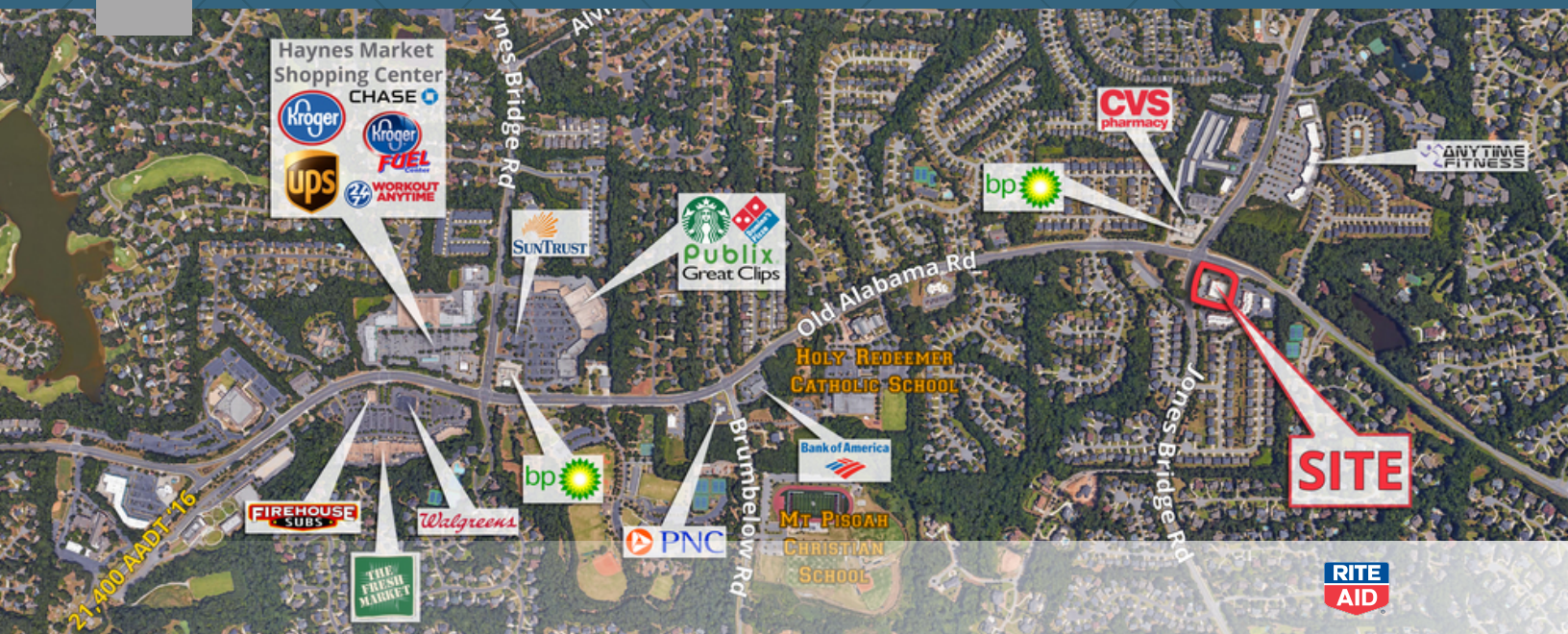


FOR LEASE

Former Rite Aid - Old Alabama Rd, Alpharetta, GA

3719 Old Alabama Rd | Alpharetta, GA



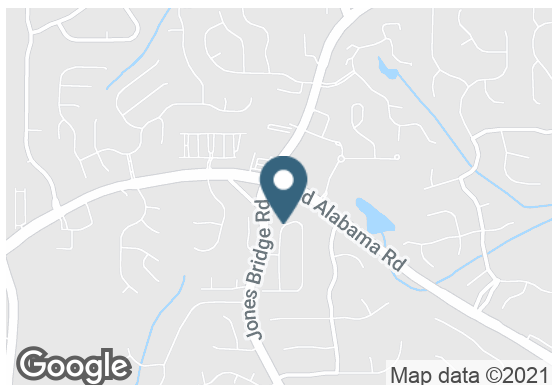
Overview

BUILDING SIZE	Fully Leased
LEASE END DATE	4/28/2024
RATE	Contact Broker

Description

Former Rite Aid building

- Outparcel in Camden Village shopping center
- Located at lighted intersection
- Average household income within 1 mile is \$177,701.00



Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$141,437	\$105,089	\$94,593
Average HH Income	\$177,701	\$137,893	\$127,167
Households	4,073	29,135	77,098
Current Population	11,996	78,106	207,563

Year: 2017 | Source: ESRI

Contact

SCOTT TIERNAN

678.420.1385 | scott.tiernan@srsre.com

Traffic Counts

Old Alabama Rd	21,400 VPD
Jones Bridge Rd	16,500 VPD

Year: 2016 | Source: GDOT

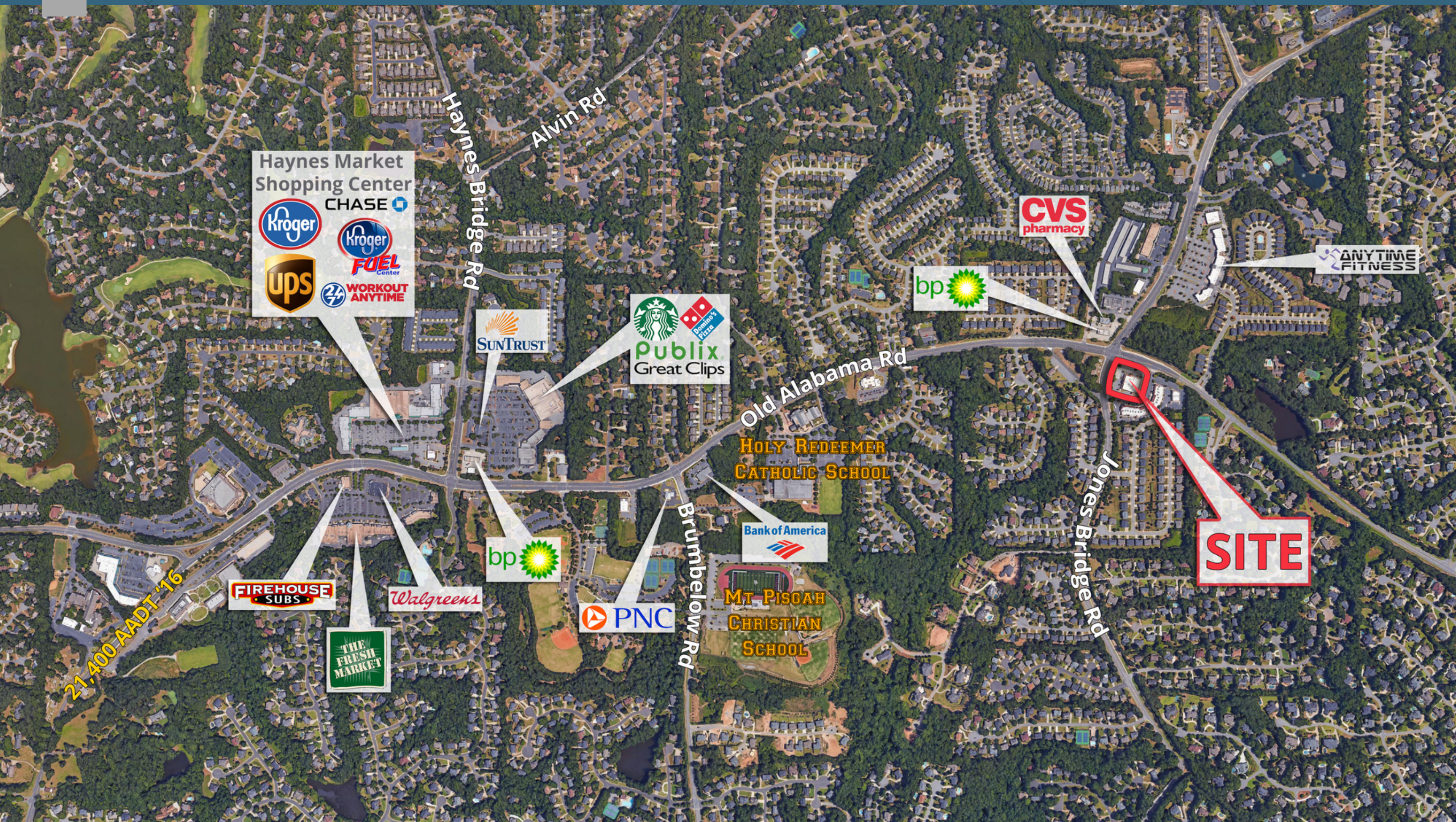
SRS REAL ESTATE PARTNERS | 3445 Peachtree Road NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

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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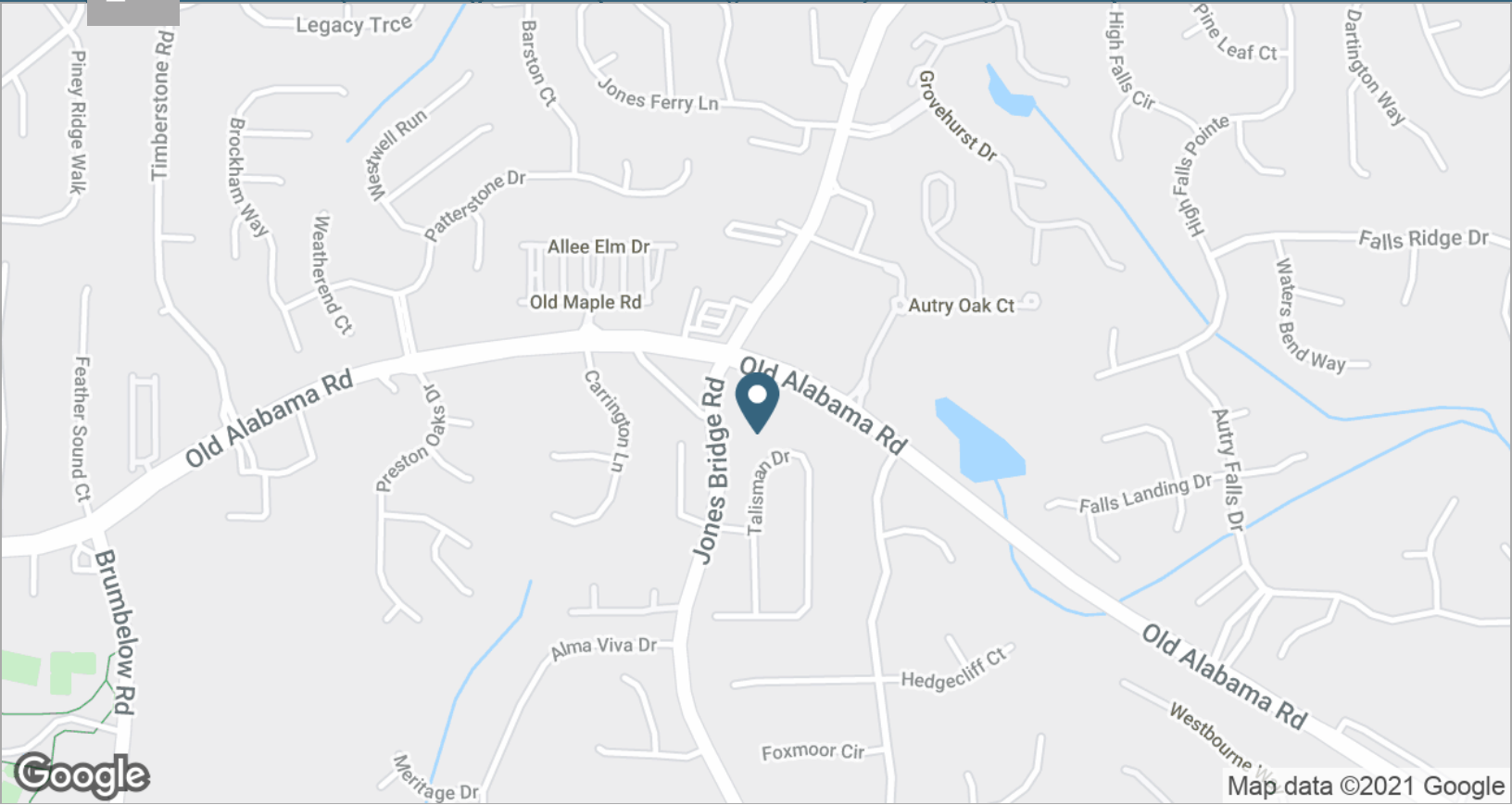
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1 mile

3 miles

5 miles

Population

2000 Population	9,925	62,642	166,435
2010 Population	11,261	72,115	190,600
2017 Population	11,996	78,106	207,563
2022 Population	12,609	82,935	220,717
2000-2010 Annual Rate	1.27%	1.42%	1.36%
2010-2017 Annual Rate	0.88%	1.11%	1.18%
2017-2022 Annual Rate	1.00%	1.21%	1.24%
2017 Male Population	48.0%	48.5%	49.0%
2017 Female Population	51.9%	51.5%	51.0%
2017 Median Age	40.0	39.6	37.9

In the identified area, the current year population is 207,563. In 2010, the Census count in the area was 190,600. The rate of change since 2010 was 1.18% annually. The five-year projection for the population in the area is 220,717 representing a change of 1.24% 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 40.0, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	70.8%	68.8%	62.4%
2017 Black Alone	7.0%	10.4%	12.6%
2017 American Indian/Alaska Native Alone	0.2%	0.1%	0.2%
2017 Asian Alone	18.3%	15.6%	17.5%
2017 Pacific Islander Alone	0.0%	0.0%	0.1%
2017 Other Race	1.4%	2.1%	4.3%
2017 Two or More Races	2.3%	2.8%	3.0%
2017 Hispanic Origin (Any Race)	5.3%	6.8%	11.6%

Persons of Hispanic origin represent 11.6% 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	3,325	22,424	61,270
2010 Households	3,801	26,865	70,845
2017 Total Households	4,073	29,135	77,098
2022 Total Households	4,288	30,942	81,966
2000-2010 Annual Rate	1.35%	1.82%	1.46%
2010-2017 Annual Rate	0.96%	1.13%	1.17%
2017-2022 Annual Rate	1.03%	1.21%	1.23%
2017 Average Household Size	2.95	2.68	2.69

The household count in this area has changed from 70,845 in 2010 to 77,098 in the current year, a change of 1.17% annually. The five-year projection of households is 81,966, a change of 1.23% annually from the current year total. Average household size is currently 2.69, compared to 2.69 in the year 2010. The number of families in the current year is 55,107 in the specified area.

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$141,437	\$105,089	\$94,593
2022 Median Household Income	\$151,246	\$110,693	\$102,151
2017-2022 Annual Rate	1.35%	1.04%	1.55%
Average Household Income			
2017 Average Household Income	\$177,701	\$137,893	\$127,167
2022 Average Household Income	\$195,155	\$152,282	\$140,527
2017-2022 Annual Rate	1.89%	2.00%	2.02%
Per Capita Income			
2017 Per Capita Income	\$60,659	\$51,377	\$47,247
2022 Per Capita Income	\$66,685	\$56,763	\$52,195
2017-2022 Annual Rate	1.91%	2.01%	2.01%

Households by Income

Current median household income is \$94,593 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$102,151 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$127,167 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$140,527 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$47,247 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$52,195 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	3,385	23,021	63,548
2000 Owner Occupied Housing Units	3,002	17,474	42,399
2000 Renter Occupied Housing Units	322	4,949	18,871
2000 Vacant Housing Units	61	598	2,278
2010 Total Housing Units	3,967	28,241	75,556
2010 Owner Occupied Housing Units	3,233	19,803	46,729
2010 Renter Occupied Housing Units	568	7,062	24,116
2010 Vacant Housing Units	166	1,376	4,711
2017 Total Housing Units	4,201	30,013	80,586
2017 Owner Occupied Housing Units	3,330	20,365	47,686
2017 Renter Occupied Housing Units	743	8,771	29,412
2017 Vacant Housing Units	128	878	3,488
2022 Total Housing Units	4,422	31,874	85,683
2022 Owner Occupied Housing Units	3,499	21,552	50,481
2022 Renter Occupied Housing Units	790	9,390	31,485
2022 Vacant Housing Units	134	932	3,717

Currently, 59.2% of the 80,586 housing units in the area are owner occupied; 36.5%, renter occupied; and 4.3% 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 75,556 housing units in the area - 61.8% owner occupied, 31.9% renter occupied, and 6.2% vacant. The annual rate of change in housing units since 2010 is 2.91%. Median home value in the area is \$359,150, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.97% annually to \$395,946.