

FOR LEASE

Former Rite Aid - Industrial Blv, Villa Rica, GA

62 Industrial Blvd | Villa Rica, GA



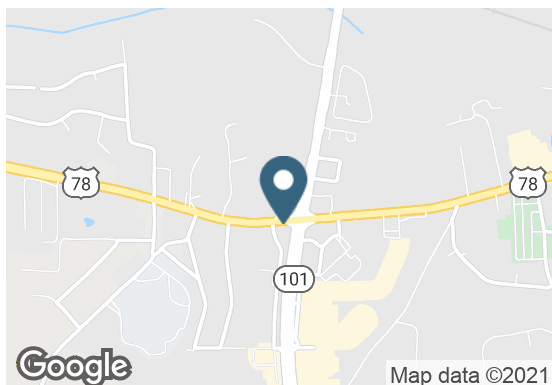
Overview

BUILDING SIZE	Fully Leased
LEASE END DATE	4/29/2025
RATE	Contact Broker

Description

Former Rite Aid building

- Located at lighted intersection
- Across from Villa Rica High School
- Close access to I-20



Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$42,634	\$52,991	\$56,296
Average HH Income	\$53,972	\$66,090	\$70,211
Households	996 Mile	6,903	12,592
Current Population	2,436	19,330	36,264

Year: 2018 | Source: ESRI

Traffic Counts

GA-8	16,200 VPD
GA-101	31,900 VPD
I-20	70,100 VPD

Year: 2016 | Source: GDOT

Contact

SCOTT TIERNAN

678.420.1385 | scott.tiernan@srsre.com

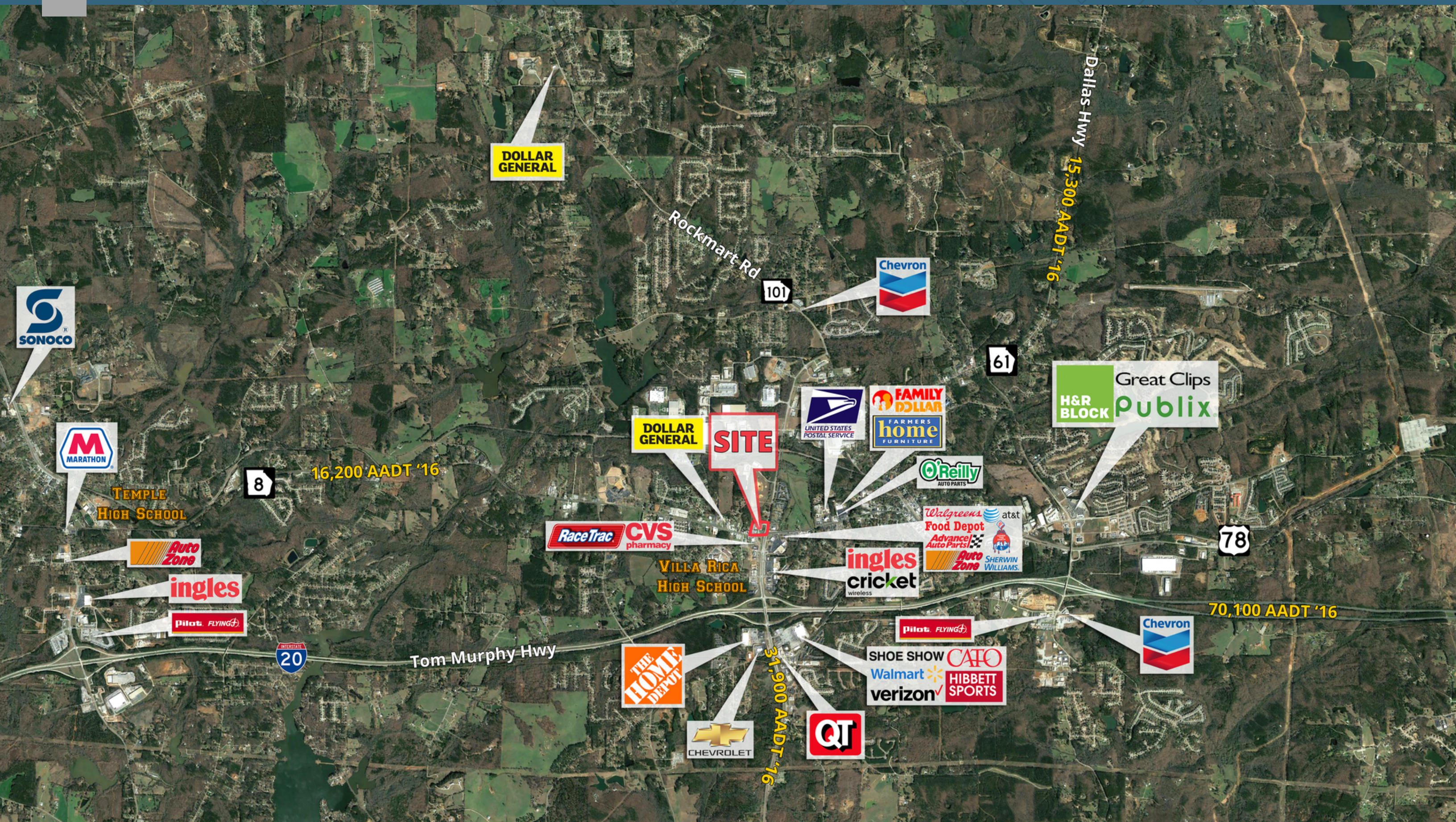
SRS REAL ESTATE PARTNERS | 3445 Peachtree Road NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

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

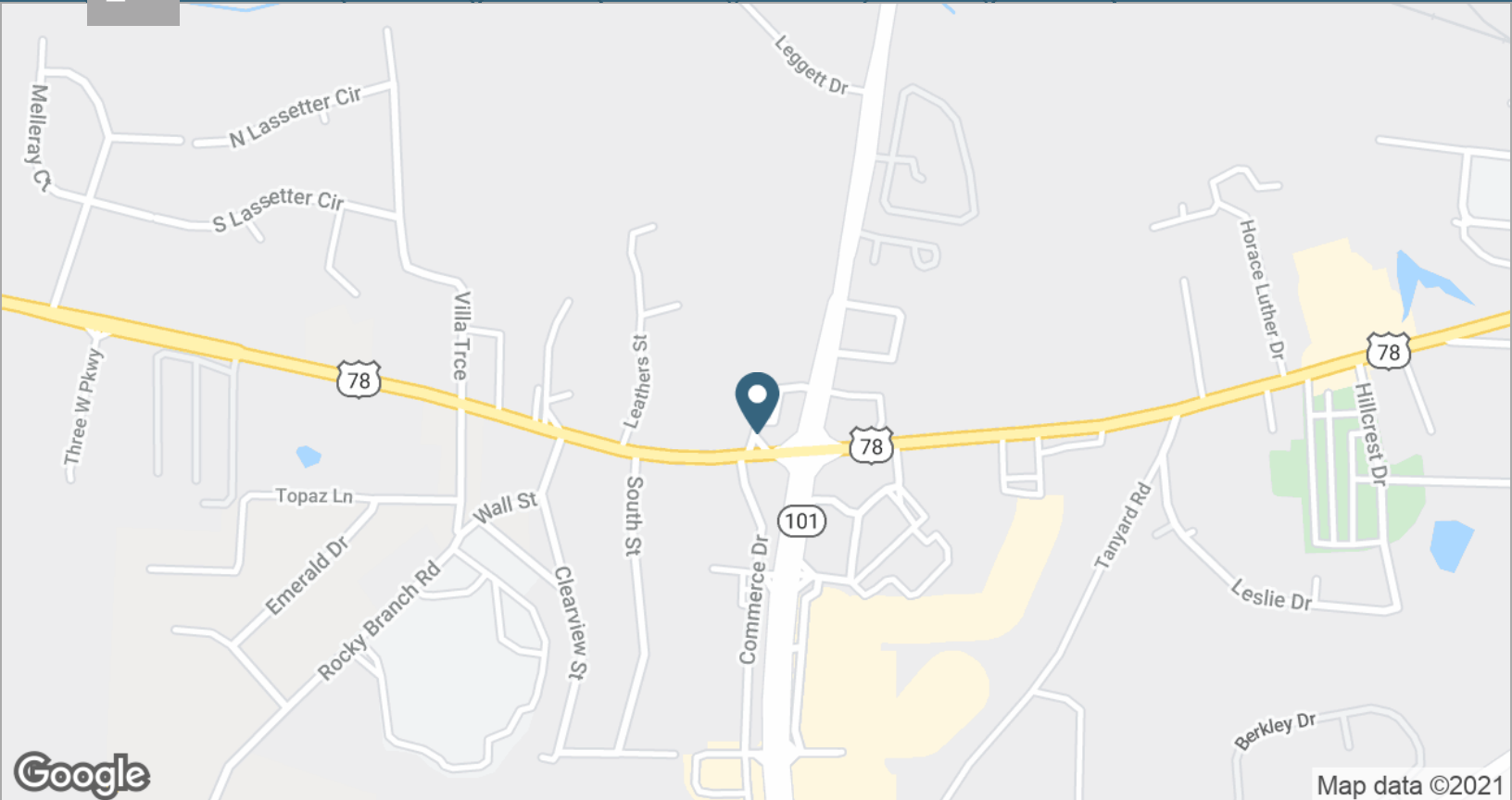
Former Rite Aid - Industrial Blv, Villa Rica, GA

62 Industrial Blvd | Villa Rica, GA



Former Rite Aid - Industrial Blv, Villa Rica, GA

62 Industrial Blvd | Villa Rica, GA



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

	1 mile	3 miles	5 miles
Population			
2018 Population	2,436	19,330	36,264
2000 Population	1,481	9,679	17,735
2010 Population	2,340	18,119	33,845
2023 Population	2,519	20,425	38,510
2000-2010 Annual Rate	4.68%	6.47%	6.68%
2010-2018 Population: Annual Growth Rate	0.49%	0.79%	0.84%
2018-2023 Population: Annual Growth Rate	0.67%	1.11%	1.21%
2018 Median Age	34.9	34.6	35.0
Households			
2000 Households	590	3,490	6,334
2010 Households	955	6,502	11,827
2018 Total Households	996	6,903	12,592
2023 Total Households	1,031	7,286	13,350
2000-2010 Annual Rate	4.93%	6.42%	6.44%
2010-2018 Households: Annual Growth Rate	0.51%	0.73%	0.76%
2018-2023 Households: Annual Growth Rate	0.69%	1.09%	1.18%
2018 Average Household Size	2.44	2.80	2.88
Housing Units			
2018 Total Housing Units	1,106	7,690	13,809
2018 Owner Occupied Housing Units	554	4,551	9,090
2018 Renter Occupied Housing Units	443	2,352	3,502
2018 Vacant Housing Units	110	787	1,217
Race and Ethnicity			
2018 White Alone	65.5%	64.7%	67.8%
2018 Black Alone	25.7%	26.6%	24.5%
2018 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2018 Asian Alone	0.9%	1.4%	1.4%
2018 Pacific Islander Alone	0.0%	0.1%	0.1%
2018 Hispanic Origin (Any Race)	8.5%	7.9%	6.7%
Income			
2018 Median Household Income	\$42,634	\$52,991	\$56,296
2018 Average Household Income	\$53,972	\$66,090	\$70,211
Per Capita Income	\$20,409	\$23,524	\$24,431
2018 Population 25+ by Educational Attainment			
Total	1,585	12,461	23,443
High School Graduate	34.8%	30.4%	29.4%
GED/Alternative Credential	6.1%	5.4%	6.1%
Some College, No Degree	22.2%	24.5%	23.7%
Associate Degree	5.4%	7.9%	7.4%
Bachelor's Degree	7.6%	11.4%	11.5%
Graduate/Professional Degree	6.0%	6.3%	6.7%
Data for all businesses in area			
Total Businesses:	291	709	910
Total Employees:	3,842	8,646	10,442
Total Residential Population:	2,436	19,330	36,264
Employee/Residential Population Ratio:	1.58:1	0.45:1	0.29:1
2018 Total Daytime Population	4,892	19,426	29,693
Workers	3,486	9,114	10,572
Residents	1,406	10,312	19,121