

FOR LEASE

## Former Rite Aid - Salem Rd, Conyers, GA

2240 Salem Rd SE | Conyers, GA



## Overview

BUILDING SIZE 9,453 SF

LEASE END DATE 5/19/2020

RATE Contact Broker



## Description

Former Rite Aid building

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## Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$59,728	\$59,601	\$55,472
Average HH Income	\$69,979	\$73,635	\$70,185
Households	1,640	14,012	30,825
Current Population	4,617	39,290	87,029

Year: 2018 | Source: ESRI

## Contact

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## Traffic Counts

Salem Rd	37,800 VPD
Flat Shoals Rd	9,910 VPD
I-20	85,500 VPD

Year: 2015 | Source: GDOT

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

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	1 mile	3 miles	5 miles
<b>Population</b>			
2018 Population	4,617	39,290	87,029
2000 Population	2,816	24,536	57,510
2010 Population	4,293	35,723	80,848
2023 Population	4,924	41,806	92,061
2000-2010 Annual Rate	4.31%	3.83%	3.46%
2010-2018 Population: Annual Growth Rate	0.89%	1.16%	0.90%
2018-2023 Population: Annual Growth Rate	1.30%	1.25%	1.13%
2018 Median Age	33.6	34.8	35.7
<b>Households</b>			
2000 Households	1,060	8,887	20,408
2010 Households	1,535	12,833	28,819
2018 Total Households	1,640	14,012	30,825
2023 Total Households	1,746	14,873	32,536
2000-2010 Annual Rate	3.77%	3.74%	3.51%
2010-2018 Households: Annual Growth Rate	0.81%	1.07%	0.82%
2018-2023 Households: Annual Growth Rate	1.26%	1.20%	1.09%
2018 Average Household Size	2.81	2.80	2.81
<b>Housing Units</b>			
2018 Total Housing Units	1,861	15,444	33,720
2018 Owner Occupied Housing Units	1,005	9,253	20,645
2018 Renter Occupied Housing Units	635	4,759	10,180
2018 Vacant Housing Units	221	1,432	2,895
<b>Race and Ethnicity</b>			
2018 White Alone	13.6%	21.2%	28.5%
2018 Black Alone	77.8%	69.3%	62.2%
2018 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2018 Asian Alone	2.9%	2.2%	1.9%
2018 Pacific Islander Alone	0.0%	0.1%	0.1%
2018 Hispanic Origin (Any Race)	6.4%	7.9%	8.7%
<b>Income</b>			
2018 Median Household Income	\$59,728	\$59,601	\$55,472
2018 Average Household Income	\$69,979	\$73,635	\$70,185
Per Capita Income	\$24,739	\$26,031	\$24,959
<b>2018 Population 25+ by Educational Attainment</b>			
Total	2,901	25,416	56,860
High School Graduate	20.0%	23.8%	25.7%
GED/Alternative Credential	2.9%	3.1%	3.5%
Some College, No Degree	20.8%	22.9%	22.0%
Associate Degree	12.3%	11.3%	9.9%
Bachelor's Degree	24.6%	20.1%	18.5%
Graduate/Professional Degree	9.4%	9.6%	8.8%
<b>Data for all businesses in area</b>			
Total Businesses:	318	1,824	3,423
Total Employees:	2,880	21,154	38,698
Total Residential Population:	4,617	39,290	87,029
Employee/Residential Population Ratio:	0.62:1	0.54:1	0.44:1
2018 Total Daytime Population	5,254	41,923	83,778
Workers	2,991	22,395	38,300
Residents	2,263	19,528	45,478

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