

FOR SUBLEASE

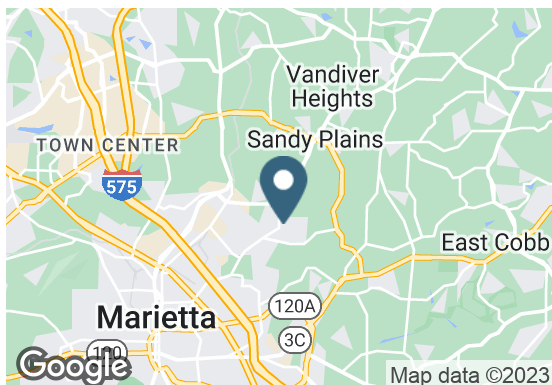
Former Rite Aid - Sandy Plains Rd, Marietta, GA

1900 Sandy Plains Rd | Marietta, GA



Overview

BUILDING SIZE	14,236 SF
LEASE END DATE	12/31/2023
RATE	\$9.00 SF/yr (MG)



Description

- Former Rite Aid building
- Located at lighted intersection
- Average household income is \$104,559 within 1 mile radius
- Adjacent to Publix anchored Sandy Plains Exchange
- All offers are subject to approval by Walgreens Real Estate Committee

Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$79,981	\$72,609	\$76,823
Average HH Income	\$104,559	\$98,072	\$103,620
Households	3,519	26,483	70,520
Current Population	9,018	67,343	182,437

Year: 2018 | Source: ESRI

Contact

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Traffic Counts

Sandy Plains Rd	25,000 VPD
Canton Rd Conn	44,600 VPD

Year: 2016 | Source: GDOT

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

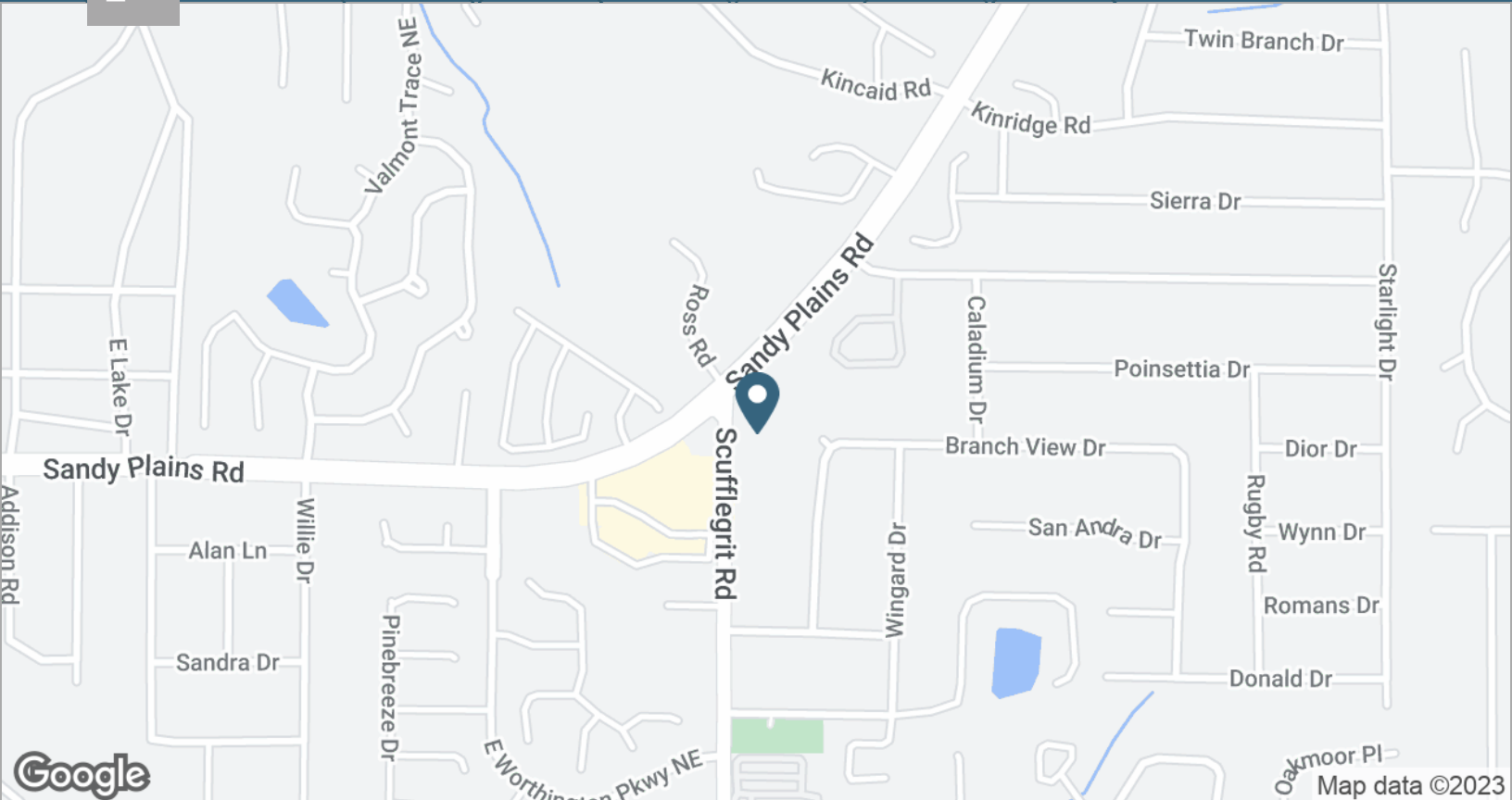
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	1 mile	3 miles	5 miles
Population			
2018 Population	9,018	67,343	182,437
2000 Population	7,700	58,716	163,779
2010 Population	8,378	62,801	167,497
2023 Population	9,471	70,487	192,080
2000-2010 Annual Rate	0.85%	0.67%	0.22%
2010-2018 Population: Annual Growth Rate	0.90%	0.85%	1.04%
2018-2023 Population: Annual Growth Rate	0.99%	0.92%	1.04%
2018 Median Age	42.4	39.2	39.0
Households			
2000 Households	2,931	22,650	61,552
2010 Households	3,275	24,809	64,869
2018 Total Households	3,519	26,483	70,520
2023 Total Households	3,689	27,640	74,168
2000-2010 Annual Rate	1.12%	0.91%	0.53%
2010-2018 Households: Annual Growth Rate	0.87%	0.79%	1.02%
2018-2023 Households: Annual Growth Rate	0.95%	0.86%	1.01%
2018 Average Household Size	2.56	2.53	2.56
Housing Units			
2018 Total Housing Units	3,553	27,772	75,311
2018 Owner Occupied Housing Units	2,942	17,284	45,951
2018 Renter Occupied Housing Units	577	9,199	24,569
2018 Vacant Housing Units	34	1,289	4,791
Race and Ethnicity			
2018 White Alone	68.7%	64.3%	66.0%
2018 Black Alone	16.0%	17.7%	17.4%
2018 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2018 Asian Alone	8.5%	9.7%	8.5%
2018 Pacific Islander Alone	0.1%	0.1%	0.0%
2018 Hispanic Origin (Any Race)	8.9%	11.5%	11.6%
Income			
2018 Median Household Income	\$79,981	\$72,609	\$76,823
2018 Average Household Income	\$104,559	\$98,072	\$103,620
Per Capita Income	\$40,490	\$38,406	\$40,211
2018 Population 25+ by Educational Attainment			
Total	6,362	46,931	125,762
High School Graduate	16.5%	14.0%	13.6%
GED/Alternative Credential	4.0%	2.6%	2.2%
Some College, No Degree	17.4%	19.3%	18.7%
Associate Degree	8.0%	8.0%	7.4%
Bachelor's Degree	32.9%	33.2%	33.2%
Graduate/Professional Degree	16.2%	16.2%	18.2%
Data for all businesses in area			
Total Businesses:	250	2,969	9,996
Total Employees:	3,387	31,955	117,220
Total Residential Population:	9,018	67,343	182,437
Employee/Residential Population Ratio:	0.38:1	0.47:1	0.64:1
2018 Total Daytime Population	7,956	64,487	218,119
Workers	3,523	34,312	136,113
Residents	4,433	30,175	82,006