

FOR SUBLEASE

Former Rite Aid - S Main St, Alpharetta, GA

142 S Main St | Alpharetta, GA

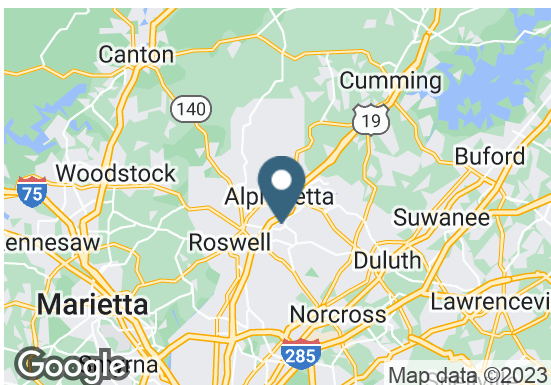


Overview

BUILDING SIZE Fully Leased

LEASE END DATE 01/31/2024

RATE \$8.00 SF/yr (MG)



Description

- Former Rite Aid building
- All offers are subject to approval by Walgreens Real Estate Committee

Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$72,050	\$86,180	\$95,005
Average HH Income	\$99,682	\$115,320	\$126,541
Households	3,126	23,888	68,704
Current Population	6,684	60,149	184,536

Year: 2018 | Source: ESRI

Contact

SCOTT TIERNAN

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Traffic Counts

N Main St	26,400 VPD
S Main St	27,700 VPD
Old Milton Parkway	41,400 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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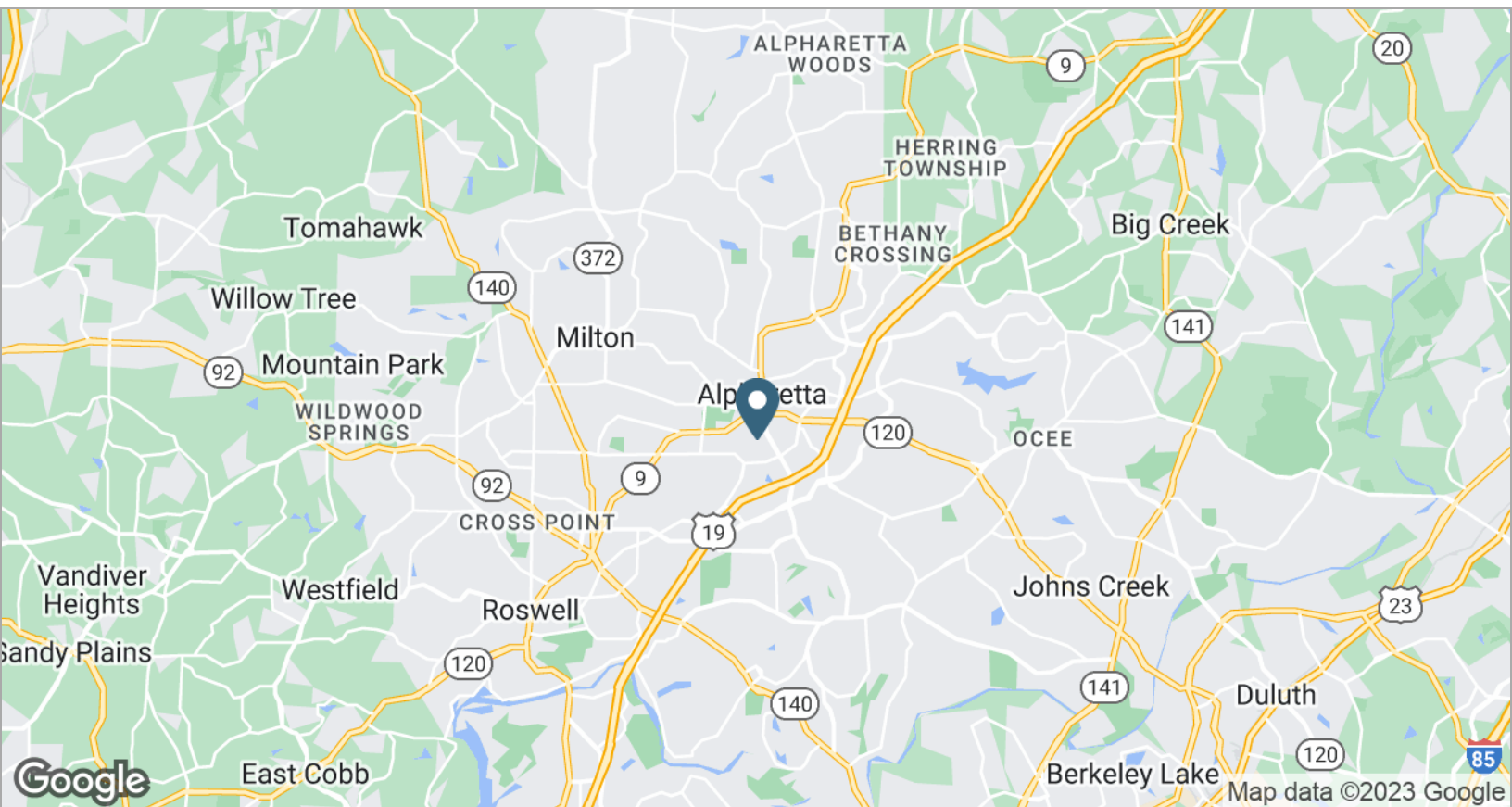
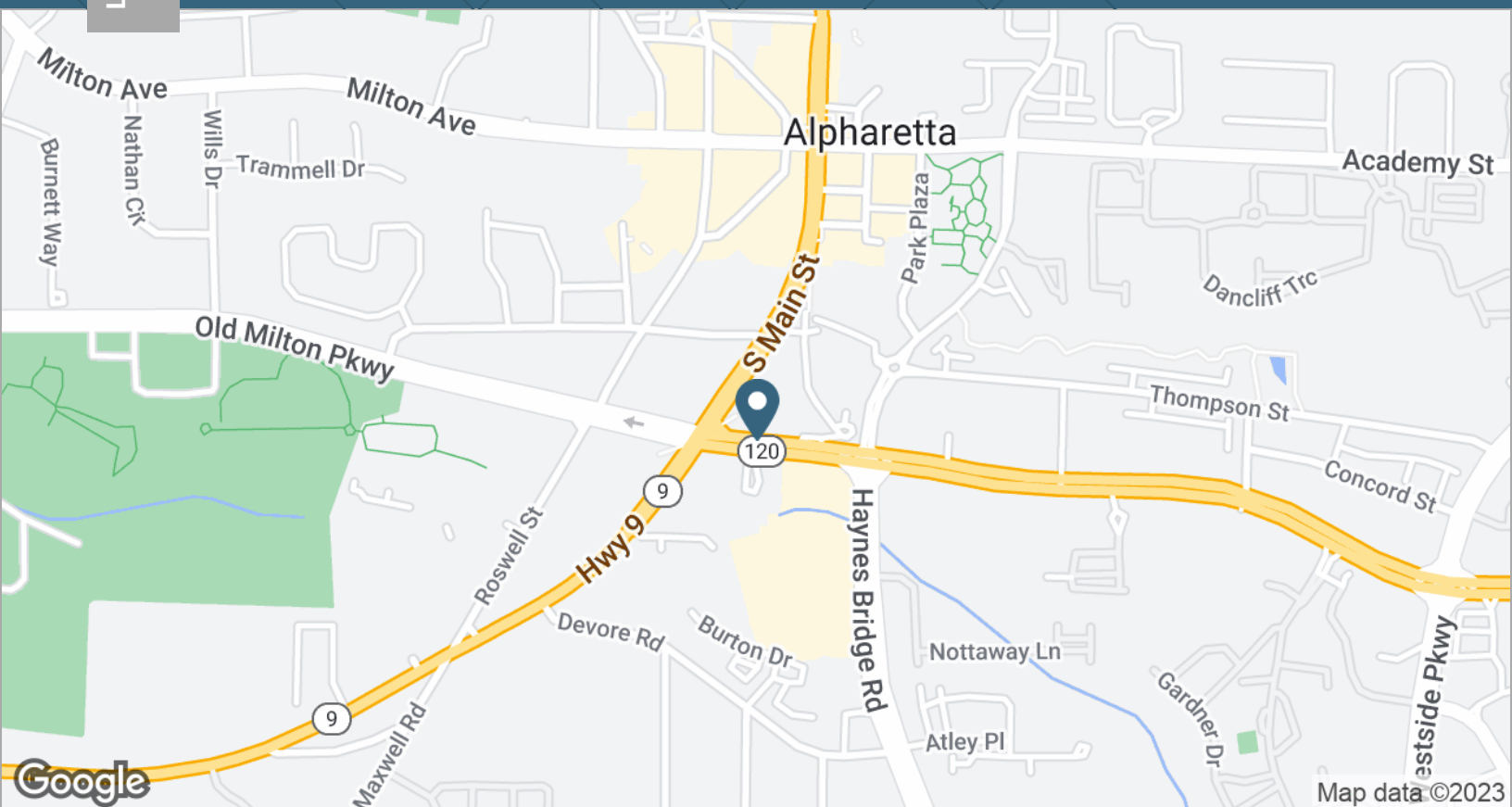
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1 mile 3 miles 5 miles

Population

2018 Population	6,684	60,149	184,536
2000 Population	4,918	36,177	128,966
2010 Population	5,789	51,321	160,937
2023 Population	7,503	64,703	197,859
2000-2010 Annual Rate	1.64%	3.56%	2.24%
2010-2018 Population: Annual Growth Rate	1.76%	1.94%	1.67%
2018-2023 Population: Annual Growth Rate	2.34%	1.47%	1.40%
2018 Median Age	35.6	36.7	37.1

Households

2000 Households	2,372	14,464	47,975
2010 Households	2,739	20,546	60,476
2018 Total Households	3,126	23,888	68,704
2023 Total Households	3,498	25,590	73,252
2000-2010 Annual Rate	1.45%	3.57%	2.34%
2010-2018 Households: Annual Growth Rate	1.61%	1.84%	1.56%
2018-2023 Households: Annual Growth Rate	2.27%	1.39%	1.29%
2018 Average Household Size	2.12	2.51	2.68

Housing Units

2018 Total Housing Units	3,234	24,600	71,080
2018 Owner Occupied Housing Units	1,242	12,914	42,994
2018 Renter Occupied Housing Units	1,884	10,975	25,710
2018 Vacant Housing Units	108	712	2,376

Race and Ethnicity

2018 White Alone	62.6%	63.3%	65.7%
2018 Black Alone	15.2%	13.2%	12.2%
2018 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2018 Asian Alone	15.1%	15.9%	13.5%
2018 Pacific Islander Alone	0.1%	0.1%	0.0%
2018 Hispanic Origin (Any Race)	9.8%	11.2%	13.2%

Income

2018 Median Household Income	\$72,050	\$86,180	\$95,005
2018 Average Household Income	\$99,682	\$115,320	\$126,541
Per Capita Income	\$45,863	\$45,925	\$47,224

2018 Population 25+ by Educational Attainment

Total	4,697	40,255	122,196
High School Graduate	11.6%	10.7%	12.0%
GED/Alternative Credential	0.6%	1.1%	1.3%
Some College, No Degree	16.2%	15.9%	14.9%
Associate Degree	8.9%	6.8%	6.6%
Bachelor's Degree	36.1%	37.3%	37.1%
Graduate/Professional Degree	24.4%	23.8%	22.5%

Data for all businesses in area

Total Businesses:	819	5,339	10,106
Total Employees:	11,676	87,744	141,292
Total Residential Population:	6,684	60,149	184,536
Employee/Residential Population Ratio:	1.75:1	1.46:1	0.77:1
2018 Total Daytime Population	13,511	137,180	253,686
Workers	10,483	109,814	167,197
Residents	3,028	27,366	86,489