

FOR LEASE

## Former Rite Aid - Houze Rd, Alpharetta, GA

12155 Houze Rd | Alpharetta, GA



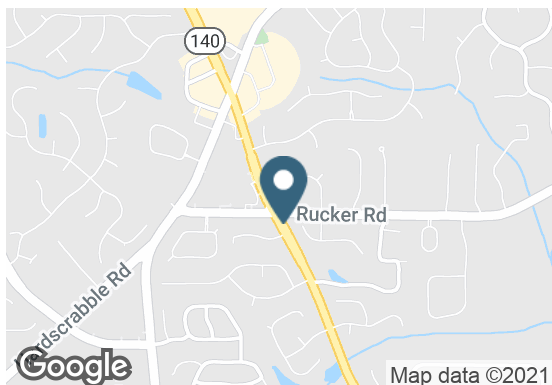
## Overview

BUILDING SIZE	Fully Leased
LEASE END DATE	8/28/2027
RATE	Contact Broker

## Description

Former Rite Aid building

- Located at lighted intersection
- Adjacent to Publix anchored shopping center
- High average income of \$162,284 within 1 mile



## Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$133,206	\$107,015	\$94,660
Average HH Income	\$162,284	\$142,386	\$127,945
Households	3,089	17,604	50,482
Current Population	8,695	48,036	136,221

Year: 2018 | Source: ESRI

## Traffic Counts

Houze Rd	15,000 VPD
Crabapple Rd N of site	17,800 VPD
Crabapple Rd S of site	16,900 VPD
Rucker Rd	10,500 VPD

Year: 2016 | Source: GDOT

## Contact

SCOTT TIERNAN

678.420.1385 | scott.tiernan@srsre.com

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 - Houze Rd, Alpharetta, GA

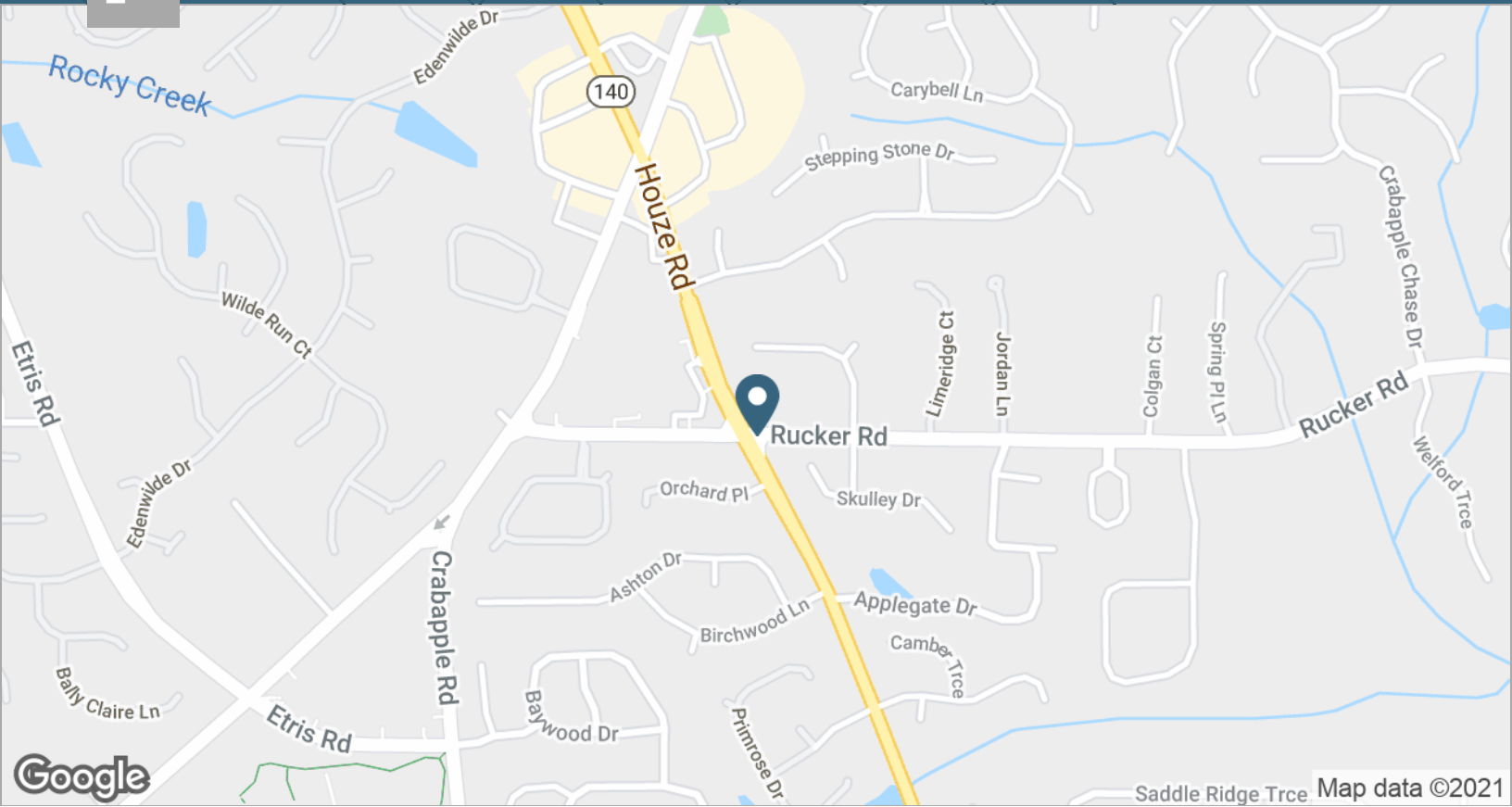
12155 Houze Rd | Alpharetta, GA





# Former Rite Aid - Houze Rd, Alpharetta, GA

12155 Houze Rd | Alpharetta, GA



## Former Rite Aid - Houze Rd, Alpharetta, GA

12155 Houze Rd | Alpharetta, GA



	1 mile	3 miles	5 miles
<b>Population</b>			
2018 Population	8,695	48,036	136,221
2000 Population	6,321	35,166	102,496
2010 Population	7,571	42,576	120,638
2023 Population	9,346	51,264	145,542
2000-2010 Annual Rate	1.82%	1.93%	1.64%
2010-2018 Population: Annual Growth Rate	1.69%	1.47%	1.48%
2018-2023 Population: Annual Growth Rate	1.45%	1.31%	1.33%
2018 Median Age	42.5	42.1	38.7
<b>Households</b>			
2000 Households	2,239	12,895	37,674
2010 Households	2,706	15,810	45,006
2018 Total Households	3,089	17,604	50,482
2023 Total Households	3,304	18,644	53,685
2000-2010 Annual Rate	1.91%	2.06%	1.79%
2010-2018 Households: Annual Growth Rate	1.62%	1.31%	1.40%
2018-2023 Households: Annual Growth Rate	1.35%	1.15%	1.24%
2018 Average Household Size	2.79	2.72	2.69
<b>Housing Units</b>			
2018 Total Housing Units	3,117	18,145	52,522
2018 Owner Occupied Housing Units	2,907	13,993	34,313
2018 Renter Occupied Housing Units	182	3,611	16,169
2018 Vacant Housing Units	28	541	2,040
<b>Race and Ethnicity</b>			
2018 White Alone	79.6%	78.3%	73.4%
2018 Black Alone	5.5%	7.3%	10.4%
2018 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2018 Asian Alone	11.8%	9.1%	7.8%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Hispanic Origin (Any Race)	3.6%	7.9%	13.4%
<b>Income</b>			
2018 Median Household Income	\$133,206	\$107,015	\$94,660
2018 Average Household Income	\$162,284	\$142,386	\$127,945
Per Capita Income	\$56,842	\$52,788	\$47,618
<b>2018 Population 25+ by Educational Attainment</b>			
Total	5,693	32,502	91,811
High School Graduate	8.6%	10.3%	12.1%
GED/Alternative Credential	1.7%	1.1%	1.5%
Some College, No Degree	13.6%	15.1%	15.6%
Associate Degree	6.7%	5.9%	6.3%
Bachelor's Degree	45.3%	41.5%	37.0%
Graduate/Professional Degree	20.9%	21.9%	21.4%
<b>Data for all businesses in area</b>			
Total Businesses:	302	3,054	8,106
Total Employees:	2,475	36,817	101,407
Total Residential Population:	8,695	48,036	136,221
Employee/Residential Population Ratio:	0.28:1	0.77:1	0.74:1
2018 Total Daytime Population	7,153	67,290	184,207
Workers	2,833	43,359	120,074
Residents	4,320	23,931	64,133