

FOR LEASE

Former Rite Aid - Hwy 124, Snellville, GA

3295 GA-124 | Snellville, GA



Overview

BUILDING SIZE	Fully Leased
LEASE END DATE	6/30/2028
RATE	Contact Broker



Description

Former Rite Aid building located in Snellville, GA.

Gwinnett County has been one of the nation's fastest-growing counties over the last 30 years and is the second most-populous county in the state of Georgia behind Fulton with over 825,000 people.

Gwinnett County is also home to the headquarters for some noteworthy companies - AGCO, Primerica, Waffle House, Rock Tenn among others.

Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$67,156	\$65,873	\$71,012
Average HH Income	\$83,764	\$81,066	\$86,344
Households	3,023	18,669	44,821
Current Population	9,409	56,108	131,530

Year: 2017 | Source: ESRI

Traffic Counts

124/Centerville Hwy	33,900 VPD
GA-264	13,900 VPD
Annistown Rd	23,700 VPD

Year: 2016 | Source: GDOT

Contact

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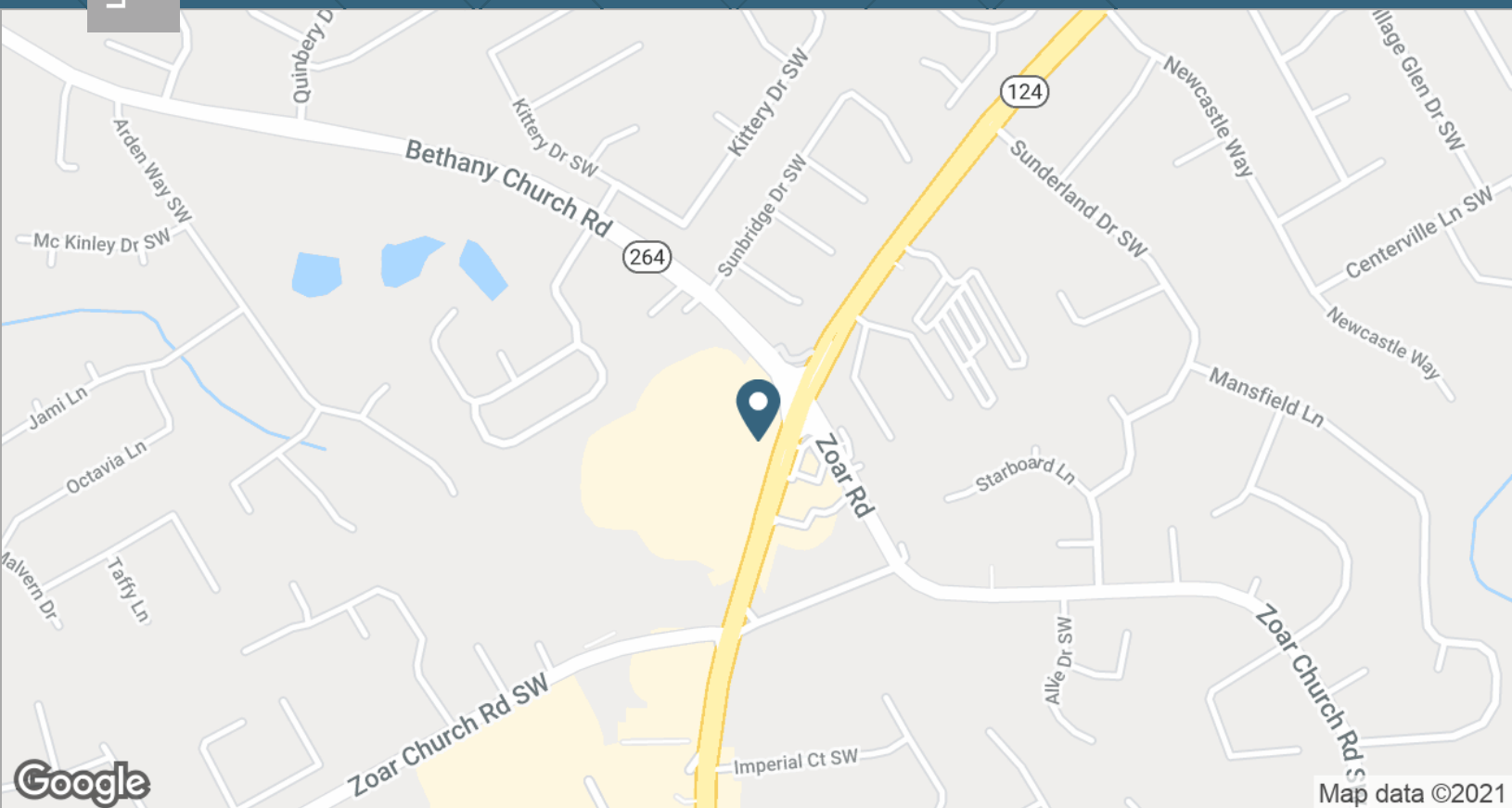
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1 mile 3 miles 5 miles

Population

2000 Population	6,137	40,291	97,194
2010 Population	7,574	50,969	120,825
2017 Population	9,409	56,108	131,530
2022 Population	10,285	60,333	140,757
2000-2010 Annual Rate	2.13%	2.38%	2.20%
2010-2017 Annual Rate	3.04%	1.33%	1.18%
2017-2022 Annual Rate	1.80%	1.46%	1.37%
2017 Male Population	47.8%	47.6%	47.7%
2017 Female Population	52.2%	52.4%	52.3%
2017 Median Age	34.8	35.3	37.6

In the identified area, the current year population is 131,530. In 2010, the Census count in the area was 120,825. The rate of change since 2010 was 1.18% annually. The five-year projection for the population in the area is 140,757 representing a change of 1.37% annually from 2017 to 2022. Currently, the population is 47.7% male and 52.3% female.

Median Age

The median age in this area is 34.8, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	25.3%	30.0%	36.4%
2017 Black Alone	62.3%	57.7%	51.1%
2017 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2017 Asian Alone	4.1%	3.6%	5.3%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	3.6%	4.5%	3.5%
2017 Two or More Races	4.4%	3.9%	3.4%
2017 Hispanic Origin (Any Race)	8.7%	10.2%	8.5%

Persons of Hispanic origin represent 8.5% 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 66.5 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,947	13,368	32,404
2010 Households	2,417	16,957	41,125
2017 Total Households	3,023	18,669	44,821
2022 Total Households	3,305	20,036	47,886
2000-2010 Annual Rate	2.19%	2.41%	2.41%
2010-2017 Annual Rate	3.13%	1.34%	1.19%
2017-2022 Annual Rate	1.80%	1.42%	1.33%
2017 Average Household Size	3.11	3.00	2.92

The household count in this area has changed from 41,125 in 2010 to 44,821 in the current year, a change of 1.19% annually. The five-year projection of households is 47,886, a change of 1.33% annually from the current year total. Average household size is currently 2.92, compared to 2.93 in the year 2010. The number of families in the current year is 34,666 in the specified area.

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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$67,156	\$65,873	\$71,012
2022 Median Household Income	\$75,709	\$75,039	\$78,533
2017-2022 Annual Rate	2.43%	2.64%	2.03%
Average Household Income			
2017 Average Household Income	\$83,764	\$81,066	\$86,344
2022 Average Household Income	\$95,360	\$91,711	\$97,000
2017-2022 Annual Rate	2.63%	2.50%	2.35%
Per Capita Income			
2017 Per Capita Income	\$26,366	\$27,020	\$29,526
2022 Per Capita Income	\$29,974	\$30,489	\$33,088
2017-2022 Annual Rate	2.60%	2.45%	2.30%

Households by Income

Current median household income is \$71,012 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$78,533 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$86,344 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$97,000 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$29,526 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$33,088 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	2,021	13,823	33,473
2000 Owner Occupied Housing Units	1,792	11,145	28,738
2000 Renter Occupied Housing Units	155	2,223	3,667
2000 Vacant Housing Units	74	455	1,068
2010 Total Housing Units	2,644	18,463	44,397
2010 Owner Occupied Housing Units	2,066	13,396	34,120
2010 Renter Occupied Housing Units	351	3,561	7,005
2010 Vacant Housing Units	227	1,506	3,272
2017 Total Housing Units	3,230	19,931	47,335
2017 Owner Occupied Housing Units	2,421	13,814	35,269
2017 Renter Occupied Housing Units	602	4,855	9,552
2017 Vacant Housing Units	207	1,262	2,514
2022 Total Housing Units	3,534	21,421	50,588
2022 Owner Occupied Housing Units	2,643	14,756	37,541
2022 Renter Occupied Housing Units	662	5,281	10,344
2022 Vacant Housing Units	229	1,385	2,702

Currently, 74.5% of the 47,335 housing units in the area are owner occupied; 20.2%, renter occupied; and 5.3% 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 44,397 housing units in the area - 76.9% owner occupied, 15.8% renter occupied, and 7.4% vacant. The annual rate of change in housing units since 2010 is 2.89%. Median home value in the area is \$176,152, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.29% annually to \$197,287.