

FOR LEASE

Former Rite Aid - Hamilton Mill Rd, Buford, GA

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

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Traffic Counts

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

Year: 2016 | Source: GDOT

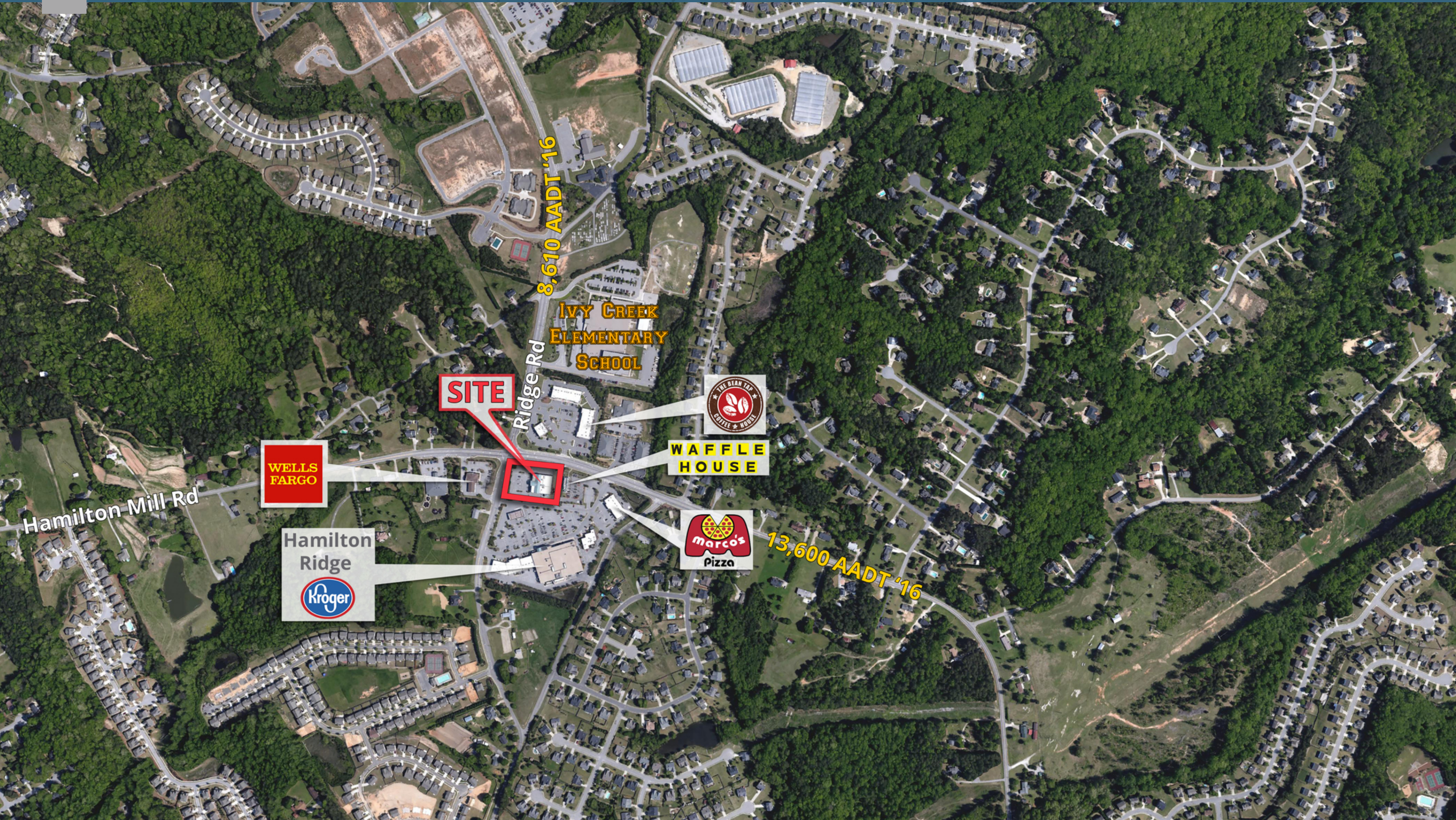
SRS REAL ESTATE PARTNERS | 3445 Peachtree Road NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

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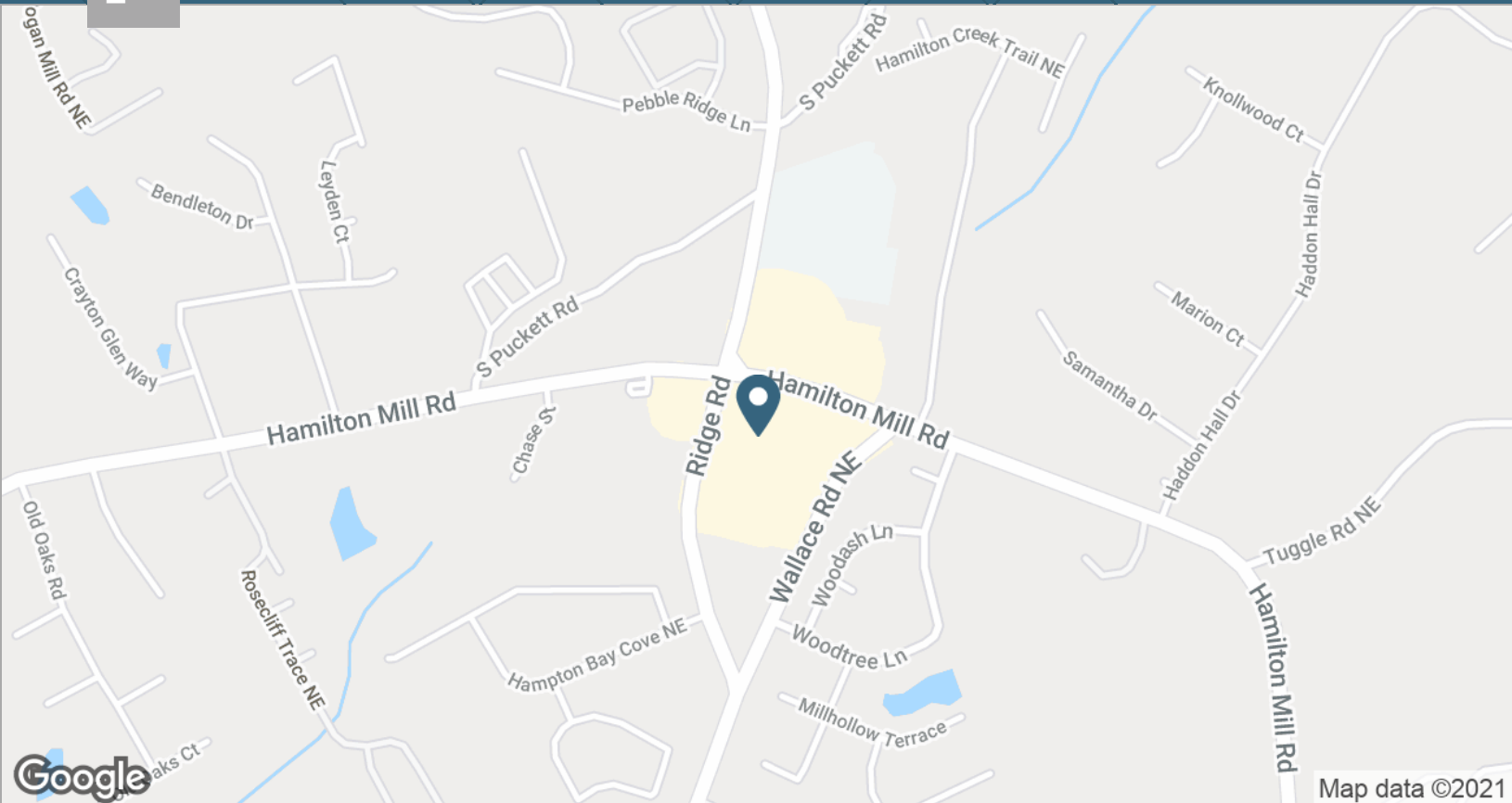


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	1 mile	3 miles	5 miles
Population			
2018 Population	4,782	40,664	110,332
2000 Population	1,579	17,169	47,827
2010 Population	3,901	33,466	90,344
2023 Population	5,266	45,173	122,592
2000-2010 Annual Rate	9.47%	6.90%	6.57%
2010-2018 Population: Annual Growth Rate	2.50%	2.39%	2.45%
2018-2023 Population: Annual Growth Rate	1.95%	2.13%	2.13%
2018 Median Age	35.6	36.0	35.8
Households			
2000 Households	516	5,459	16,104
2010 Households	1,212	10,519	29,467
2018 Total Households	1,491	12,900	35,973
2023 Total Households	1,641	14,338	39,913
2000-2010 Annual Rate	8.91%	6.78%	6.23%
2010-2018 Households: Annual Growth Rate	2.54%	2.50%	2.45%
2018-2023 Households: Annual Growth Rate	1.94%	2.14%	2.10%
2018 Average Household Size	3.10	3.08	3.04
Housing Units			
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 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			
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			
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
Residents	2,624	21,527	56,370