

FOR LEASE

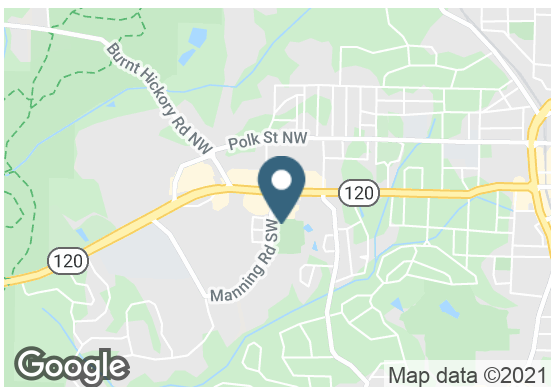
Former Rite Aid - Whitlock Ave, Marietta, GA

731 Whitlock Ave | Marietta, GA



Overview

BUILDING SIZE	Fully Leased
LEASE END DATE	2/2/2021
RATE	Contact Broker



Description

Former Rite Aid building

- Located at lighted intersection
- Less than 1 mile from Marietta High School
- Whitlock Village retail center is located across the street

Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$69,138	\$52,647	\$52,408
Average HH Income	\$96,326	\$78,203	\$74,677
Households	3,182	21,029	66,406
Current Populations	7,015	54,092	177,756

Year: 2017 | Source: ESRI

Contact

SCOTT TIERNAN

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Traffic Counts

Whitlock Ave SW	27,900 VPD
Manning Rd SW	4,150 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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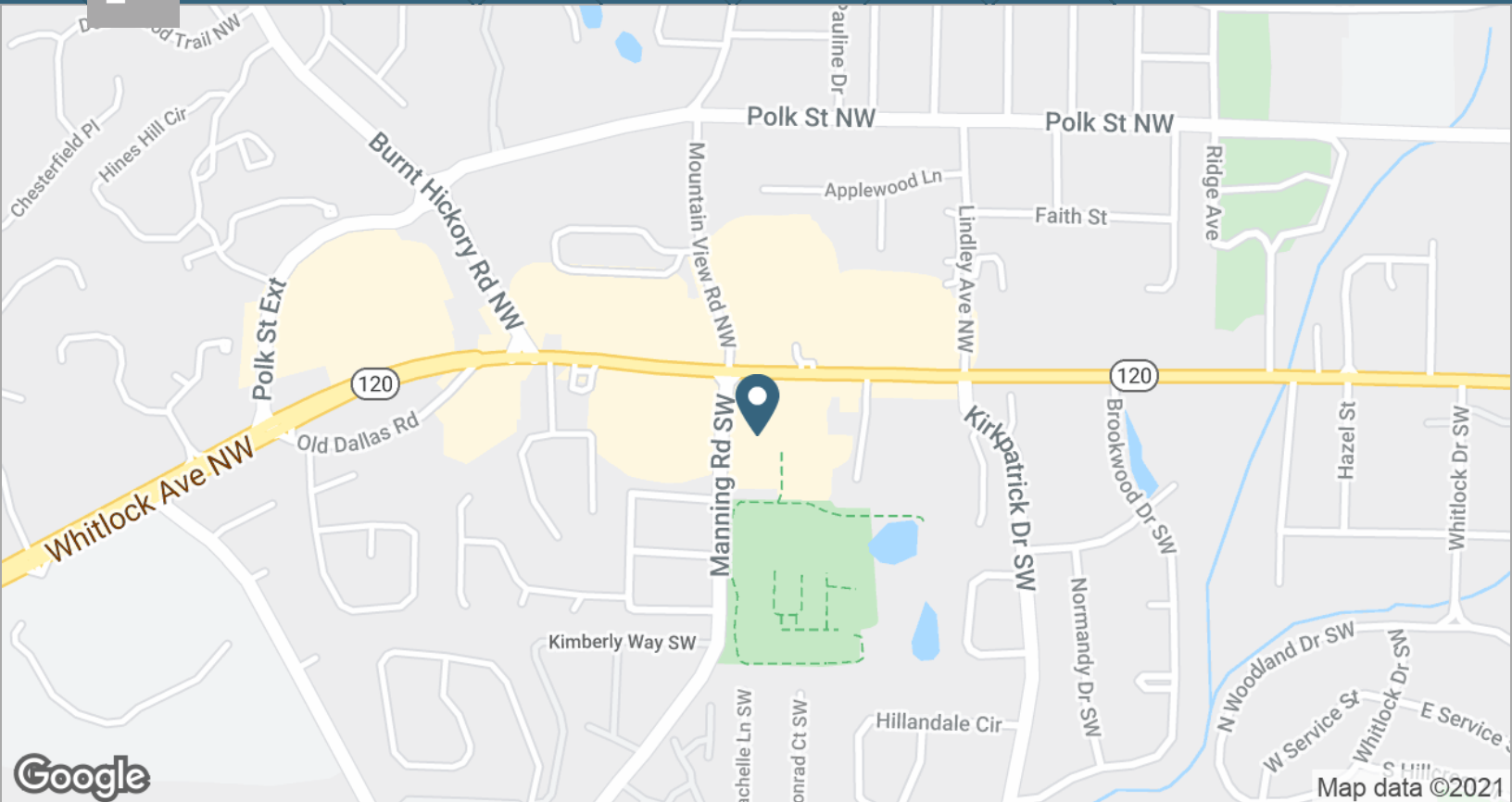
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	1 mile	3 miles	5 miles
Population			
2000 Population	6,129	47,365	148,753
2010 Population	6,358	49,422	162,939
2017 Population	7,015	54,092	177,756
2022 Population	7,520	57,841	190,292
2000-2010 Annual Rate	0.37%	0.43%	0.92%
2010-2017 Annual Rate	1.37%	1.25%	1.21%
2017-2022 Annual Rate	1.40%	1.35%	1.37%
2017 Male Population	45.8%	49.4%	49.6%
2017 Female Population	54.2%	50.6%	50.4%
2017 Median Age	44.0	36.3	34.4

In the identified area, the current year population is 177,756. In 2010, the Census count in the area was 162,939. The rate of change since 2010 was 1.21% annually. The five-year projection for the population in the area is 190,292 representing a change of 1.37% annually from 2017 to 2022. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 44.0, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	73.5%	55.9%	52.6%
2017 Black Alone	20.4%	28.3%	29.0%
2017 American Indian/Alaska Native Alone	0.2%	0.4%	0.4%
2017 Asian Alone	1.4%	2.9%	4.7%
2017 Pacific Islander Alone	0.0%	0.0%	0.1%
2017 Other Race	1.7%	9.1%	9.7%
2017 Two or More Races	2.7%	3.4%	3.6%
2017 Hispanic Origin (Any Race)	5.5%	22.4%	21.8%

Persons of Hispanic origin represent 21.8% 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 76.1 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,707	18,106	55,164
2010 Households	2,886	19,165	60,930
2017 Total Households	3,182	21,029	66,406
2022 Total Households	3,411	22,481	71,004
2000-2010 Annual Rate	0.64%	0.57%	1.00%
2010-2017 Annual Rate	1.36%	1.29%	1.19%
2017-2022 Annual Rate	1.40%	1.34%	1.35%
2017 Average Household Size	2.18	2.49	2.61

The household count in this area has changed from 60,930 in 2010 to 66,406 in the current year, a change of 1.19% annually. The five-year projection of households is 71,004, a change of 1.35% annually from the current year total. Average household size is currently 2.61, compared to 2.60 in the year 2010. The number of families in the current year is 41,656 in the specified area.

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$69,138	\$52,647	\$52,408
2022 Median Household Income	\$77,449	\$58,558	\$58,372
2017-2022 Annual Rate	2.30%	2.15%	2.18%
Average Household Income			
2017 Average Household Income	\$96,326	\$78,203	\$74,677
2022 Average Household Income	\$107,043	\$88,215	\$84,775
2017-2022 Annual Rate	2.13%	2.44%	2.57%
Per Capita Income			
2017 Per Capita Income	\$42,576	\$31,155	\$28,379
2022 Per Capita Income	\$47,335	\$35,020	\$32,073
2017-2022 Annual Rate	2.14%	2.37%	2.48%

Households by Income

Current median household income is \$52,408 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$58,372 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$74,677 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$84,775 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$28,379 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$32,073 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	2,787	19,016	57,872
2000 Owner Occupied Housing Units	1,858	9,465	30,942
2000 Renter Occupied Housing Units	849	8,640	24,223
2000 Vacant Housing Units	80	911	2,707
2010 Total Housing Units	3,153	21,982	69,281
2010 Owner Occupied Housing Units	1,984	10,341	33,152
2010 Renter Occupied Housing Units	902	8,824	27,778
2010 Vacant Housing Units	267	2,817	8,351
2017 Total Housing Units	3,369	23,523	73,805
2017 Owner Occupied Housing Units	2,026	10,206	33,171
2017 Renter Occupied Housing Units	1,156	10,823	33,235
2017 Vacant Housing Units	187	2,494	7,399
2022 Total Housing Units	3,613	25,074	78,636
2022 Owner Occupied Housing Units	2,185	10,908	35,322
2022 Renter Occupied Housing Units	1,226	11,573	35,682
2022 Vacant Housing Units	202	2,593	7,632

Currently, 44.9% of the 73,805 housing units in the area are owner occupied; 45.0%, renter occupied; and 10.0% 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 69,281 housing units in the area - 47.9% owner occupied, 40.1% renter occupied, and 12.1% vacant. The annual rate of change in housing units since 2010 is 2.85%. Median home value in the area is \$207,890, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.74% annually to \$249,724.