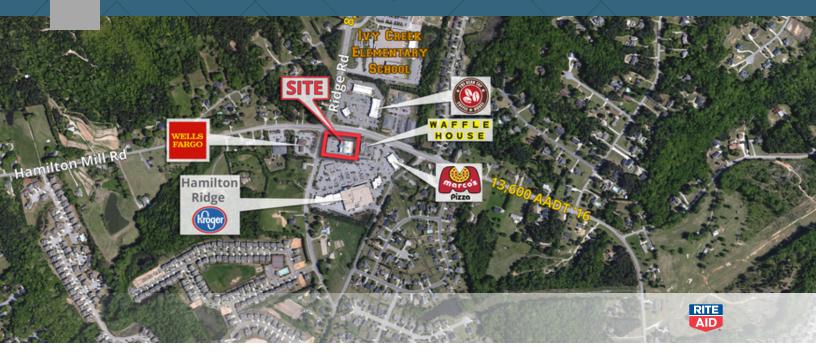
FOR LEASE

# Former Rite Aid - Hamilton Mill Rd, Buford, GA SReal Estate Partners

3330 Hamilton Mill Rd | Buford, GA





#### Overview

**BUILDING SIZE** Fully Leased

**LEASE END DATE** 11/19/2023

**RATE** Contact Broker



## Description

Former Rite Aid building

- Located at a lighted intersection on Hamilton Mill Rd & Ridge Rd
- Outparcel of Kroger anchored Hamilton Ridge shopping center
- Average income of \$103,534 within 1 mile

Demographics	1 MILE	3 MILES	5 MILES
Median HH Income	\$87,722	\$81,379	\$79,018
Average HH Income	\$103,534	\$103,481	\$98,870
Households	1,491	12,900	35,973
Current Population	4,782	40,664	110,332

Year: 2018 | Source: ESRI

#### Contact

**SCOTT TIERNAN** 

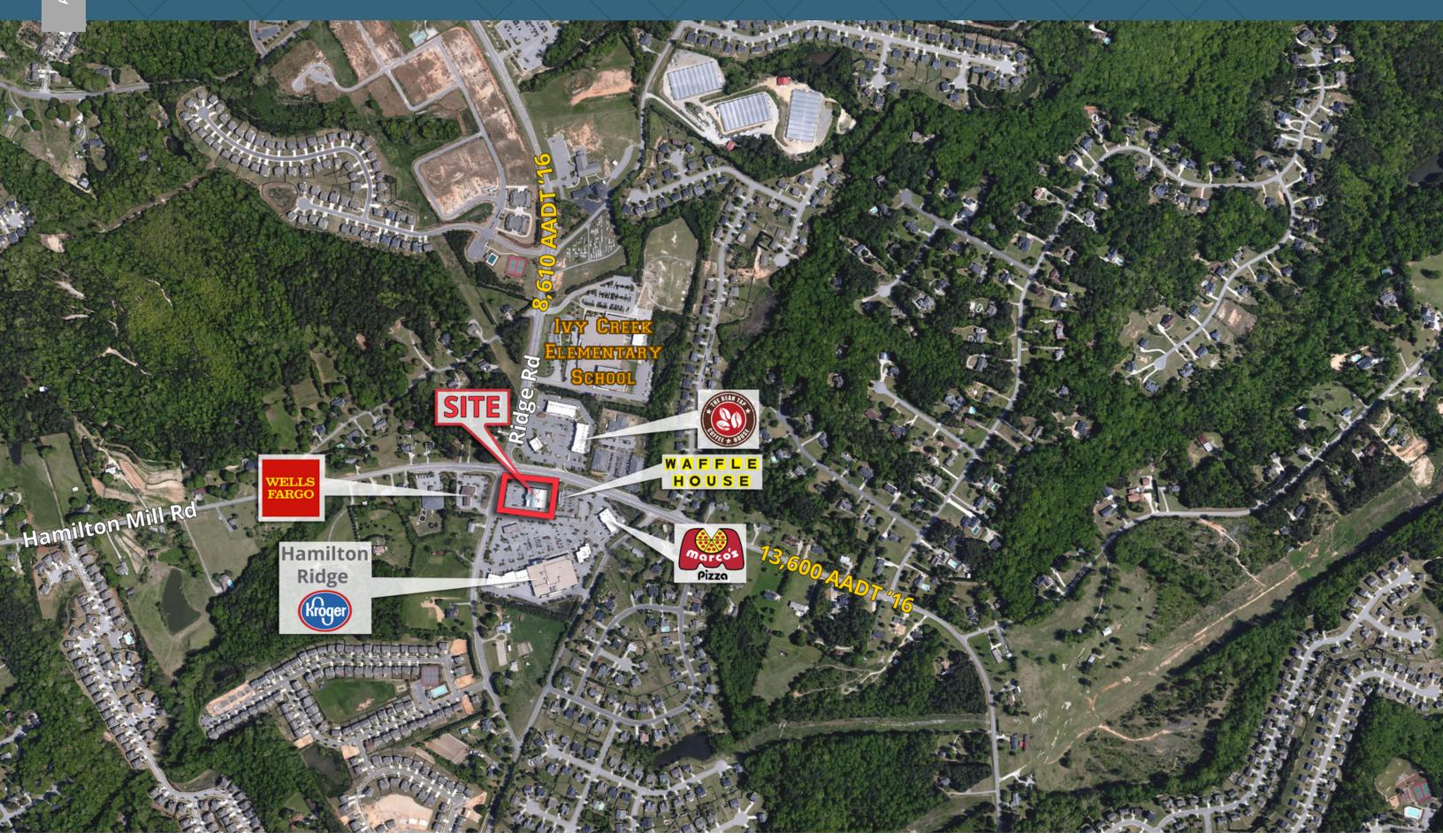
678.420.1385 | scott.tiernan@srsre.com

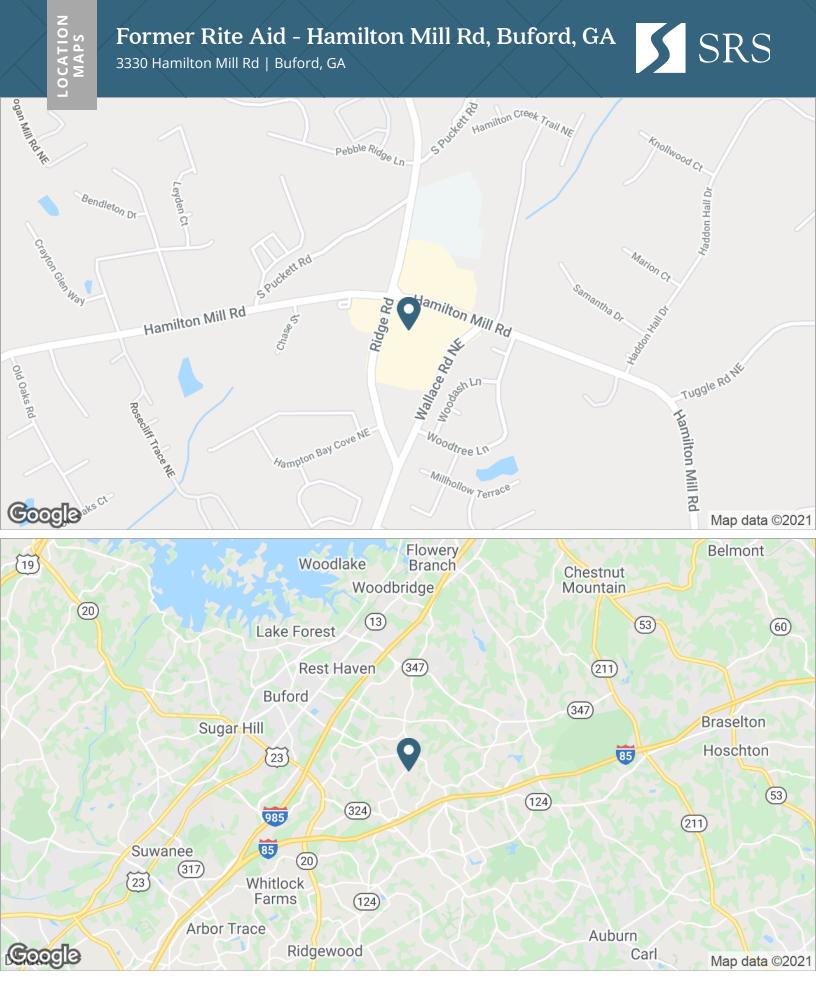
## **Traffic Counts**

Hamilton Mill Rd	13,600 VPD
Ridge Rd	8,610 VPD

Year: 2016 | Source: GDOT







# Former Rite Aid - Hamilton Mill Rd, Buford, GA SRS

3330 Hamilton Mill Rd | Buford, GA

Population			1 mile	3 miles	5 miles
2000 Population	Population				
2010 Population	2018 Population		4,782	40,664	110,332
2023 Population	2000 Population		1,579	17,169	47,827
2000-2010 Annual Rate	2010 Population		3,901	33,466	90,344
2010-2018 Population: Annual Growth Rate         2.59%         2.39%         2.13%           2018 Median Age         35.6         36.0         35.8           Households         516         5,459         16,104           2010 Households         1,212         10,519         29,467           2018 Total Households         1,491         12,000         35,973           2023 Total Households         1,641         14,338         39,913           2003-2010 Annual Rate         8,51%         6,78%         6,23%           2018-2021 Bouseholds: Annual Growth Rate         2,54%         2,50%         2,45%           2018-2032 Households: Annual Growth Rate         1,949         2,12%         2,10%           2018-2032 Household Size         3,10         3,08         3,04           Housing Units         1,496         13,256         3,742           2018 Average Household Size         1,496         13,256         3,742           2018 Botal Housing Units         1,496         13,256         3,742           2018 Botal Housing Units         1,89         11,138         28,911           2018 Renter Occupied Housing Units         1,82         1,762         7,062           2018 Median Household Income         1,87	2023 Population		5,266	45,173	122,592
2018-2023 Population: Annual Growth Rate   1.95%   2.13%   2	2000-2010 Annual Rate		9.47%	6.90%	6.57%
Mouseholds	2010-2018 Population: Annual Gr	owth Rate	2.50%	2.39%	2.45%
Households	2018-2023 Population: Annual Gr	owth Rate	1.95%	2.13%	2.13%
2000 Households	2018 Median Age		35.6	36.0	35.8
2010 Households	Households				
2018 Total Households	2000 Households		516	5,459	16,104
2023 Total Households	2010 Households		1,212	10,519	29,467
2000-2010 Annual Rate   8.91%   6.78%   6.28%   2010-2018 Households: Annual Growth Rate   2.54%   2.50%   2.45%   2016-2023 Households: Annual Growth Rate   1.94%   2.14%   2.10%   2018 Average Household Size   3.10   3.08   3.04	2018 Total Households		1,491	12,900	35,973
2010-2018 Households: Annual Growth Rate	2023 Total Households		1,641	14,338	39,913
2018-2023 Households: Annual Growth Rate   1,94%   2.14%   2.10%   2018 Average Household Size   3.00   3.08   3.256   3.7420   3.08   3.7420   3.08   3.7420   3.08   3.7420   3.08   3.7420   3.08   3.09   3.11,38   3.25,31   3.00   3.08   3.750   3.56   3.7420   3.08   3.08   3.55   3.56   3.7420   3.08   3.08   3.55   3.56   3.7420   3.08   3.08   3.55   3.56   3.7447   3.00   3.08   3.08   3.00   3.08   3.00   3.08   3.00   3.0	2000-2010 Annual Rate		8.91%	6.78%	6.23%
2018 Average Household Size   3.10   3.08   3.08   3.08   40   40   40   40   40   40   40	2010-2018 Households: Annual G	Growth Rate	2.54%	2.50%	2.45%
Housing Units   1,496   13,256   37,420   2018 Total Housing Units   1,309   11,138   28,911   2018 Renter Occupied Housing Units   1,309   11,138   28,911   2018 Renter Occupied Housing Units   182   1,762   7,062   2018 Vacant Housing Units   5   356   1,447   2018 Vacant Housing Units   5   356   1,447   2018 White Alone   61.6%   64.6%   66.0%   2018 White Alone   61.6%   64.6%   66.0%   2018 White Alone   18.4%   16.7%   16.1%   2018 American Indian/Alaska Native Alone   0.3%   0.3%   0.3%   0.3%   0.3%   2018 Asian Alone   0.0%   0.0%   0.0%   0.0%   2018 Pacific Islander Alone   0.0%   0.0%   0.0%   0.0%   2018 Hispanic Origin (Any Race)   13.6%   13.4%   15.2%   10.00   13.4%   15.2%   10.00   13.4%   15.2%   10.00   13.0%   13.4%   15.2%   10.00   13.0%   13.4%   15.2%   10.00   13.0%   13.4%   15.2%   10.00   13.0%   13.4%   15.2%   10.00   13.0%   13.4%   15.2%   10.00   13.0%   13.4%   15.2%   10.00   13.0%   13.4%   15.2%   10.00   13.0%   13.4%   15.2%   10.00   13.0%   13.4%   15.2%   10.00   13.0%	2018-2023 Households: Annual G	Growth Rate	1.94%	2.14%	2.10%
2018 Total Housing Units       1,496       13,256       37,420         2018 Owner Occupied Housing Units       1,309       11,138       28,911         2018 Renter Occupied Housing Units       182       1,762       7,062         2018 Vacant Housing Units       5       356       1,447         Race and Ethnicity         2018 White Alone       61.6%       64.6%       66.0%         2018 Male Alone       18.4%       16.7%       16.1%         2018 Asian Alone       0.3%       0.3%       0.3%         2018 Asian Alone       0.0%       0.0%       0.0%         2018 Hispanic Origin (Any Race)       13.6%       13.4%       15.2%         Income         2018 Median Household Income       \$87,722       \$81,379       \$79,018         2018 Average Household Income       \$103,534       \$103,481       \$98,870         Per Capita Income       \$33,130       \$33,579       \$32,648         2018 Population 25+ by Educational Attainment       17.2%       20,9%       19,6%         GED/Alternative Credential       5.5%       4.5%       4.0%         GED/Alternative Credential       5.5%       4.5%       4.0%         Associate Degree       12.3%	2018 Average Household Size		3.10	3.08	3.04
2018 Total Housing Units       1,496       13,256       37,420         2018 Owner Occupied Housing Units       1,309       11,138       28,911         2018 Renter Occupied Housing Units       182       1,762       7,062         2018 Vacant Housing Units       5       356       1,447         Race and Ethnicity         2018 White Alone       61.6%       64.6%       66.0%         2018 Male Alone       18.4%       16.7%       16.1%         2018 Asian Alone       0.3%       0.3%       0.3%         2018 Asian Alone       0.0%       0.0%       0.0%         2018 Hispanic Origin (Any Race)       13.6%       13.4%       15.2%         Income         2018 Median Household Income       \$87,722       \$81,379       \$79,018         2018 Average Household Income       \$103,534       \$103,481       \$98,870         Per Capita Income       \$33,130       \$33,579       \$32,648         2018 Population 25+ by Educational Attainment       17.2%       20,9%       19,6%         GED/Alternative Credential       5.5%       4.5%       4.0%         GED/Alternative Credential       5.5%       4.5%       4.0%         Associate Degree       12.3%	Housing Units				
2018 Owner Occupied Housing Units   1,309   11,138   28,911   2018 Renter Occupied Housing Units   162   1,762   7,062   2018 Vacant Housing Units   5   356   1,447			1.496	13.256	37,420
2018 Renter Occupied Housing Units       182       1,762       7,062         2018 Vacant Housing Units       5       356       1,447         Race and Ethnicity         2018 White Alone       61.6%       64.6%       66.0%         2018 Mack Alone       18.4%       16.7%       16.1%         2018 Asian Alone       0.3%       0.3%       0.3%         2018 Asian Alone       0.0%       0.0%       0.0%         2018 Hispanic Origin (Any Race)       13.6%       13.4%       15.2%         Income         2018 Median Household Income       \$87,722       \$81,379       \$79,018         2018 Average Household Income       \$103,534       \$103,481       \$98,870         Per Capita Income       \$33,130       \$33,579       \$32,648         2018 Population 25+ by Educational Attainment         Total       3,089       26,629       71,255         High School Graduate       17.2%       20.9%       19.6%         GED/Alternative Credential       5.5%       4.5%       4.0%         GED/Alternative Credential       5.5%       4.5%       4.0%         Some College, No Degree       16.6%       18.1%       20.3%		Units			
Race and Ethnicity	-				
Race and Ethnicity   2018 White Alone   61.6%   64.6%   66.0%   2018 Black Alone   18.4%   16.7%   16.1%   2018 American Indian/Alaska Native Alone   0.3%   0.3%   0.3%   2018 Asian Alone   10.9%   9.7%   8.2%   2018 Pacific Islander Alone   0.0%   0.0%   0.0%   0.0%   2018 Hispanic Origin (Any Race)   13.6%   13.4%   15.2	•			· ·	•
2018 White Alone         61.6%         64.6%         66.0%           2018 Black Alone         18.4%         16.7%         16.1%           2018 Agerican Indian/Alaska Native Alone         0.3%         0.3%         0.3%           2018 Agian Alone         10.9%         9.7%         8.2%           2018 Pacific Islander Alone         0.0%         0.0%         0.0%           2018 Hispanic Origin (Any Race)         13.6%         13.4%         15.2%           Income           2018 Median Household Income         \$87,722         \$81,379         \$79,018           2018 Average Household Income         \$103,554         \$103,481         \$98,870           Per Capita Income         \$33,130         \$33,579         \$32,648           2018 Population 25+ by Educational Attainment         20.9%         19.6%           Total         3,089         26,629         71,265           High School Graduate         17.2%         20.9%         19.6%           GED/Alternative Credential         5.5%         4.5%         4.0%           Some College, No Degree         16.6%         18.1%         20.3%           Associate Degree         12.3%         9.3%         8.6%           Bachelor's Degree         22	-				-,
2018 Black Alone         18.4%         16.7%         16.1%           2018 American Indian/Alaska Native Alone         0.3%         0.3%         0.3%           2018 Asian Alone         10.9%         9.7%         8.2%           2018 Pacific Islander Alone         0.0%         0.0%         0.0%           2018 Hispanic Origin (Any Race)         13.6%         13.4%         15.2%           Income         \$87,722         \$81,379         \$79,018           2018 Median Household Income         \$103,534         \$103,481         \$98,70           Per Capita Income         \$33,130         \$33,579         \$32,648           2018 Population 25+ by Educational Attainment         3,089         26,629         71,265           High School Graduate         17.2%         20.9%         19.6%           GED/Alternative Credential         5.5%         4.5%         4.0%           Some College, No Degree         16.6%         18.1%         20.3%           Associate Degree         22.7%         25.4%         24.9%           Graduate/Professional Degree         14.7%         12.9%         12.4%           Data for all businesses in area         113         995         3,841           Total Employees:         1,485			61 60/-	64.694	66.00/-
2018 American Indian/Alaska Native Alone         0.3%         0.3%         0.3%           2018 Asian Alone         10.9%         9.7%         8.2%           2018 Pacific Islander Alone         0.0%         0.0%         0.0%           2018 Hispanic Origin (Any Race)         13.6%         13.4%         15.2%           Income           2018 Median Household Income         \$87,722         \$81,379         \$79,018           2018 Average Household Income         \$103,534         \$103,481         \$98,870           Per Capita Income         \$33,130         \$33,579         \$32,648           2018 Population 25+ by Educational Attainment         Total         3,089         26,629         71,265           High School Graduate         17.2%         20.9%         19.6%           GED/Alternative Credential         5.5%         4.5%         4.0%           GeD/Alternative Credential         5.5%         4.5%         4.0%           Associate Degree         16.6%         18.1%         20.3%           Bachelor's Degree         22.7%         25.4%         24.9%           Graduate/Professional Degree         14.7%         12.9%         12.4%           Data for all businesses:         1					
2018 Asian Alone       10.9%       9.7%       8.2%         2018 Pacific Islander Alone       0.0%       0.0%       0.0%         2018 Hispanic Origin (Any Race)       13.6%       13.4%       15.2%         Income         2018 Median Household Income       \$87,722       \$81,379       \$79,018         2018 Average Household Income       \$103,534       \$103,481       \$98,870         Per Capita Income       \$33,130       \$33,579       \$32,648         2018 Population 25+ by Educational Attainment       3,089       26,629       71,265         High School Graduate       17.2%       20.9%       19.6%         GED/Alternative Credential       5.5%       4.5%       4.0%         Some College, No Degree       16.6%       18.1%       20.3%         Associate Degree       12.3%       9.3%       8.6%         Bachelor's Degree       22.7%       25.4%       24.9%         Graduate/Professional Degree       14.7%       12.9%       12.4%         Data for all businesses in area         Total Eurinesses in area       113       995       3,841         Total Eurinesses in area       11,485       11,903       41,010         Total Engloyee/Resid		ive Alene			
2018 Pacific Islander Alone         0.0%         0.0%         0.0%           2018 Hispanic Origin (Any Race)         13.6%         13.4%         15.2%           Income           2018 Median Household Income         \$87,722         \$81,379         \$79,018           2018 Average Household Income         \$103,534         \$103,481         \$98,870           Per Capita Income         \$33,130         \$33,579         \$32,648           2018 Population 25+ by Educational Attainment           Total         3,089         26,629         71,265           High School Graduate         17.2%         20.9%         19.6%           GED/Alternative Credential         5.5%         4.5%         4.0%           Gene College, No Degree         16.6%         18.1%         20.3%           Associate Degree         12.3%         9.3%         8.6%           Bachelor's Degree         22.7%         25.4%         24.9%           Graduate/Professional Degree         14.7%         12.9%         12.4%           Data for all businesses in area           Total Employees:         1,485         11,903         41,010           Total Residential Population:         4,782         40,664         110,332	•	live Alone			
13.6%   13.4%   15.2%					
Income   \$87,722   \$81,379   \$79,018   \$2018   Average Household Income   \$103,534   \$103,481   \$98,870   Per Capita Income   \$33,130   \$33,579   \$32,648   \$2018   Population 25+ by Educational Attainment   Total   3,089   26,629   71,265   High School Graduate   17.2%   20.9%   19.6%   GED/Alternative Credential   5.5%   4.5%   4.0%   4.0%   Some College, No Degree   16.6%   18.1%   20.3%   Associate Degree   12.3%   9.3%   8.6%   Bachelor's Degree   22.7%   25.4%   24.9%   Graduate/Professional Degree   14.7%   12.9%   12.4%   24.9%   Carduate/Professional Degree   14.7%   12.9%   12.4%   24.9%   25.4%   24.9%   25.4%   24.9%   25.4%					
2018 Median Household Income       \$87,722       \$81,379       \$79,018         2018 Average Household Income       \$103,534       \$103,481       \$98,870         Per Capita Income       \$33,130       \$33,579       \$32,648         2018 Population 25+ by Educational Attainment       Total       3,089       26,629       71,265         High School Graduate       17.2%       20.9%       19.6%         GED/Alternative Credential       5.5%       4.5%       4.0%         Some College, No Degree       16.6%       18.1%       20.3%         Associate Degree       12.3%       9.3%       8.6%         Bachelor's Degree       22.7%       25.4%       24.9%         Graduate/Professional Degree       14.7%       12.9%       12.4%         Data for all businesses in area       113       995       3,841         Total Employees:       1,485       11,903       41,010         Total Residential Population:       4,782       40,664       110,332         Employee/Residential Population       3,649       36,347       101,705         Workers       1,025       14,820       45,335	2018 Hispanic Origin (Any Race)		13.6%	13.4%	15.2%
2018 Average Household Income         \$103,534         \$103,481         \$98,870           Per Capita Income         \$33,130         \$33,579         \$32,648           2018 Population 25+ by Educational Attainment         Total         3,089         26,629         71,265           High School Graduate         17.2%         20.9%         19.6%           GED/Alternative Credential         5.5%         4.5%         4.0%           Some College, No Degree         16.6%         18.1%         20.3%           Associate Degree         12.3%         9.3%         8.6%           Bachelor's Degree         22.7%         25.4%         24.9%           Graduate/Professional Degree         14.7%         12.9%         12.4%           Data for all businesses in area         1         13         995         3,841           Total Employees:         1,485         11,903         41,010           Total Residential Population:         4,782         40,664         110,332           Employee/Residential Population Ratio:         0.31:1         0.29:1         0.37:1           2018 Total Daytime Population         3,649         36,347         101,705           Workers         1,025         14,820         45,335					
Per Capita Income         \$33,130         \$33,579         \$32,648           2018 Population 25+ by Educational Attainment           Total         3,089         26,629         71,265           High School Graduate         17.2%         20.9%         19.6%           GED/Alternative Credential         5.5%         4.5%         4.0%           Some College, No Degree         16.6%         18.1%         20.3%           Associate Degree         12.3%         9.3%         8.6%           Bachelor's Degree         22.7%         25.4%         24.9%           Graduate/Professional Degree         14.7%         12.9%         12.4%           Data for all businesses in area           Total Businesses:         113         995         3,841           Total Employees:         1,485         11,903         41,010           Total Residential Population:         4,782         40,664         110,332           Employee/Residential Population Ratio:         0,31:1         0,29:1         0,37:1           2018 Total Daytime Population         3,649         36,347         101,705           Workers         1,025         14,820         45,335					
Total	_			·	
Total       3,089       26,629       71,265         High School Graduate       17.2%       20.9%       19.6%         GED/Alternative Credential       5.5%       4.5%       4.0%         Some College, No Degree       16.6%       18.1%       20.3%         Associate Degree       12.3%       9.3%       8.6%         Bachelor's Degree       22.7%       25.4%       24.9%         Graduate/Professional Degree       14.7%       12.9%       12.4%         Data for all businesses in area         Total Businesses:       113       995       3,841         Total Employees:       1,485       11,903       41,010         Total Residential Population:       4,782       40,664       110,332         Employee/Residential Population Ratio:       0.31:1       0.29:1       0.37:1         2018 Total Daytime Population       3,649       36,347       101,705         Workers       1,025       14,820       45,335	Per Capita Income		\$33,130	\$33,579	\$32,648
High School Graduate       17.2%       20.9%       19.6%         GED/Alternative Credential       5.5%       4.5%       4.0%         Some College, No Degree       16.6%       18.1%       20.3%         Associate Degree       12.3%       9.3%       8.6%         Bachelor's Degree       22.7%       25.4%       24.9%         Graduate/Professional Degree       14.7%       12.9%       12.4%         Data for all businesses in area         Total Businesses:       113       995       3,841         Total Employees:       1,485       11,903       41,010         Total Residential Population:       4,782       40,664       110,332         Employee/Residential Population Ratio:       0.31:1       0.29:1       0.37:1         2018 Total Daytime Population       3,649       36,347       101,705         Workers       1,025       14,820       45,335	2018 Population 25+ by Education	onal Attainment			
GED/Alternative Credential       5.5%       4.5%       4.0%         Some College, No Degree       16.6%       18.1%       20.3%         Associate Degree       12.3%       9.3%       8.6%         Bachelor's Degree       22.7%       25.4%       24.9%         Graduate/Professional Degree       14.7%       12.9%       12.4%         Data for all businesses in area         Total Businesses:       113       995       3,841         Total Employees:       1,485       11,903       41,010         Total Residential Population:       4,782       40,664       110,332         Employee/Residential Population Ratio:       0.31:1       0.29:1       0.37:1         2018 Total Daytime Population       3,649       36,347       101,705         Workers       1,025       14,820       45,335	Total		3,089	26,629	71,265
Some College, No Degree       16.6%       18.1%       20.3%         Associate Degree       12.3%       9.3%       8.6%         Bachelor's Degree       22.7%       25.4%       24.9%         Graduate/Professional Degree       14.7%       12.9%       12.4%         Data for all businesses in area         Total Businesses:       113       995       3,841         Total Employees:       1,485       11,903       41,010         Total Residential Population:       4,782       40,664       110,332         Employee/Residential Population Ratio:       0.31:1       0.29:1       0.37:1         2018 Total Daytime Population       3,649       36,347       101,705         Workers       1,025       14,820       45,335	High School Graduate		17.2%	20.9%	19.6%
Associate Degree       12.3%       9.3%       8.6%         Bachelor's Degree       22.7%       25.4%       24.9%         Graduate/Professional Degree       14.7%       12.9%       12.4%         Data for all businesses in area         Total Businesses:       113       995       3,841         Total Employees:       1,485       11,903       41,010         Total Residential Population:       4,782       40,664       110,332         Employee/Residential Population Ratio:       0.31:1       0.29:1       0.37:1         2018 Total Daytime Population       3,649       36,347       101,705         Workers       1,025       14,820       45,335	GED/Alternative Credential		5.5%	4.5%	4.0%
Bachelor's Degree       22.7%       25.4%       24.9%         Graduate/Professional Degree       14.7%       12.9%       12.4%         Data for all businesses in area         Total Businesses:       113       995       3,841         Total Employees:       1,485       11,903       41,010         Total Residential Population:       4,782       40,664       110,332         Employee/Residential Population Ratio:       0.31:1       0.29:1       0.37:1         2018 Total Daytime Population       3,649       36,347       101,705         Workers       1,025       14,820       45,335	Some College, No Degree		16.6%	18.1%	20.3%
Graduate/Professional Degree       14.7%       12.9%       12.4%         Data for all businesses in area         Total Businesses:       113       995       3,841         Total Employees:       1,485       11,903       41,010         Total Residential Population:       4,782       40,664       110,332         Employee/Residential Population Ratio:       0.31:1       0.29:1       0.37:1         2018 Total Daytime Population       3,649       36,347       101,705         Workers       1,025       14,820       45,335	Associate Degree		12.3%	9.3%	8.6%
Data for all businesses in area           Total Businesses:         113         995         3,841           Total Employees:         1,485         11,903         41,010           Total Residential Population:         4,782         40,664         110,332           Employee/Residential Population Ratio:         0.31:1         0.29:1         0.37:1           2018 Total Daytime Population         3,649         36,347         101,705           Workers         1,025         14,820         45,335	Bachelor's Degree		22.7%	25.4%	24.9%
Total Businesses:       113       995       3,841         Total Employees:       1,485       11,903       41,010         Total Residential Population:       4,782       40,664       110,332         Employee/Residential Population Ratio:       0.31:1       0.29:1       0.37:1         2018 Total Daytime Population       3,649       36,347       101,705         Workers       1,025       14,820       45,335	Graduate/Professional Degree		14.7%	12.9%	12.4%
Total Businesses:       113       995       3,841         Total Employees:       1,485       11,903       41,010         Total Residential Population:       4,782       40,664       110,332         Employee/Residential Population Ratio:       0.31:1       0.29:1       0.37:1         2018 Total Daytime Population       3,649       36,347       101,705         Workers       1,025       14,820       45,335	Data for all businesses in area				
Total Employees:       1,485       11,903       41,010         Total Residential Population:       4,782       40,664       110,332         Employee/Residential Population Ratio:       0.31:1       0.29:1       0.37:1         2018 Total Daytime Population       3,649       36,347       101,705         Workers       1,025       14,820       45,335			113	995	3,841
Employee/Residential Population Ratio:       0.31:1       0.29:1       0.37:1         2018 Total Daytime Population       3,649       36,347       101,705         Workers       1,025       14,820       45,335					41,010
2018 Total Daytime Population       3,649       36,347       101,705         Workers       1,025       14,820       45,335					
Workers 1,025 14,820 45,335	. , ,	n Ratio:			
	,				
Residents 2,624 21,527 56,370				•	
	Kesidents		2,624	21,527	56,370