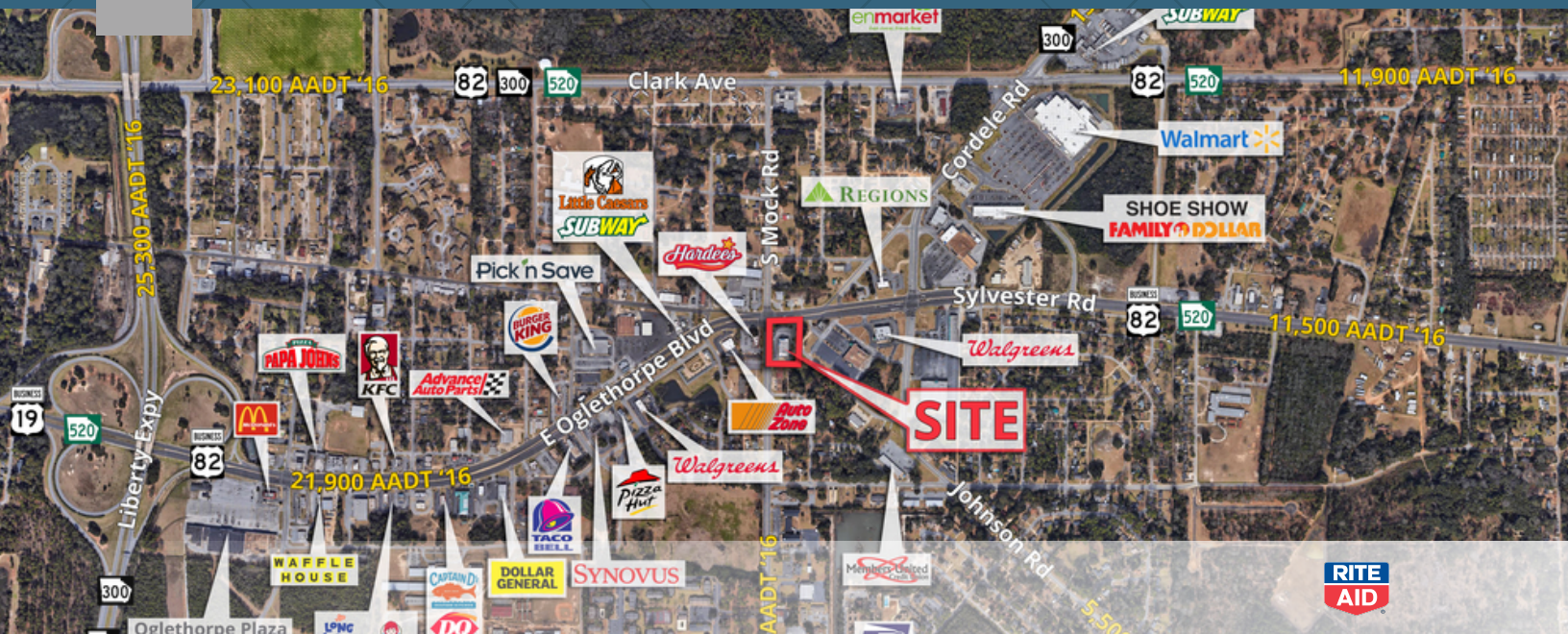


FOR LEASE

## Former Rite Aid - Sylvester Rd, Albany, GA

2400 Sylvester Rd | Albany, GA



## Overview

## BUILDING SIZE

## LEASE END DATE

6/2/2020

## RATE

Contact Broker



## Description

Former Rite Aid building located at a lighted intersection in Albany, GA.

## Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$20,233	\$21,603	\$24,585
Average HH Income	\$31,022	\$33,395	\$39,943
Households	1,782	7,303	16,361
Current Population	4,592	21,824	46,625

Year: 2018 | Source: ESRI

## Contact

## ADRIENNE CRAWFORD

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## LILY H. HEIMBURGER

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## Traffic Counts

Sylvester Rd	11,500 VPD
E Oglethorpe Blvd	21,900 VPD
Liberty Expy	25,300 VPD
Cordele Rd	13,300 VPD

Year: 2016 | Source: GDOT

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.

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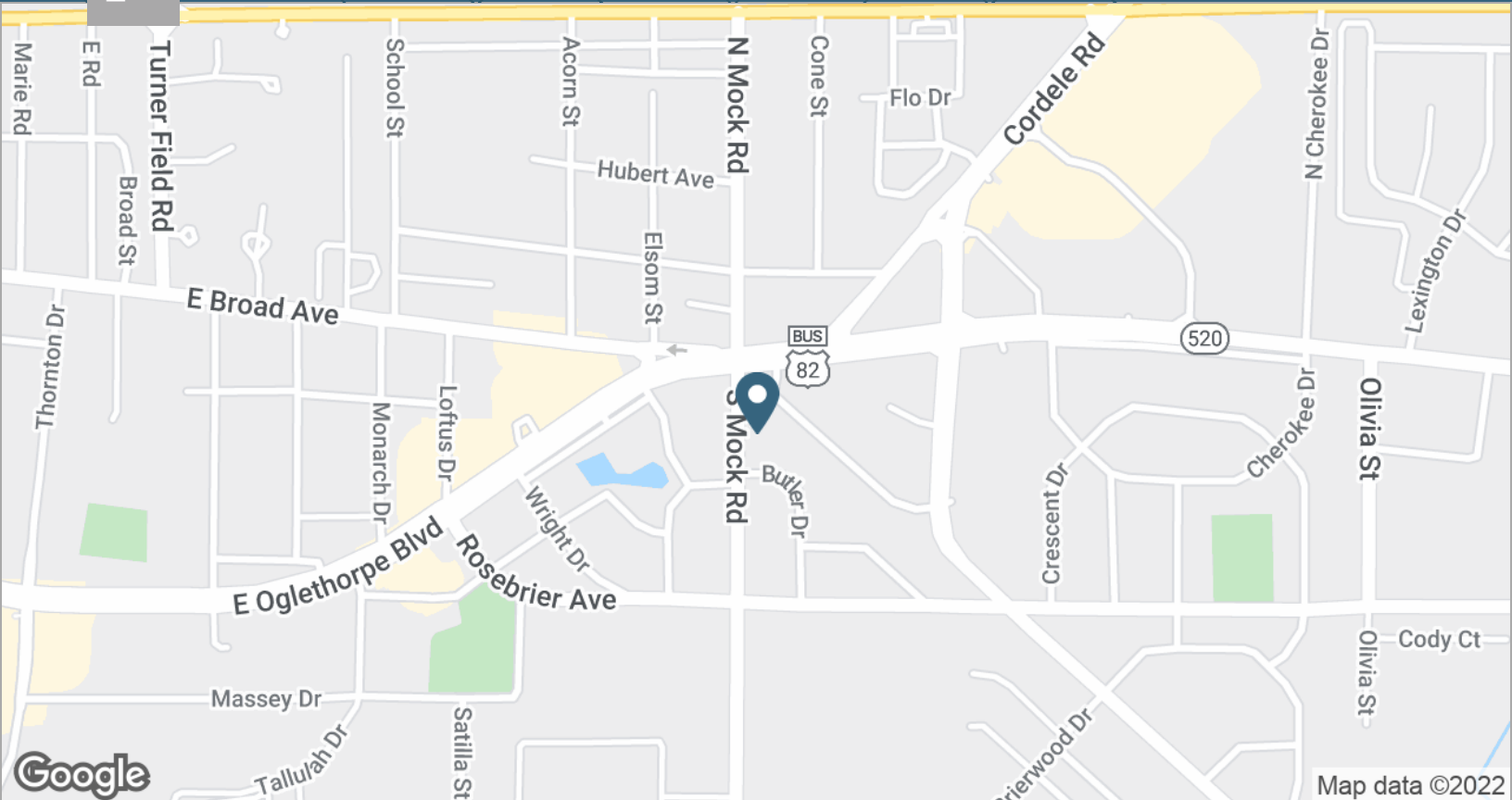






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	1 mile	3 miles	5 miles
<b>Population</b>			
2018 Population	4,592	21,824	46,625
2000 Population	5,046	25,083	53,278
2010 Population	4,811	22,972	48,552
2023 Population	4,448	21,028	45,193
2000-2010 Annual Rate	-0.48%	-0.88%	-0.92%
2010-2018 Population: Annual Growth Rate	-0.56%	-0.62%	-0.49%
2018-2023 Population: Annual Growth Rate	-0.64%	-0.74%	-0.62%
2018 Median Age	28.2	29.0	31.7
<b>Households</b>			
2000 Households	1,904	8,019	17,861
2010 Households	1,868	7,719	17,032
2018 Total Households	1,782	7,303	16,361
2023 Total Households	1,724	7,000	15,802
2000-2010 Annual Rate	-0.19%	-0.38%	-0.47%
2010-2018 Households: Annual Growth Rate	-0.57%	-0.67%	-0.49%
2018-2023 Households: Annual Growth Rate	-0.66%	-0.84%	-0.69%
2018 Average Household Size	2.57	2.73	2.63
<b>Housing Units</b>			
2018 Total Housing Units	2,061	8,998	19,700
2018 Owner Occupied Housing Units	414	2,439	6,114
2018 Renter Occupied Housing Units	1,367	4,864	10,248
2018 Vacant Housing Units	279	1,695	3,339
<b>Race and Ethnicity</b>			
2018 White Alone	9.4%	10.3%	16.8%
2018 Black Alone	84.8%	85.0%	79.4%
2018 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2018 Asian Alone	0.3%	0.3%	0.5%
2018 Pacific Islander Alone	0.4%	0.3%	0.2%
2018 Hispanic Origin (Any Race)	4.6%	4.2%	3.2%
<b>Income</b>			
2018 Median Household Income	\$20,233	\$21,603	\$24,585
2018 Average Household Income	\$31,022	\$33,395	\$39,943
Per Capita Income	\$12,008	\$13,173	\$15,712
<b>2018 Population 25+ by Educational Attainment</b>			
Total	2,596	12,350	27,934
High School Graduate	21.1%	24.5%	25.2%
GED/Alternative Credential	7.3%	7.3%	6.2%
Some College, No Degree	37.8%	29.2%	25.8%
Associate Degree	8.6%	6.9%	7.4%
Bachelor's Degree	5.8%	5.0%	7.3%
Graduate/Professional Degree	1.7%	2.0%	4.0%
<b>Data for all businesses in area</b>			
Total Businesses:	190	592	1,971
Total Employees:	2,107	10,437	29,456
Total Residential Population:	4,592	21,824	46,625
Employee/Residential Population Ratio:	0.46:1	0.48:1	0.63:1
2018 Total Daytime Population	4,957	25,124	60,102
Workers	2,230	11,434	30,339
Residents	2,727	13,690	29,763