

FOR LEASE

Former Rite Aid - Nelson Brogdon Blvd, Sugar Hill, GA

4470 Nelson Brogdon Blvd | Sugar Hill, GA



Overview

BUILDING SIZE	Fully Leased
LEASE END DATE	1/14/2024
RATE	Contact Broker

Description

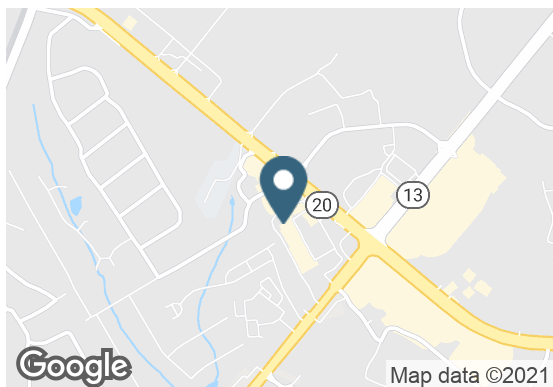
Former Rite Aid

- Located at a lighted intersection less than 2 miles off I-985 (exit 4 Buford Dr)
- Nearby Mall of Georgia is 3 miles away
- Great frontage on Buford Dr with more than 40k drivers per day

Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$37,604	\$68,604	\$78,377
Average HH Income	\$58,021	\$85,974	\$95,533
Households	1,366	15,762	40,488
Current Population	3,856	47,607	120,769

Year: 2017 | Source: ESRI



Contact

SCOTT TIERNAN

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Traffic Counts

GA-20	40,100 VPD
Buford Hwy NE	24,500 VPD

Year: 2016 | Source: GDOT

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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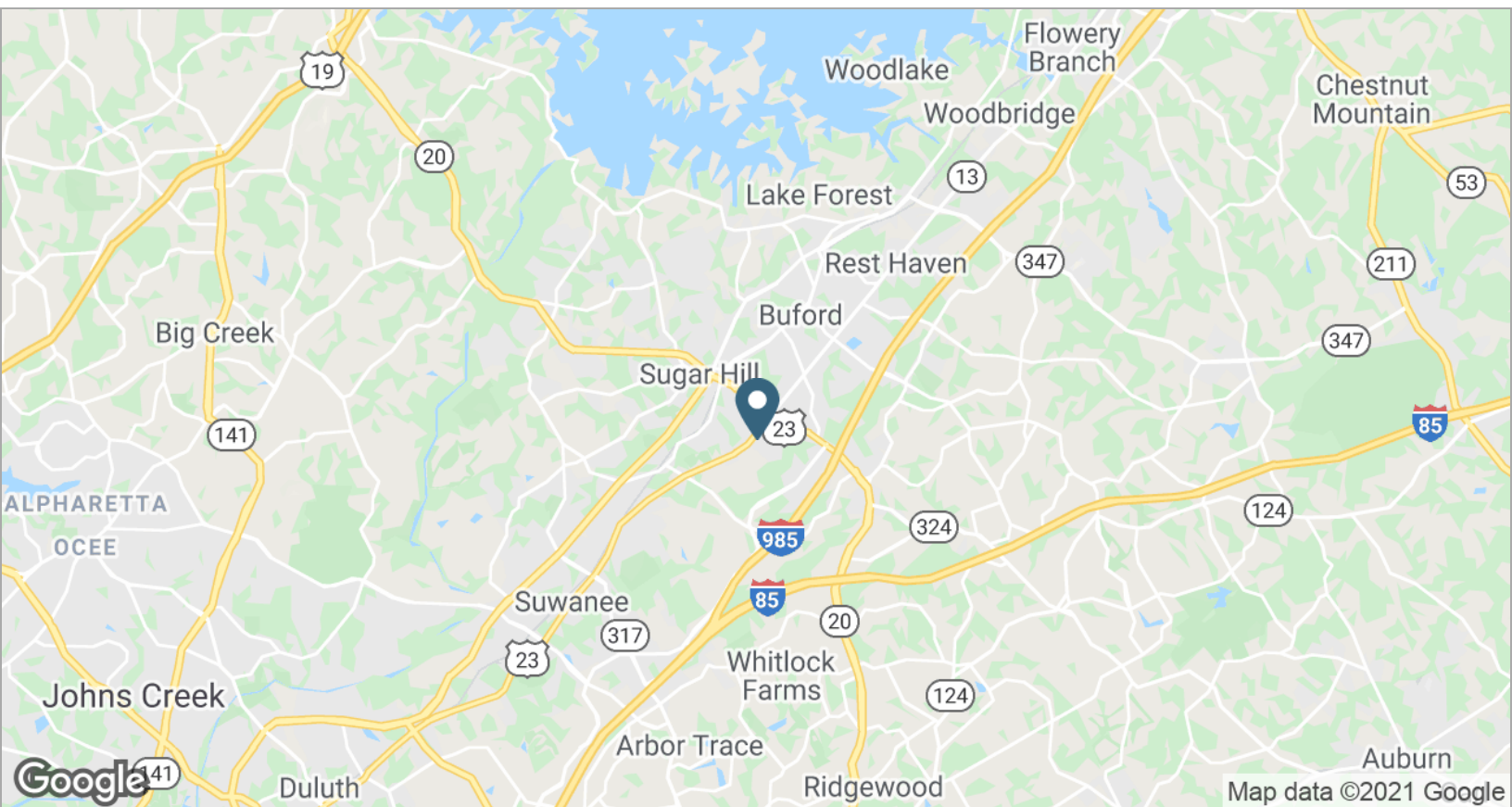
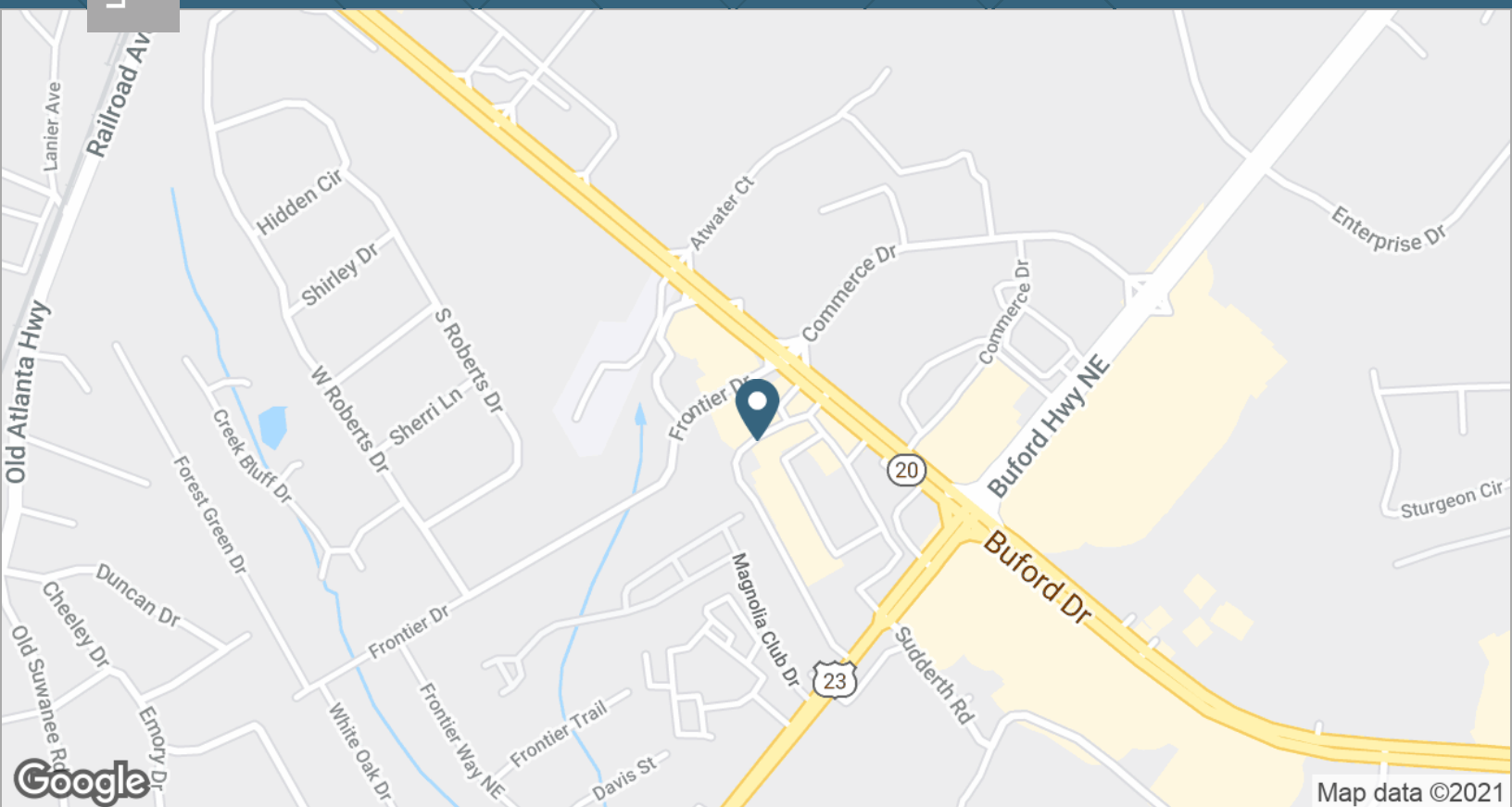
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	1 mile	3 miles	5 miles
Population			
2000 Population	3,369	26,636	58,604
2010 Population	3,546	41,885	101,831
2017 Population	3,856	47,607	120,769
2022 Population	4,132	52,474	133,981
2000-2010 Annual Rate	0.51%	4.63%	5.68%
2010-2017 Annual Rate	1.16%	1.78%	2.38%
2017-2022 Annual Rate	1.39%	1.97%	2.10%
2017 Male Population	49.7%	49.3%	49.0%
2017 Female Population	50.3%	50.7%	51.0%
2017 Median Age	34.3	35.0	35.9

In the identified area, the current year population is 120,769. In 2010, the Census count in the area was 101,831. The rate of change since 2010 was 2.38% annually. The five-year projection for the population in the area is 133,981 representing a change of 2.10% annually from 2017 to 2022. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 34.3, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	58.4%	57.5%	61.4%
2017 Black Alone	13.1%	15.8%	15.6%
2017 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2017 Asian Alone	4.7%	12.9%	12.9%
2017 Pacific Islander Alone	0.0%	0.1%	0.1%
2017 Other Race	21.0%	10.0%	6.5%
2017 Two or More Races	2.5%	3.4%	3.3%
2017 Hispanic Origin (Any Race)	35.7%	21.0%	15.9%

Persons of Hispanic origin represent 15.9% 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 69.4 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,124	9,217	20,008
2010 Households	1,256	13,932	34,267
2017 Total Households	1,366	15,762	40,488
2022 Total Households	1,464	17,322	44,815
2000-2010 Annual Rate	1.12%	4.22%	5.53%
2010-2017 Annual Rate	1.16%	1.72%	2.33%
2017-2022 Annual Rate	1.40%	1.91%	2.05%
2017 Average Household Size	2.82	3.01	2.98

The household count in this area has changed from 34,267 in 2010 to 40,488 in the current year, a change of 2.33% annually. The five-year projection of households is 44,815, a change of 2.05% annually from the current year total. Average household size is currently 2.98, compared to 2.97 in the year 2010. The number of families in the current year is 31,266 in the specified area.

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$37,604	\$68,604	\$78,377
2022 Median Household Income	\$44,430	\$78,449	\$86,041
2017-2022 Annual Rate	3.39%	2.72%	1.88%
Average Household Income			
2017 Average Household Income	\$58,021	\$85,974	\$95,533
2022 Average Household Income	\$68,198	\$98,762	\$108,807
2017-2022 Annual Rate	3.29%	2.81%	2.64%
Per Capita Income			
2017 Per Capita Income	\$21,847	\$28,935	\$32,011
2022 Per Capita Income	\$25,638	\$33,114	\$36,370
2017-2022 Annual Rate	3.25%	2.73%	2.59%

Households by Income

Current median household income is \$78,377 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$86,041 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$95,533 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$108,807 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$32,011 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$36,370 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	1,177	9,620	21,236
2000 Owner Occupied Housing Units	737	7,159	17,057
2000 Renter Occupied Housing Units	388	2,057	2,952
2000 Vacant Housing Units	52	404	1,227
2010 Total Housing Units	1,436	15,123	37,044
2010 Owner Occupied Housing Units	575	10,075	26,928
2010 Renter Occupied Housing Units	681	3,857	7,339
2010 Vacant Housing Units	180	1,191	2,777
2017 Total Housing Units	1,533	16,747	42,687
2017 Owner Occupied Housing Units	569	10,537	29,919
2017 Renter Occupied Housing Units	797	5,225	10,569
2017 Vacant Housing Units	167	985	2,199
2022 Total Housing Units	1,645	18,466	47,286
2022 Owner Occupied Housing Units	610	11,570	33,043
2022 Renter Occupied Housing Units	854	5,752	11,772
2022 Vacant Housing Units	181	1,144	2,471

Currently, 70.1% of the 42,687 housing units in the area are owner occupied; 24.8%, renter occupied; and 5.2% 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 37,044 housing units in the area - 72.7% owner occupied, 19.8% renter occupied, and 7.5% vacant. The annual rate of change in housing units since 2010 is 6.50%. Median home value in the area is \$235,536, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.84% annually to \$284,322.