

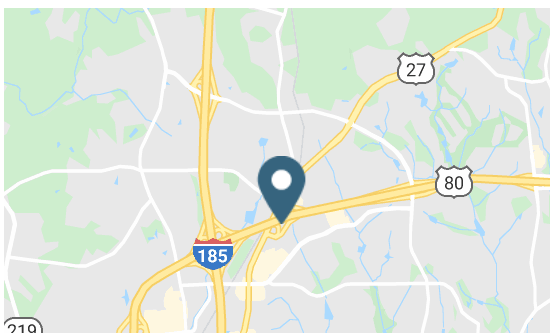
## Former Rite Aid - Double Churches Rd, Columbus, GA

2801 Double Churches Rd | Columbus, GA



## Overview

<b>BUILDING SIZE</b>	Fully Leased
<b>LEASE END DATE</b>	1/22/2028
<b>RATE</b>	Contact Broker



## Contact

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## Description

- Former Rite Aid building
- Easy access off J R Allen Pkwy across from Columbus Park Crossing
- Great frontage on Veterans Pkwy

## Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$60,808	\$62,059	\$55,941
Average HH Income	\$75,696	\$83,392	\$78,232
Households	2,347	19,222	41,524
Current Population	5,529	46,593	100,095

Year: 2018 | Source: ESRI

## Traffic Counts

Veterans Pkwy	35,000 VPD
Double Churches Rd	10,500 VPD
I-185	45,200 VPD
J R Allen Pkwy	59,100 VPD

Year: 2016 | Source: GDOT

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

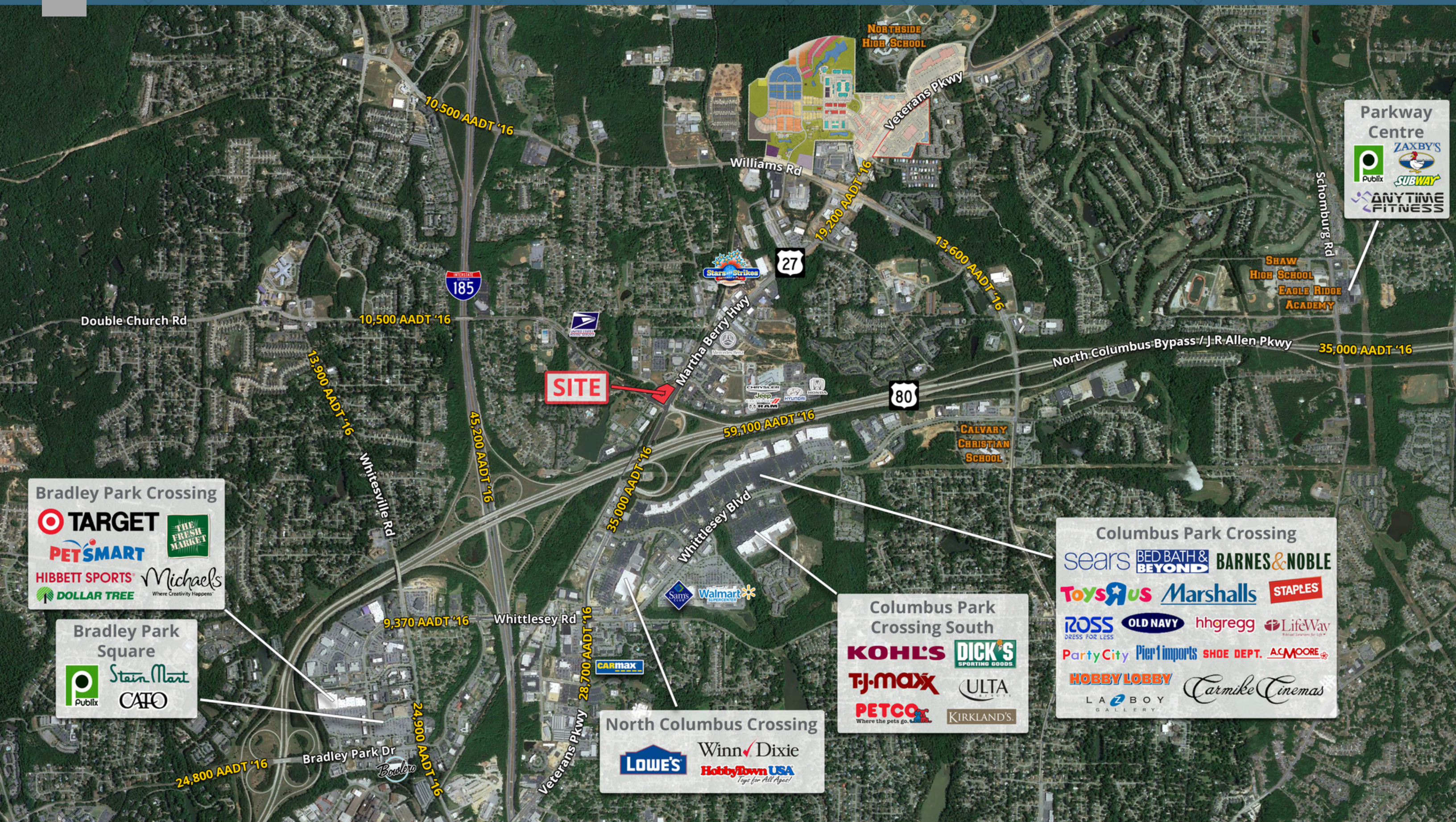
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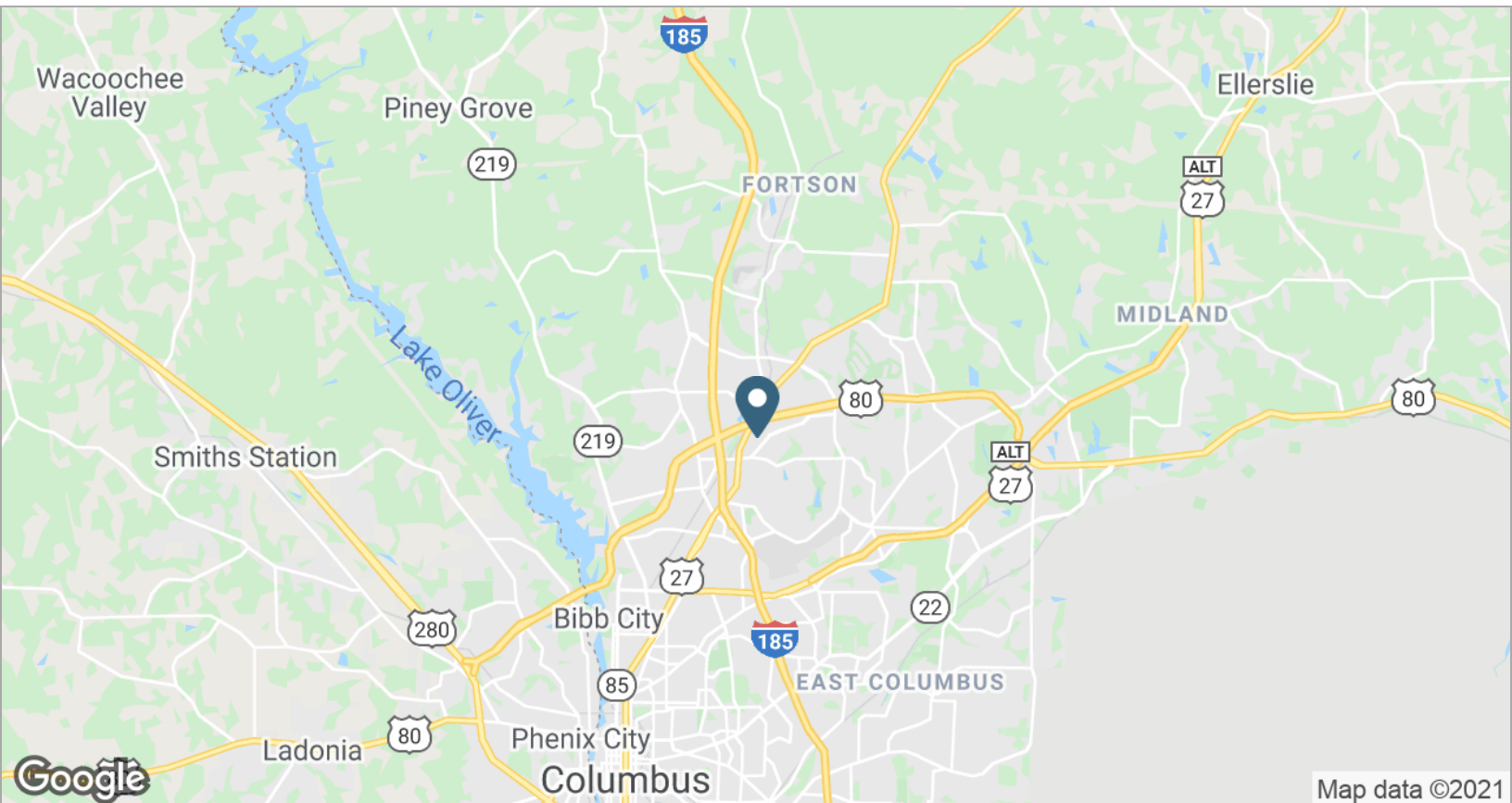
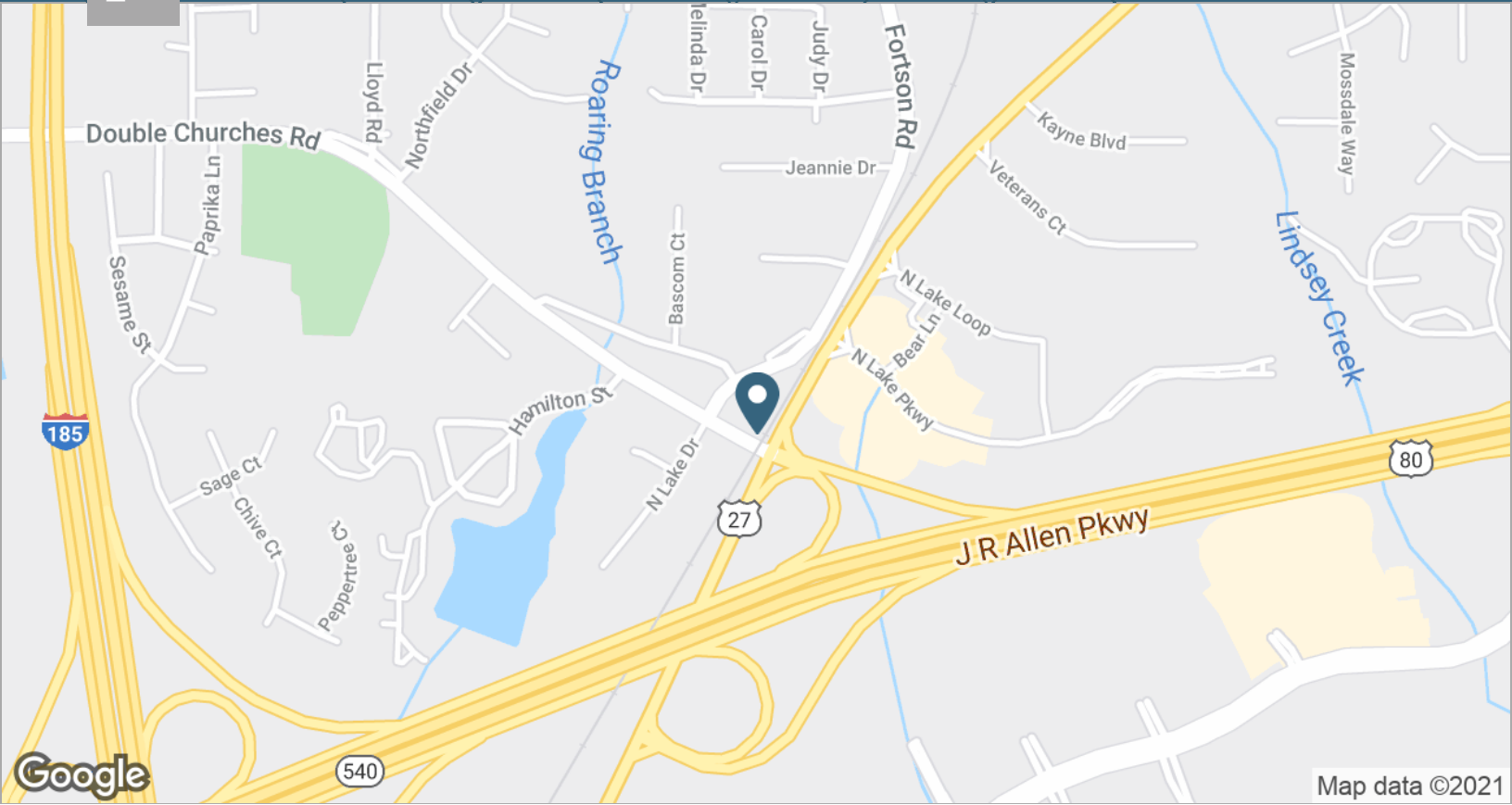
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	1 mile	3 miles	5 miles
<b>Population</b>			
2018 Population	5,529	46,593	100,095
2000 Population	3,526	35,054	84,642
2010 Population	4,795	43,275	95,570
2023 Population	5,744	46,814	100,070
2000-2010 Annual Rate	3.12%	2.13%	1.22%
2010-2018 Population: Annual Growth Rate	1.74%	0.90%	0.56%
2018-2023 Population: Annual Growth Rate	0.77%	0.09%	0.00%
2018 Median Age	37.1	37.6	36.8
<b>Households</b>			
2000 Households	1,426	13,711	34,303
2010 Households	2,019	17,763	39,560
2018 Total Households	2,347	19,222	41,524
2023 Total Households	2,438	19,320	41,498
2000-2010 Annual Rate	3.54%	2.62%	1.44%
2010-2018 Households: Annual Growth Rate	1.84%	0.96%	0.59%
2018-2023 Households: Annual Growth Rate	0.76%	0.10%	-0.01%
2018 Average Household Size	2.35	2.41	2.37
<b>Housing Units</b>			
2018 Total Housing Units	2,397	20,314	45,451
2018 Owner Occupied Housing Units	952	10,354	20,778
2018 Renter Occupied Housing Units	1,395	8,868	20,746
2018 Vacant Housing Units	50	1,092	3,927
<b>Race and Ethnicity</b>			
2018 White Alone	71.1%	70.4%	64.5%
2018 Black Alone	17.7%	17.3%	24.3%
2018 American Indian/Alaska Native Alone	0.4%	0.3%	0.4%
2018 Asian Alone	4.5%	5.6%	4.3%
2018 Pacific Islander Alone	0.5%	0.2%	0.2%
2018 Hispanic Origin (Any Race)	8.2%	8.1%	7.9%
<b>Income</b>			
2018 Median Household Income	\$60,808	\$62,059	\$55,941
2018 Average Household Income	\$75,696	\$83,392	\$78,232
Per Capita Income	\$31,944	\$34,529	\$32,752
<b>2018 Population 25+ by Educational Attainment</b>			
Total	3,876	32,481	68,341
High School Graduate	16.3%	15.9%	17.6%
GED/Alternative Credential	2.2%	4.2%	4.2%
Some College, No Degree	25.1%	25.0%	24.7%
Associate Degree	13.9%	11.9%	10.3%
Bachelor's Degree	20.9%	20.6%	19.6%
Graduate/Professional Degree	14.4%	16.3%	15.3%
<b>Data for all businesses in area</b>			
Total Businesses:	429	2,082	3,957
Total Employees:	7,937	30,283	56,114
Total Residential Population:	5,529	46,593	100,095
Employee/Residential Population Ratio:	1.44:1	0.65:1	0.56:1
2018 Total Daytime Population	11,930	56,570	110,182
Workers	9,145	34,315	59,759
Residents	2,785	22,255	50,423