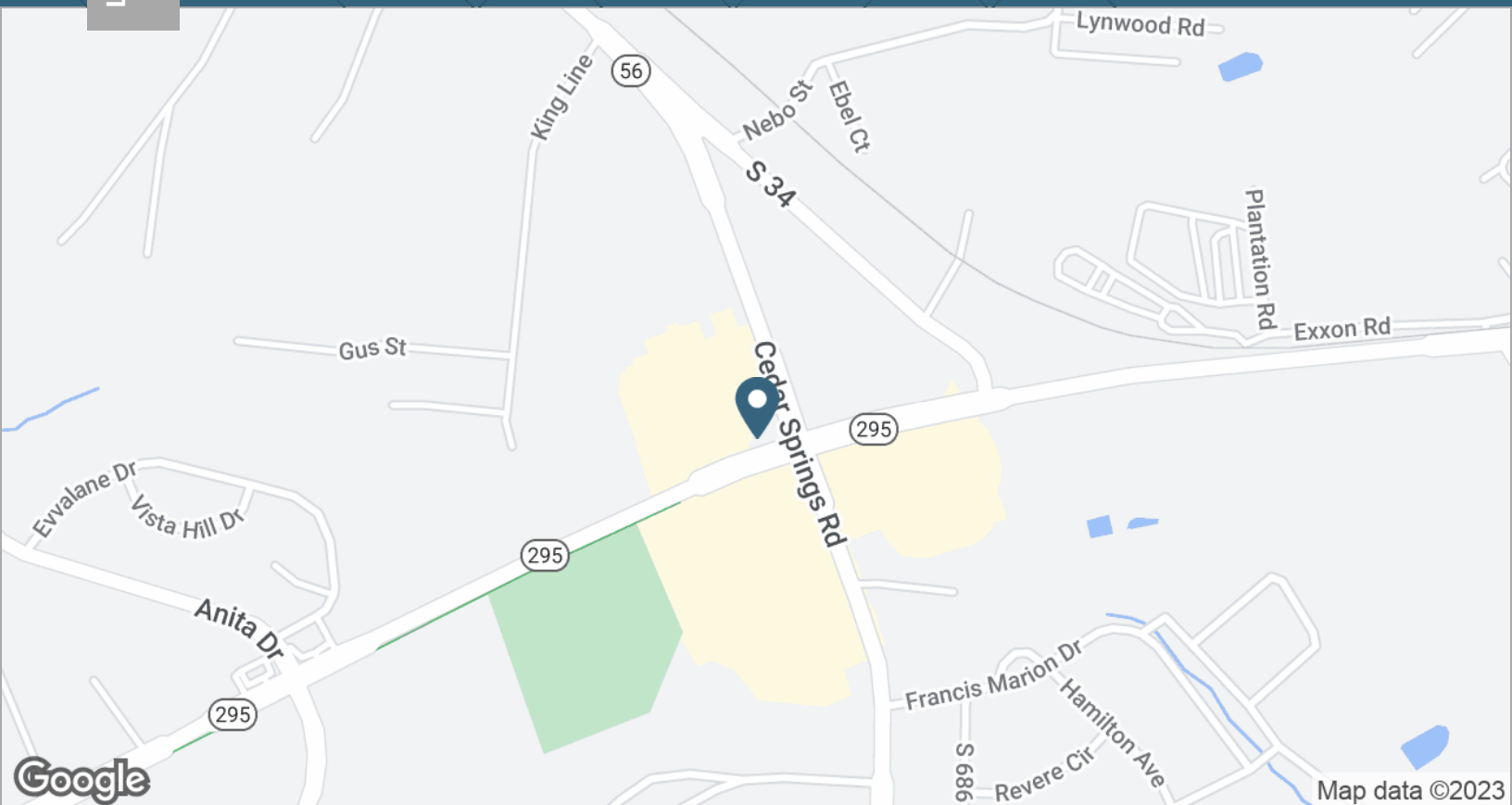


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SRS



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	1 mile	3 miles	5 miles
Population			
2000 Population	2,269	27,212	63,675
2010 Population	2,412	25,531	60,401
2017 Population	2,480	26,601	62,996
2022 Population	2,539	27,518	65,234
2000-2010 Annual Rate	0.61%	-0.64%	-0.53%
2010-2017 Annual Rate	0.38%	0.57%	0.58%
2017-2022 Annual Rate	0.47%	0.68%	0.70%
2017 Male Population	46.8%	45.6%	45.7%
2017 Female Population	53.2%	54.4%	54.3%
2017 Median Age	38.7	41.9	40.1

In the identified area, the current year population is 62,996. In 2010, the Census count in the area was 60,401. The rate of change since 2010 was 0.58% annually. The five-year projection for the population in the area is 65,234 representing a change of 0.70% annually from 2017 to 2022. Currently, the population is 45.7% male and 54.3% female.

Median Age

The median age in this area is 38.7, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	60.3%	58.1%	56.6%
2017 Black Alone	32.9%	35.8%	37.3%
2017 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2017 Asian Alone	3.0%	3.1%	2.2%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	1.5%	1.0%	1.7%
2017 Two or More Races	2.0%	1.9%	1.9%
2017 Hispanic Origin (Any Race)	2.8%	2.9%	4.0%

Persons of Hispanic origin represent 4.0% 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 57.5 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	961	11,224	25,664
2010 Households	979	10,756	24,662
2017 Total Households	998	11,128	25,494
2022 Total Households	1,019	11,478	26,337
2000-2010 Annual Rate	0.19%	-0.43%	-0.40%
2010-2017 Annual Rate	0.27%	0.47%	0.46%
2017-2022 Annual Rate	0.42%	0.62%	0.65%
2017 Average Household Size	2.27	2.32	2.34

The household count in this area has changed from 24,662 in 2010 to 25,494 in the current year, a change of 0.46% annually. The five-year projection of households is 26,337, a change of 0.65% annually from the current year total. Average household size is currently 2.34, compared to 2.31 in the year 2010. The number of families in the current year is 15,492 in the specified area.

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Median Household Income			
2017 Median Household Income	\$43,989	\$46,386	\$39,852
2022 Median Household Income	\$51,958	\$53,103	\$45,951
2017-2022 Annual Rate	3.39%	2.74%	2.89%
Average Household Income			
2017 Average Household Income	\$59,453	\$69,903	\$59,198
2022 Average Household Income	\$68,335	\$78,812	\$67,182
2017-2022 Annual Rate	2.82%	2.43%	2.56%
Per Capita Income			
2017 Per Capita Income	\$26,748	\$30,031	\$24,860
2022 Per Capita Income	\$30,316	\$33,683	\$27,999
2017-2022 Annual Rate	2.54%	2.32%	2.41%

Households by Income

Current median household income is \$39,852 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$45,951 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$59,198 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$67,182 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$24,860 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$27,999 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	1,104	12,392	28,352
2000 Owner Occupied Housing Units	692	7,160	15,383
2000 Renter Occupied Housing Units	269	4,064	10,281
2000 Vacant Housing Units	143	1,168	2,688
2010 Total Housing Units	1,112	12,331	28,267
2010 Owner Occupied Housing Units	649	6,721	14,363
2010 Renter Occupied Housing Units	330	4,035	10,299
2010 Vacant Housing Units	133	1,575	3,605
2017 Total Housing Units	1,130	12,791	29,464
2017 Owner Occupied Housing Units	654	6,844	14,722
2017 Renter Occupied Housing Units	345	4,285	10,772
2017 Vacant Housing Units	132	1,663	3,970
2022 Total Housing Units	1,153	13,210	30,514
2022 Owner Occupied Housing Units	664	7,003	15,137
2022 Renter Occupied Housing Units	356	4,475	11,200
2022 Vacant Housing Units	134	1,732	4,177

Currently, 50.0% of the 29,464 housing units in the area are owner occupied; 36.6%, renter occupied; and 13.5% 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 28,267 housing units in the area - 50.8% owner occupied, 36.4% renter occupied, and 12.8% vacant. The annual rate of change in housing units since 2010 is 1.86%. Median home value in the area is \$128,533, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.38% annually to \$144,605.