

FOR LEASE

# Former Walgreens - Sylvester, GA

106 East Franklin Street | Sylvester, GA

*Walgreens*

## Overview

### BUILDING SIZE

LEASE END DATE 12/31/2032

RATE \$10.00 SF



## Description

Former Walgreens Sylvester is continuing to modernize and grow Downtown storefronts are occupied and there are several ongoing downtown revitalization projects. It is also revitalizing the street scape, the courthouse, and other sites of beauty that include City Hall, the Woolard Hotel Apartments, and the start of the 20th century homes located on Isabella Street. All offers are subject to approval by Walgreens Real Estate Committee.

## Demographics

	5 MILES	10 MILES	20 MILES
Average HH Income	\$52,267	\$54,128	\$48,415
Households	3,604	6,055	40,021
2017 Population	9,575	16,136	110,479
Daytime Population	9,330	13,267	114,023

Year: 2017 | Source: ESRI

## Contact

### ADRIENNE CRAWFORD

678.420.1383 | adrienne.crawford@srsre.com

### LILY H. HEIMBURGER

404.231.1335 | lily.heimburger@srsre.com

## Traffic Counts

Franklin St	18200 VPD
Main St	6320 VPD

Year: 2016 | Source: GDOT

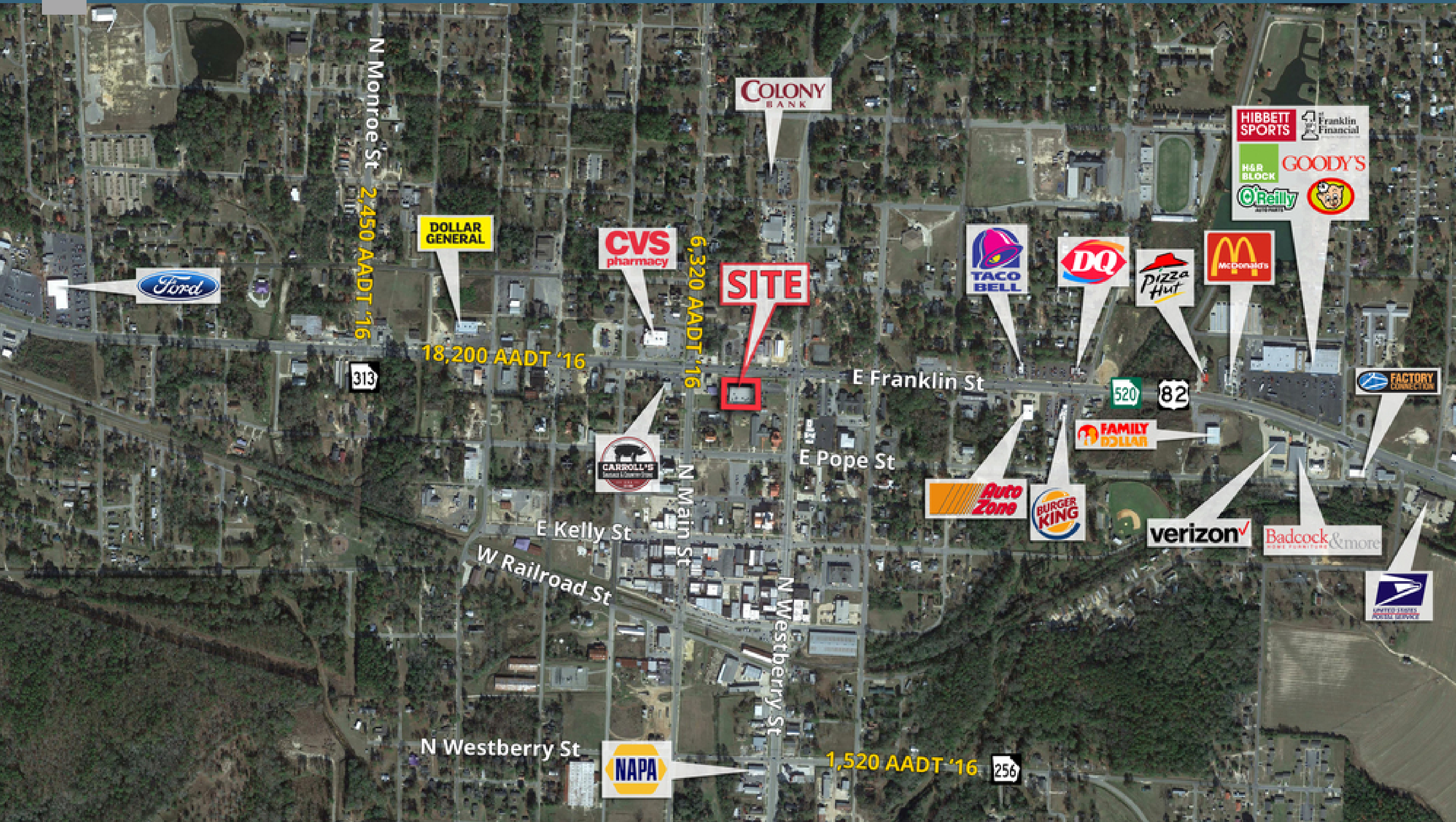
SRS REAL ESTATE PARTNERS | 3445 Peachtree Road NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

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.

SRSRE.COM

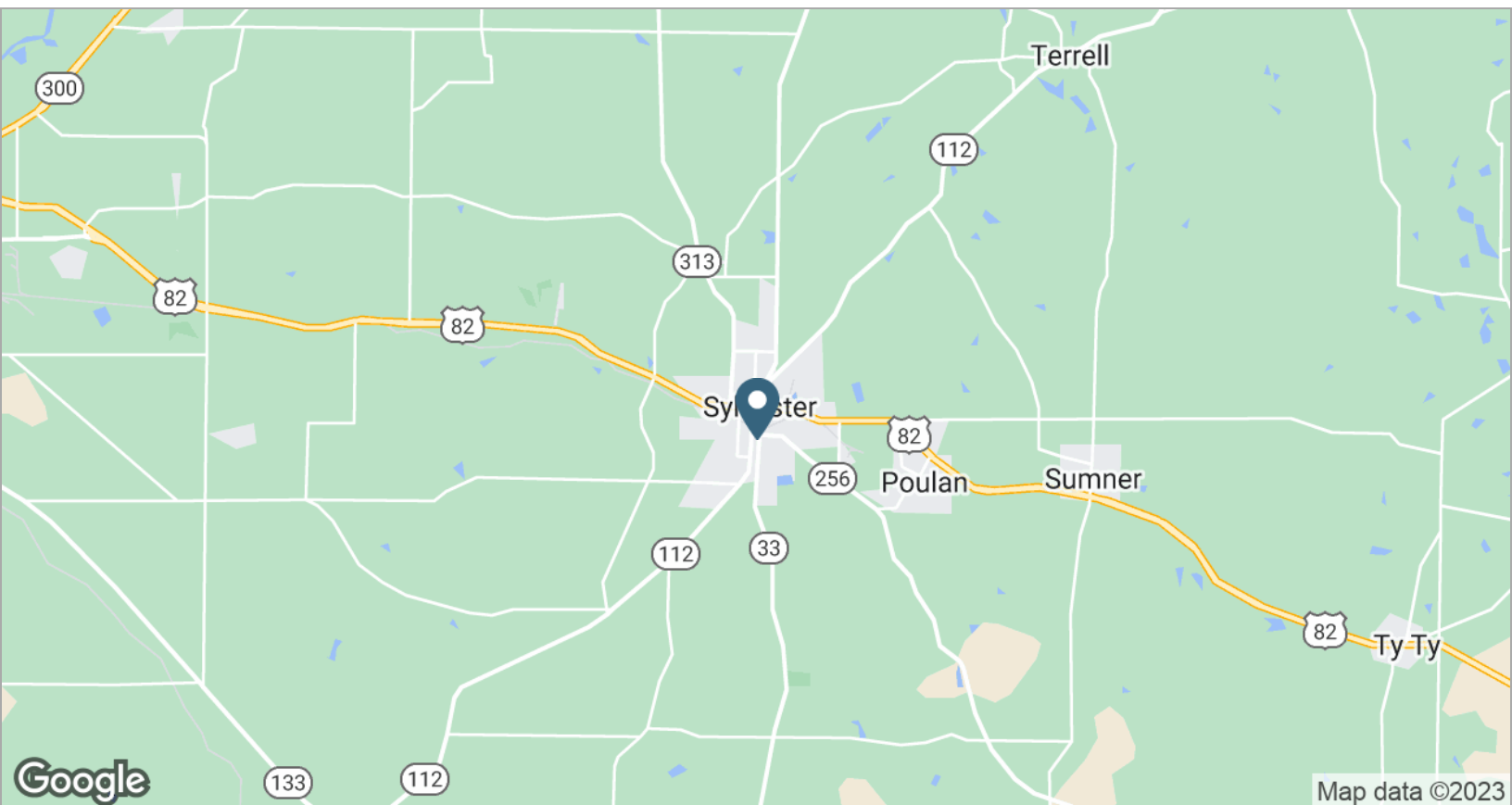
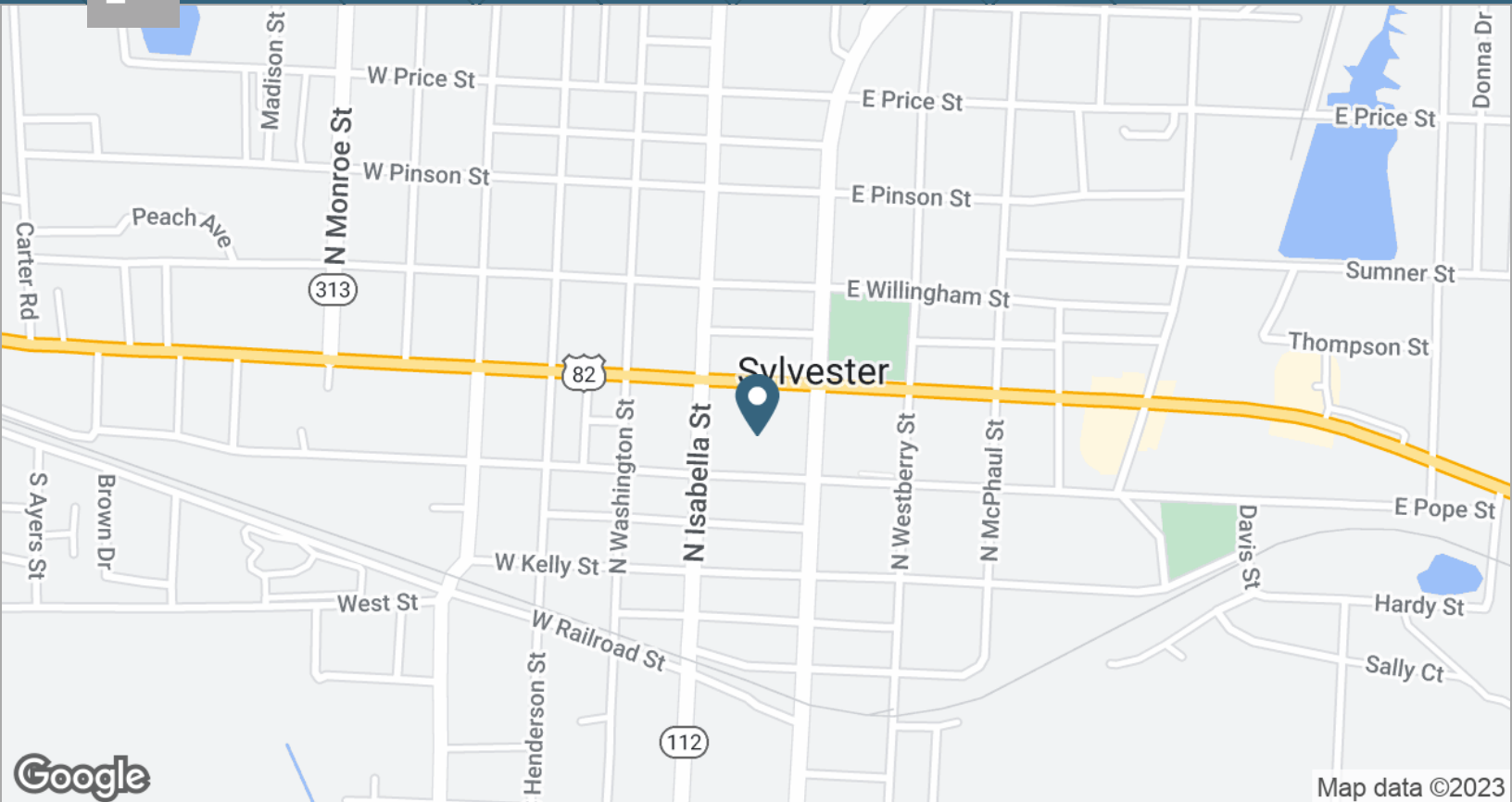
# Former Walgreens - Sylvester, GA

106 East Franklin Street | Sylvester, GA



# Former Walgreens - Sylvester, GA

106 East Franklin Street | Sylvester, GA



## Former Walgreens - Sylvester, GA

106 East Franklin Street | Sylvester, GA



	5 miles	10 miles	20 miles
<b>Population</b>			
2017 Population	9,575	16,136	110,479
2000 Population	10,009	16,782	116,115
2010 Population	9,863	16,532	111,792
2022 Population	9,215	15,570	108,781
2000-2010 Annual Rate	-0.15%	-0.15%	-0.38%
2010-2016 Annual Rate	-0.41%	-0.33%	-0.16%
2016-2021 Annual Rate	-0.76%	-0.71%	-0.31%
2017 Median Age	38.7	39.8	35.2
<b>Households</b>			
2000 Households	3,689	6,153	40,672
2010 Households	3,722	6,208	40,432
2017 Total Households	3,604	6,055	40,021
2022 Total Households	3,467	5,843	39,355
2000-2010 Annual Rate	0.09%	0.09%	-0.06%
2010-2016 Annual Rate	-0.44%	-0.34%	-0.14%
2016-2021 Annual Rate	-0.77%	-0.71%	-0.34%
2017 Average Household Size	2.61	2.63	2.62
<b>Housing Units</b>			
2017 Total Housing Units	4,105	6,899	46,046
2017 Owner Occupied Housing Units	2,113	3,940	21,665
2017 Renter Occupied Housing Units	1,491	2,115	18,357
2017 Vacant Housing Units	501	844	6,025
<b>Race and Ethnicity</b>			
2017 White Alone	56.6%	63.7%	45.0%
2017 Black Alone	40.8%	33.3%	49.1%
2017 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2017 Asian Alone	0.6%	0.6%	0.9%
2017 Pacific Islander Alone	0.0%	0.0%	0.1%
2017 Hispanic Origin (Any Race)	2.0%	2.2%	5.4%
<b>Income</b>			
2017 Median Household Income	\$38,072	\$40,876	\$33,578
2017 Average Household Income	\$52,267	\$54,128	\$48,415
Per Capita Income	\$20,305	\$20,734	\$18,464
<b>2017 Population 25+ by Educational Attainment</b>			
Total	6,468	11,061	70,465
High School Graduate	32.3%	33.6%	28.9%
GED/Alternative Credential	5.0%	6.2%	5.8%
Some College, No Degree	18.2%	17.4%	21.8%
Associate Degree	6.4%	6.7%	8.0%
Bachelor's Degree	7.1%	7.2%	8.0%
Graduate/Professional Degree	5.2%	4.0%	5.1%
<b>Data for all businesses in area</b>			
Total Businesses:	390	459	3,816
Total Employees:	3,411	3,927	49,936
Total Residential Population:	9,575	16,136	110,479
Employee/Residential Population Ratio:	0.36:1	0.24:1	0.45:1
2017 Total Daytime Population	9,330	13,267	114,023
Workers	3,829	4,066	47,185
Residents	5,501	9,201	66,838