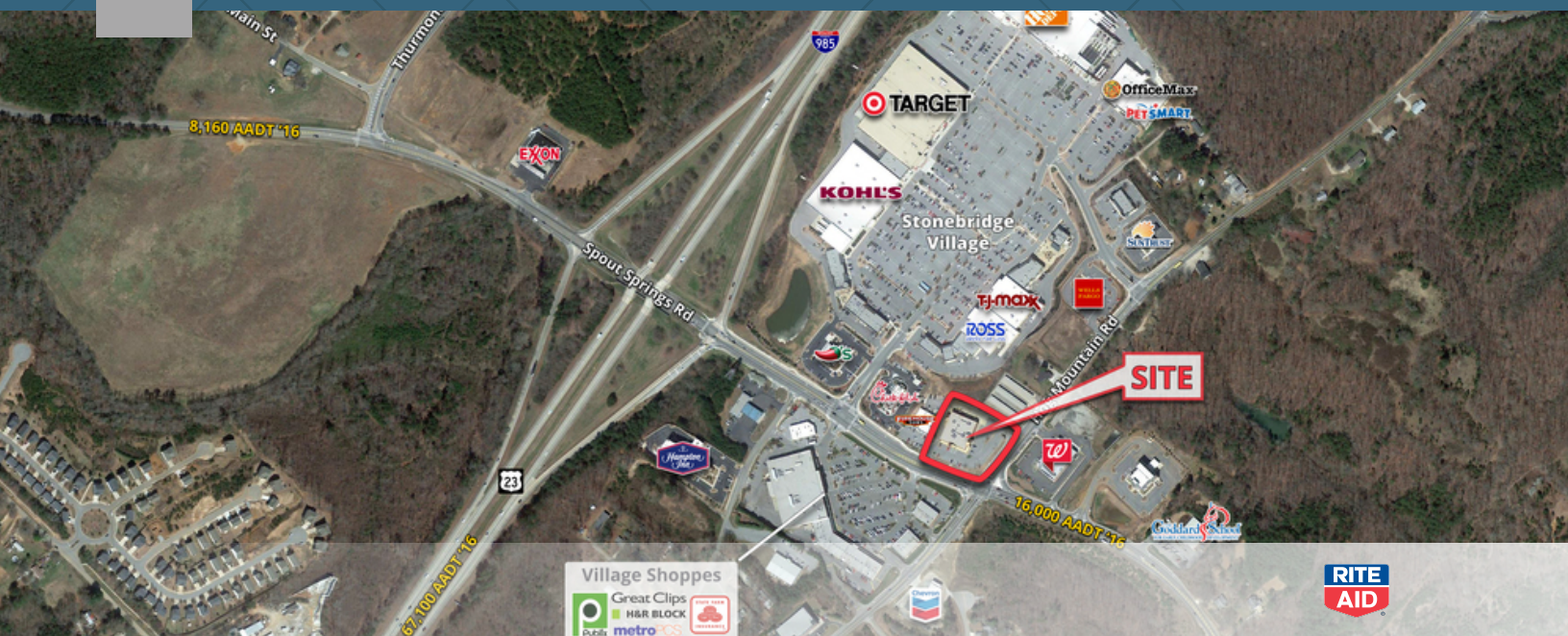


FOR LEASE

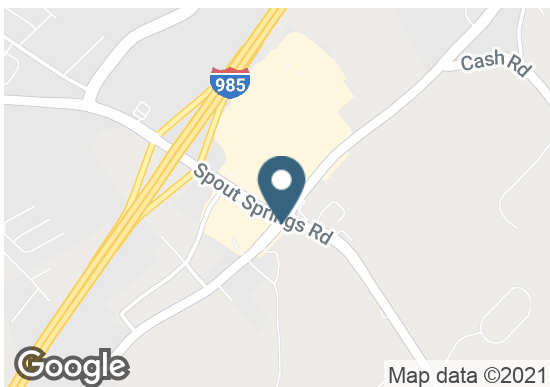
Former Rite Aid - Spout Springs Rd, Flowery Branch

5915 Spout Springs Rd | Flowery Branch, GA



Overview

BUILDING SIZE	Fully Leased
LEASE END DATE	10/27/2024
RATE	Contact Broker



Description

Former Rite Aid building

- Located at a lighted intersection
- Outparcel of Stonebridge Village
- Easy access to I-985

Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$50,508	\$66,392	\$64,791
Average HH Income	\$63,457	\$84,687	\$83,141
Households	1,310	8,127	20,470
Current Population	3,212	23,054	58,071

Year: 2017 | Source: ESRI

Contact

SCOTT TIERNAN

678.420.1385 | scott.tiernan@srsre.com

Traffic Counts

Spout Springs Rd	16,000 VPD
US 23 / I-985	67,100 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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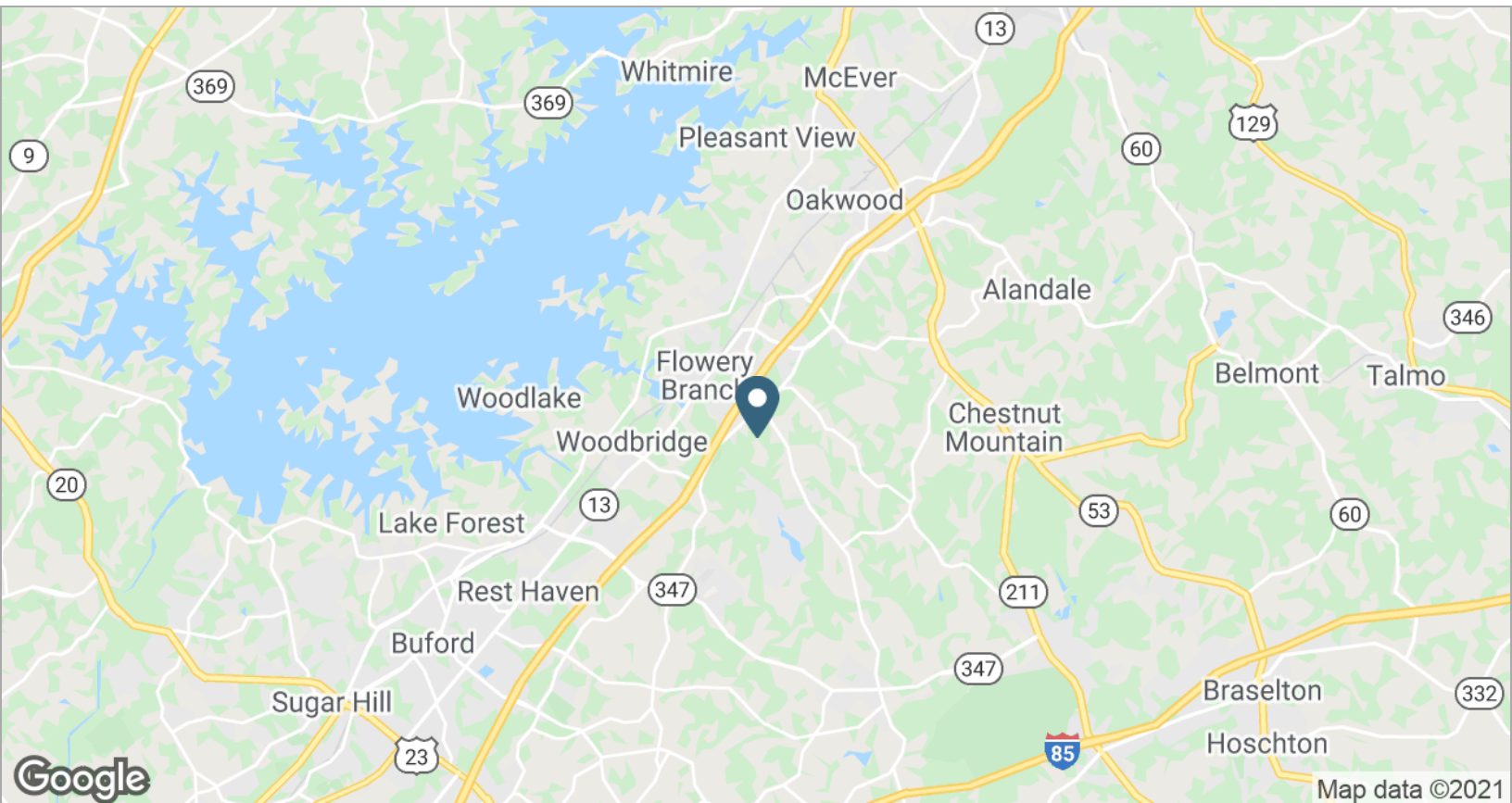
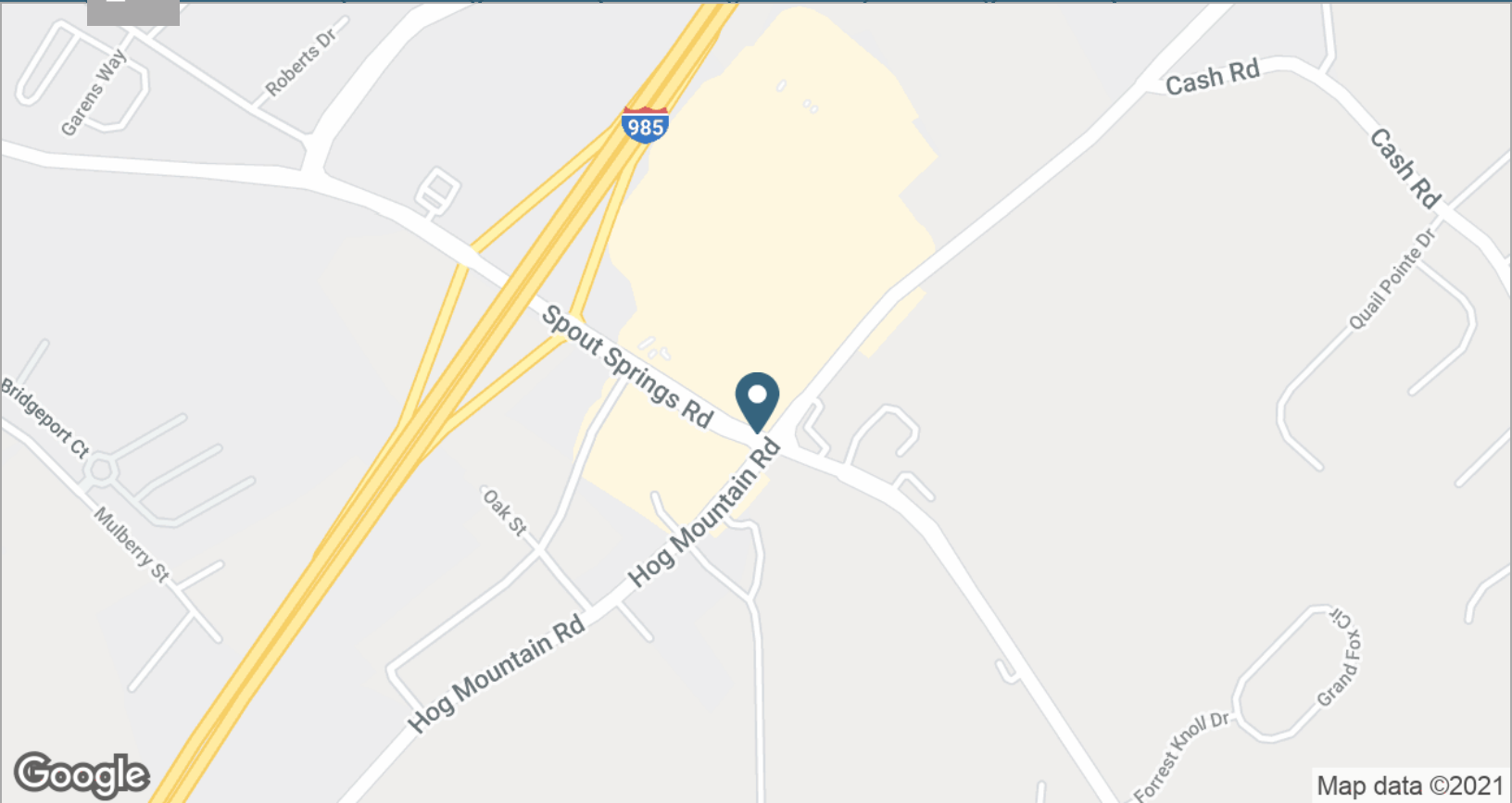
Village Shoppes



Unlimit Yourself.

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Former Rite Aid - Spout Springs Rd, Flowery Branch

5915 Spout Springs Rd | Flowery Branch, GA



	1 mile	3 miles	5 miles
Population			
2000 Population	1,176	12,884	34,080
2010 Population	2,992	20,399	51,121
2017 Population	3,212	23,054	58,071
2022 Population	3,514	25,256	63,261
2000-2010 Annual Rate	9.79%	4.70%	4.14%
2010-2017 Annual Rate	0.98%	1.70%	1.77%
2017-2022 Annual Rate	1.81%	1.84%	1.73%
2017 Male Population	48.0%	49.2%	49.4%
2017 Female Population	52.0%	50.8%	50.6%
2017 Median Age	31.6	37.2	37.8

In the identified area, the current year population is 58,071. In 2010, the Census count in the area was 51,121. The rate of change since 2010 was 1.77% annually. The five-year projection for the population in the area is 63,261 representing a change of 1.73% annually from 2017 to 2022. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 31.6, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	77.5%	82.4%	80.1%
2017 Black Alone	13.2%	7.3%	7.5%
2017 American Indian/Alaska Native Alone	0.3%	0.2%	0.3%
2017 Asian Alone	2.5%	2.9%	2.9%
2017 Pacific Islander Alone	0.0%	0.0%	0.1%
2017 Other Race	4.2%	5.0%	6.9%
2017 Two or More Races	2.3%	2.2%	2.3%
2017 Hispanic Origin (Any Race)	15.2%	13.5%	16.1%

Persons of Hispanic origin represent 16.1% 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 52.7 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	409	4,594	12,080
2010 Households	1,211	7,231	17,980
2017 Total Households	1,310	8,127	20,470
2022 Total Households	1,430	8,875	22,257
2000-2010 Annual Rate	11.47%	4.64%	4.06%
2010-2017 Annual Rate	1.09%	1.62%	1.81%
2017-2022 Annual Rate	1.77%	1.78%	1.69%
2017 Average Household Size	2.38	2.82	2.82

The household count in this area has changed from 17,980 in 2010 to 20,470 in the current year, a change of 1.81% annually. The five-year projection of households is 22,257, a change of 1.69% annually from the current year total. Average household size is currently 2.82, compared to 2.82 in the year 2010. The number of families in the current year is 15,555 in the specified area.

Former Rite Aid - Spout Springs Rd, Flowery Branch

5915 Spout Springs Rd | Flowery Branch, GA



	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$50,508	\$66,392	\$64,791
2022 Median Household Income	\$59,001	\$75,906	\$74,133
2017-2022 Annual Rate	3.16%	2.71%	2.73%
Average Household Income			
2017 Average Household Income	\$63,457	\$84,687	\$83,141
2022 Average Household Income	\$74,038	\$96,877	\$94,822
2017-2022 Annual Rate	3.13%	2.73%	2.66%
Per Capita Income			
2017 Per Capita Income	\$26,995	\$30,085	\$29,326
2022 Per Capita Income	\$31,150	\$34,261	\$33,342
2017-2022 Annual Rate	2.90%	2.63%	2.60%

Households by Income

Current median household income is \$64,791 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$74,133 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$83,141 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$94,822 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$29,326 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$33,342 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	459	4,943	13,033
2000 Owner Occupied Housing Units	294	3,818	9,821
2000 Renter Occupied Housing Units	115	776	2,259
2000 Vacant Housing Units	50	349	953
2010 Total Housing Units	1,343	7,899	19,994
2010 Owner Occupied Housing Units	481	5,604	14,208
2010 Renter Occupied Housing Units	730	1,627	3,772
2010 Vacant Housing Units	132	668	2,014
2017 Total Housing Units	1,449	8,815	22,433
2017 Owner Occupied Housing Units	466	6,066	15,562
2017 Renter Occupied Housing Units	845	2,061	4,908
2017 Vacant Housing Units	139	688	1,963
2022 Total Housing Units	1,578	9,596	24,337
2022 Owner Occupied Housing Units	514	6,633	16,915
2022 Renter Occupied Housing Units	916	2,242	5,343
2022 Vacant Housing Units	148	721	2,080

Currently, 69.4% of the 22,433 housing units in the area are owner occupied; 21.9%, renter occupied; and 8.8% 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 19,994 housing units in the area - 71.1% owner occupied, 18.9% renter occupied, and 10.1% vacant. The annual rate of change in housing units since 2010 is 5.25%. Median home value in the area is \$214,720, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 5.31% annually to \$278,119.