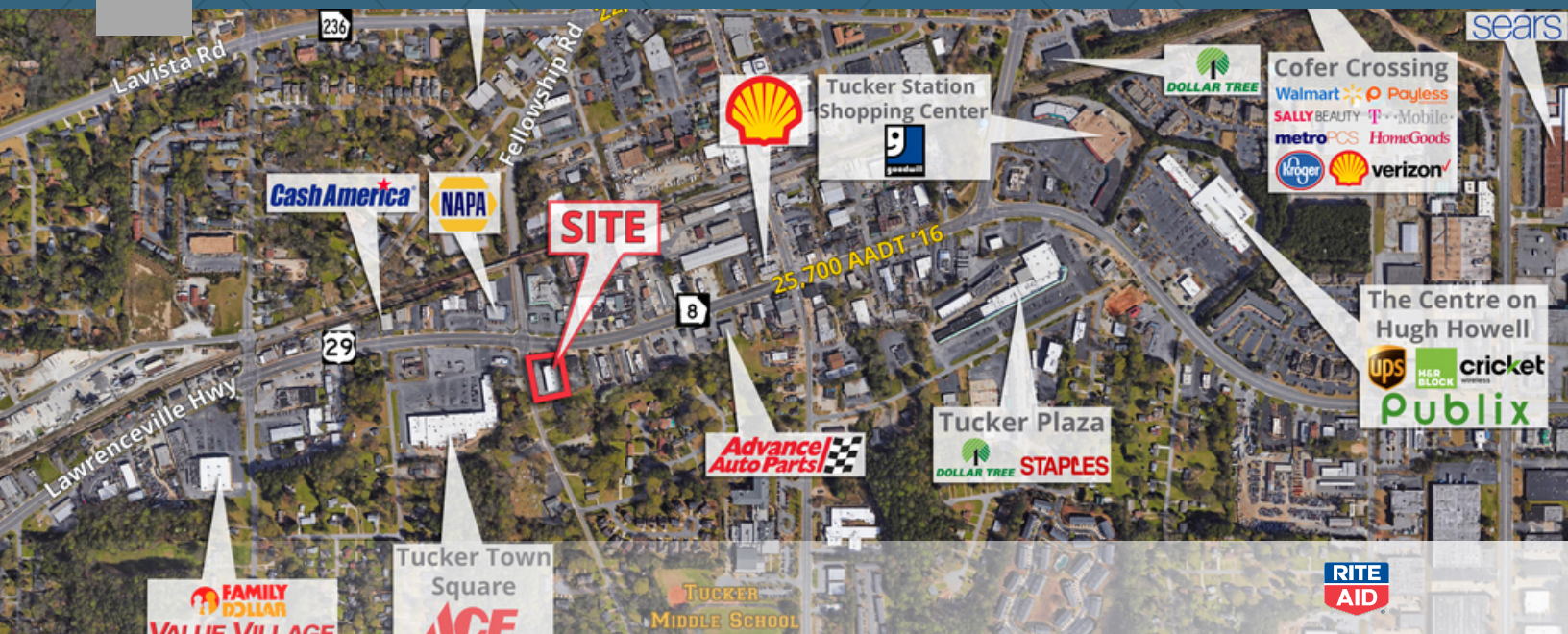


FOR LEASE

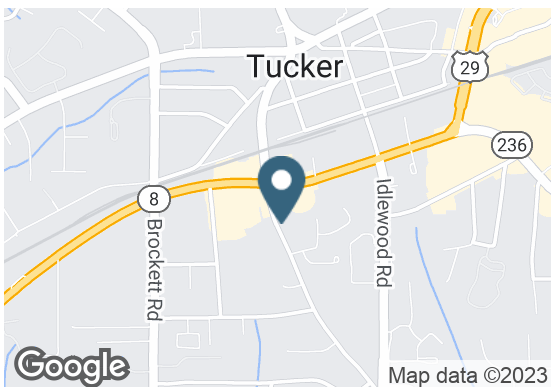
## Former Rite Aid - Lawrenceville Hwy, Tucker, GA

4005 Lawrenceville Hwy | Tucker, GA



## Overview

BUILDING SIZE	Fully Leased
LEASE END DATE	6/30/2028
RATE	\$10.00 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	\$62,809	\$56,768	\$51,826
Average HH Income	\$84,766	\$79,416	\$73,997
Households	3,327	33,840	93,826
Current Population	8,145	85,644	256,615

Year: 2018 | Source: ESRI

## Contact

SCOTT TIERNAN

678.420.1385 | scott.tiernan@srsre.com

## Traffic Counts

Lawrenceville Hwy	25,700 VPD
Lavista Rd	22,900 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 Rite Aid - Lawrenceville Hwy, Tucker, GA

4005 Lawrenceville Hwy | Tucker, GA



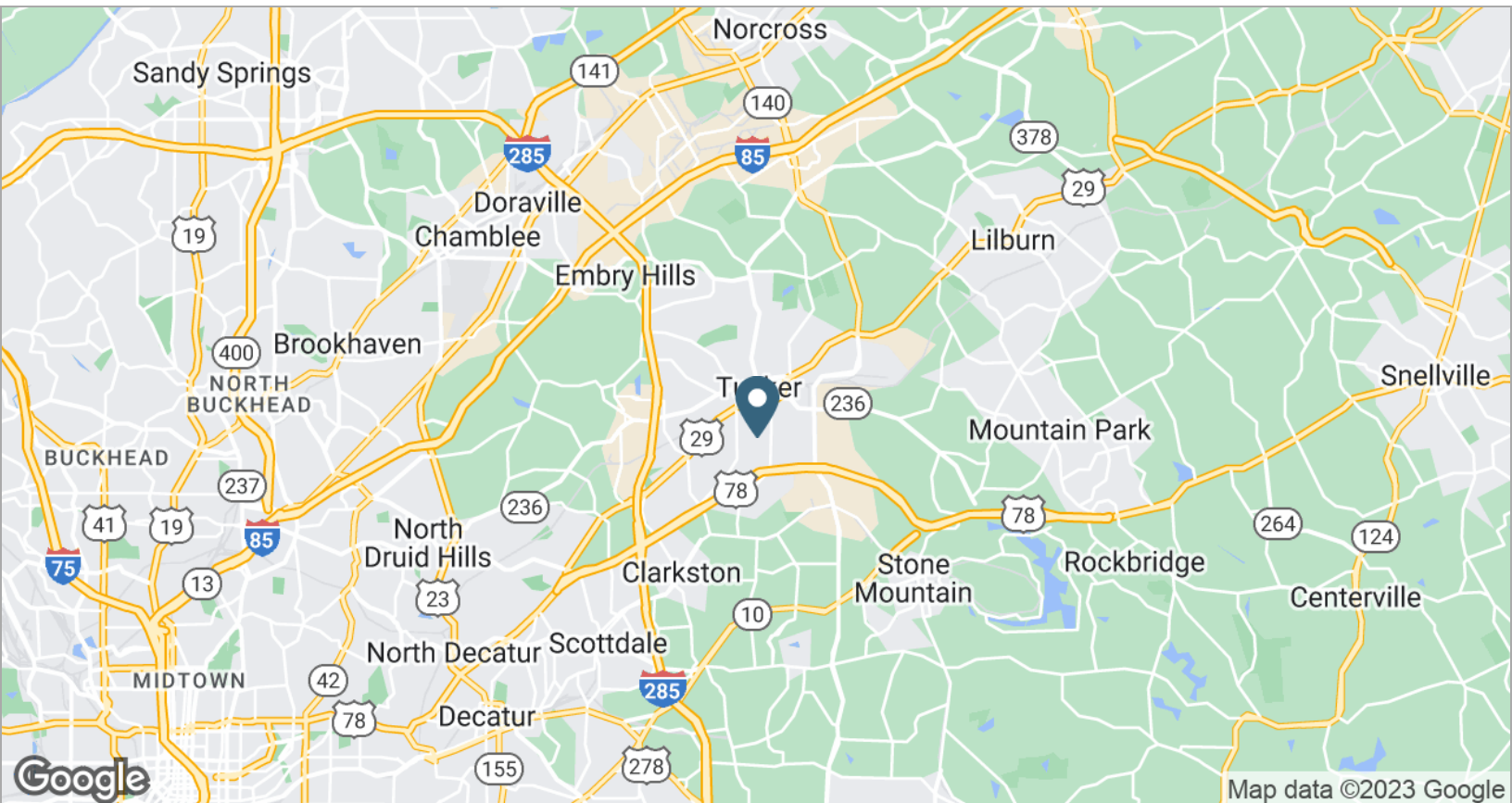
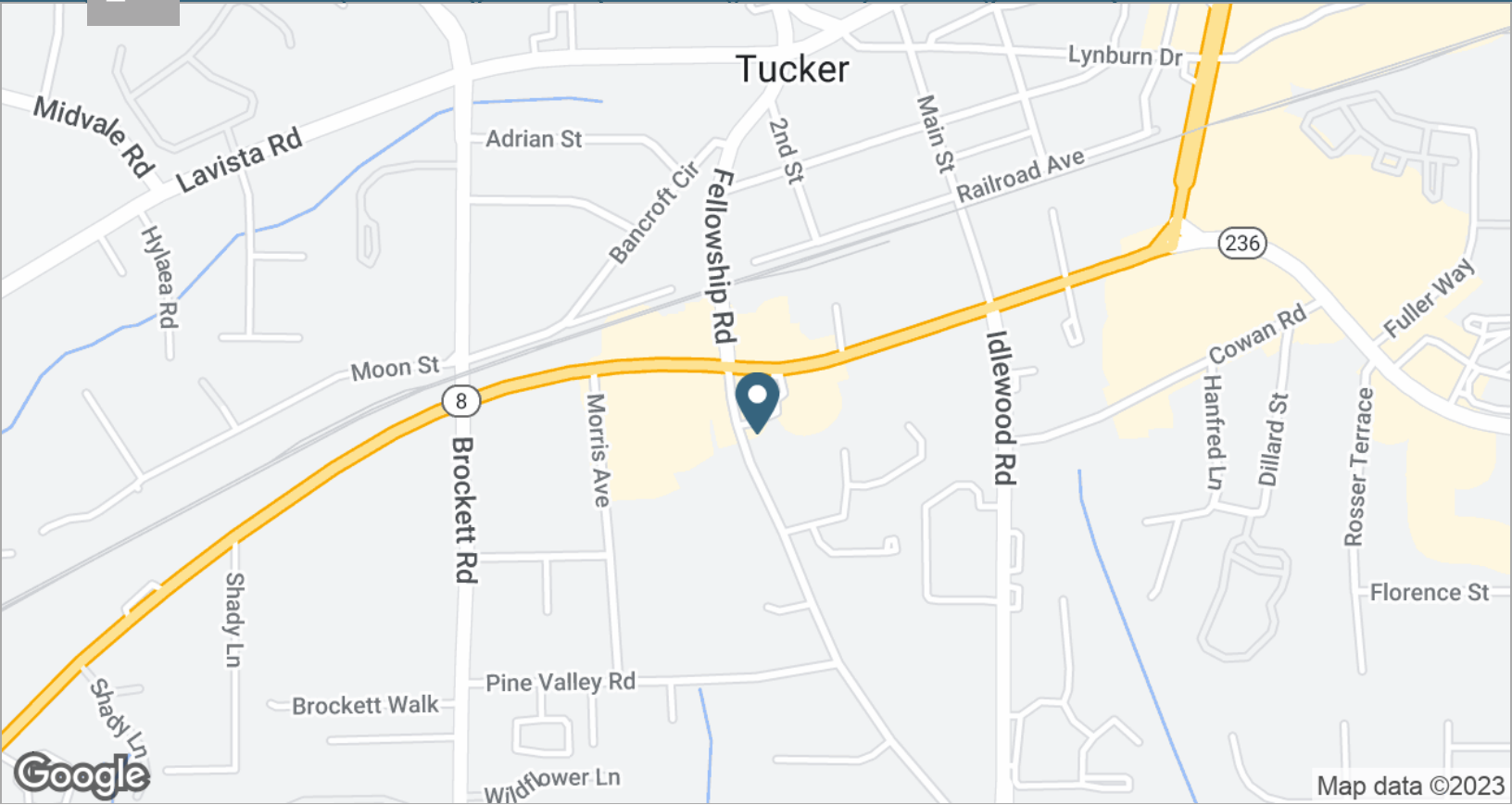


## Former Rite Aid - Lawrenceville Hwy, Tucker, GA

4005 Lawrenceville Hwy | Tucker, GA



SRS



## Former Rite Aid - Lawrenceville Hwy, Tucker, GA

4005 Lawrenceville Hwy | Tucker, GA



	1 mile	3 miles	5 miles
<b>Population</b>			
2018 Population	8,145	85,644	256,615
2000 Population	7,451	77,856	241,617
2010 Population	7,803	81,382	243,481
2023 Population	8,442	89,058	267,451
2000-2010 Annual Rate	0.46%	0.44%	0.08%
2010-2018 Population: Annual Growth Rate	0.52%	0.62%	0.64%
2018-2023 Population: Annual Growth Rate	0.72%	0.78%	0.83%
2018 Median Age	40.6	36.5	34.1
<b>Households</b>			
2000 Households	2,903	30,832	89,352
2010 Households	3,160	32,160	89,415
2018 Total Households	3,327	33,840	93,826
2023 Total Households	3,452	35,155	97,570
2000-2010 Annual Rate	0.85%	0.42%	0.01%
2010-2018 Households: Annual Growth Rate	0.63%	0.62%	0.59%
2018-2023 Households: Annual Growth Rate	0.74%	0.77%	0.79%
2018 Average Household Size	2.41	2.52	2.73
<b>Housing Units</b>			
2018 Total Housing Units	3,576	37,534	105,554
2018 Owner Occupied Housing Units	2,020	17,146	43,302
2018 Renter Occupied Housing Units	1,307	16,694	50,524
2018 Vacant Housing Units	249	3,694	11,728
<b>Race and Ethnicity</b>			
2018 White Alone	54.6%	40.7%	37.2%
2018 Black Alone	27.3%	35.4%	33.9%
2018 American Indian/Alaska Native Alone	0.4%	0.4%	0.6%
2018 Asian Alone	8.0%	12.3%	13.5%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Hispanic Origin (Any Race)	14.8%	16.3%	23.5%
<b>Income</b>			
2018 Median Household Income	\$62,809	\$56,768	\$51,826
2018 Average Household Income	\$84,766	\$79,416	\$73,997
Per Capita Income	\$34,190	\$31,501	\$27,201
<b>2018 Population 25+ by Educational Attainment</b>			
Total	5,711	57,660	166,480
High School Graduate	14.0%	16.7%	18.3%
GED/Alternative Credential	1.3%	2.4%	2.5%
Some College, No Degree	16.6%	18.8%	17.1%
Associate Degree	4.5%	7.0%	7.2%
Bachelor's Degree	27.1%	24.4%	21.2%
Graduate/Professional Degree	23.0%	17.9%	15.7%
<b>Data for all businesses in area</b>			
Total Businesses:	873	3,817	9,878
Total Employees:	7,289	45,678	96,017
Total Residential Population:	8,145	85,644	256,615
Employee/Residential Population Ratio:	0.89:1	0.53:1	0.37:1
2018 Total Daytime Population	10,847	85,706	223,924
Workers	7,081	45,033	98,635
Residents	3,766	40,673	125,289