

FOR LEASE

Former Rite Aid - N Expressway, Griffin, GA

1475 N Expressway | Griffin, GA



Overview

BUILDING SIZE	Fully Leased
LEASE END DATE	3/14/2020
RATE	Contact Broker



Contact

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Description

Former Rite Aid building

- Located at lighted intersection
- Outparcel of Walmart anchored Griffin Crossroads shopping center

Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$38,621	\$31,289	\$40,258
Average HH Income	\$48,874	\$45,010	\$57,197
Households	1,926	9,275	17,284
Current Population	5,223	26,499	47,072

Year: 2018 | Source: ESRI

Traffic Counts

East Expressway	34,800 VPD
W McIntosh	11,800 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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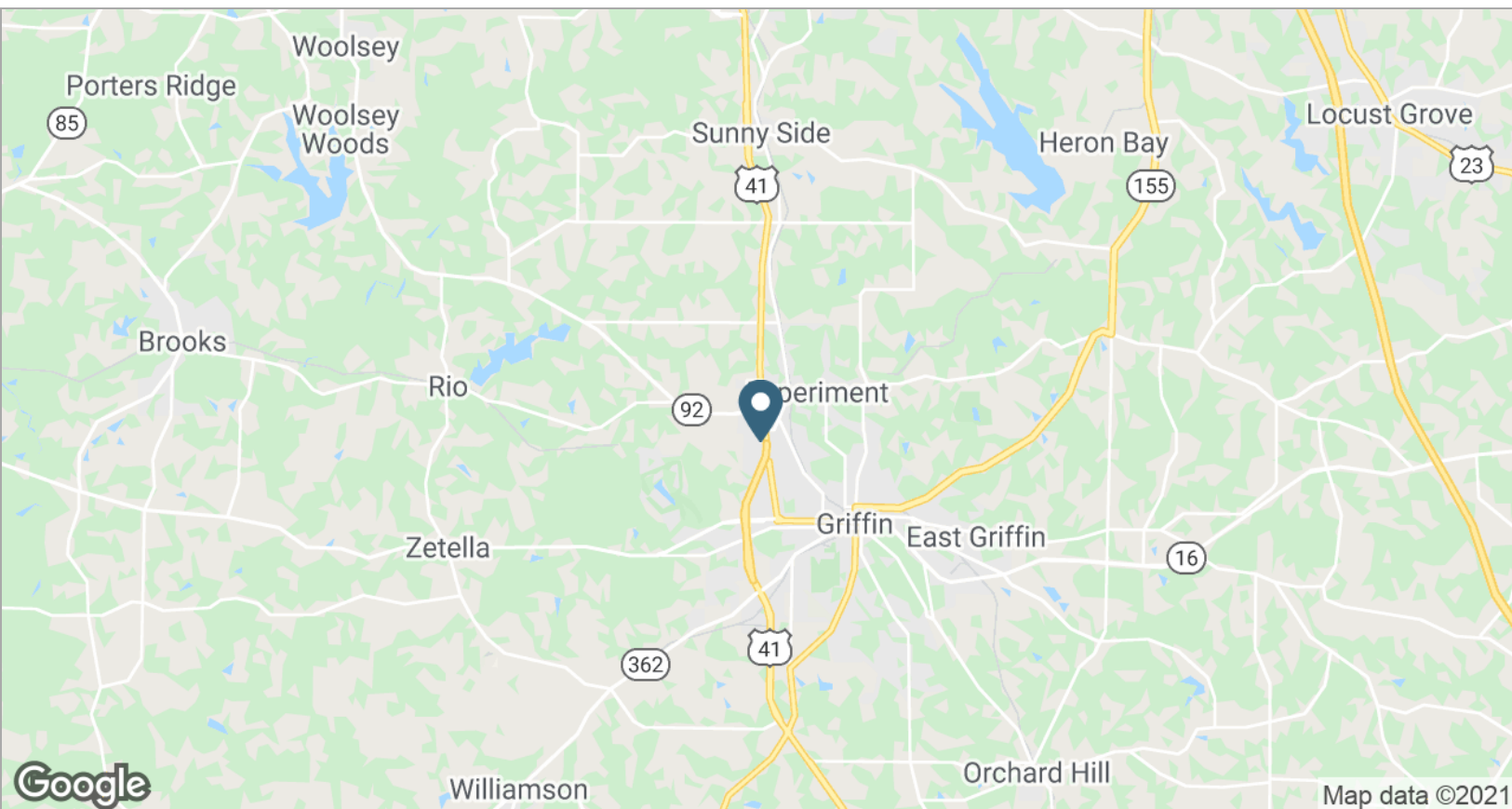
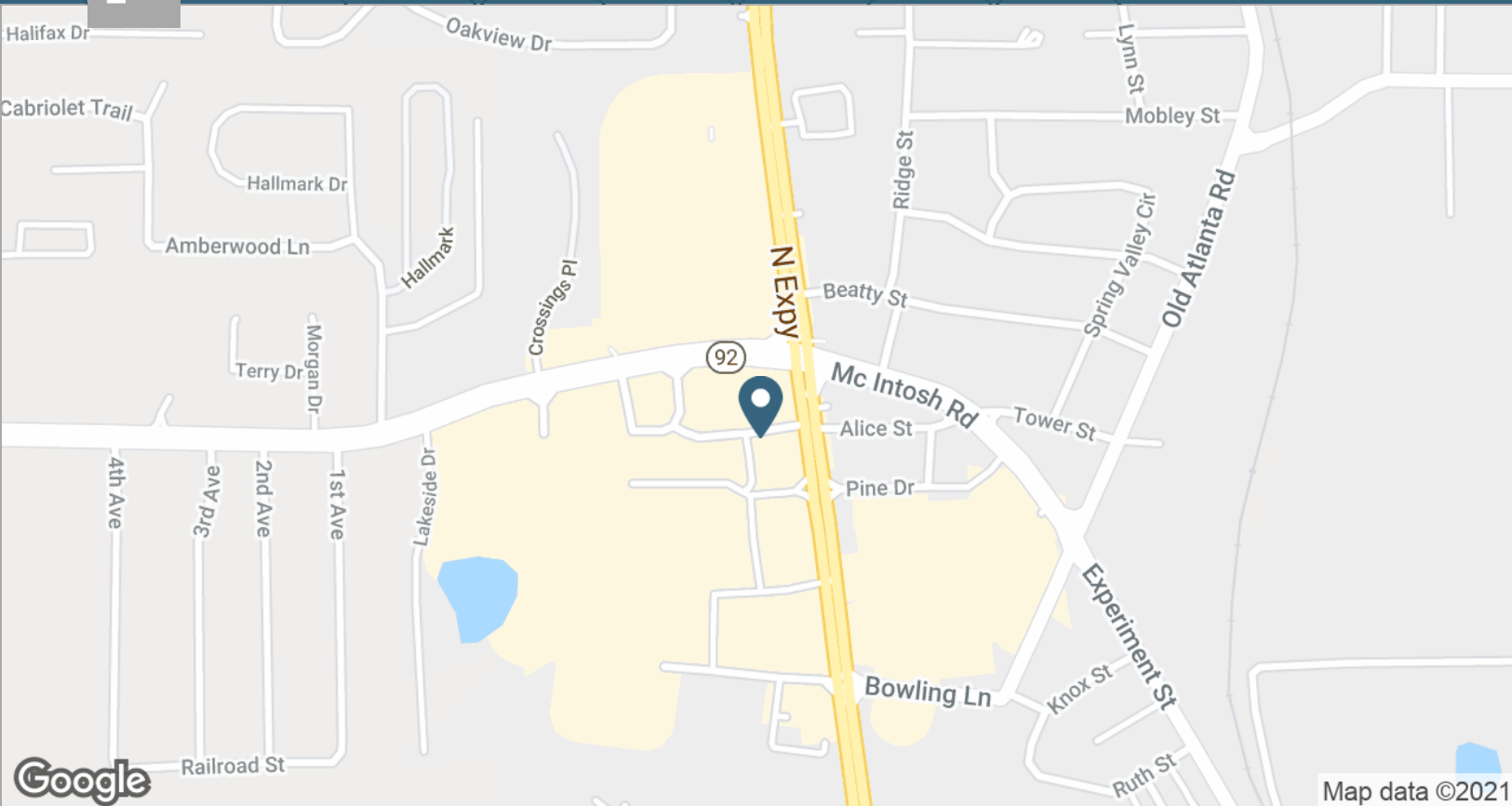
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	1 mile	3 miles	5 miles
Population			
2018 Population	5,223	26,499	47,072
2000 Population	4,487	25,340	41,957
2010 Population	5,145	26,159	45,155
2023 Population	5,373	27,333	49,940
2000-2010 Annual Rate	1.38%	0.32%	0.74%
2010-2018 Population: Annual Growth Rate	0.18%	0.16%	0.51%
2018-2023 Population: Annual Growth Rate	0.57%	0.62%	1.19%
2018 Median Age	34.7	34.7	37.1
Households			
2000 Households	1,709	9,139	15,592
2010 Households	1,913	9,273	16,629
2018 Total Households	1,926	9,275	17,284
2023 Total Households	1,972	9,505	18,353
2000-2010 Annual Rate	1.13%	0.15%	0.65%
2010-2018 Households: Annual Growth Rate	0.08%	0.00%	0.47%
2018-2023 Households: Annual Growth Rate	0.47%	0.49%	1.21%
2018 Average Household Size	2.69	2.77	2.65
Housing Units			
2018 Total Housing Units	2,158	10,972	19,841
2018 Owner Occupied Housing Units	859	3,357	8,689
2018 Renter Occupied Housing Units	1,066	5,918	8,595
2018 Vacant Housing Units	232	1,697	2,557
Race and Ethnicity			
2018 White Alone	46.3%	34.9%	51.5%
2018 Black Alone	44.4%	58.3%	42.3%
2018 American Indian/Alaska Native Alone	0.7%	0.4%	0.4%
2018 Asian Alone	2.9%	1.2%	1.1%
2018 Pacific Islander Alone	0.2%	0.1%	0.1%
2018 Hispanic Origin (Any Race)	6.1%	5.7%	5.4%
Income			
2018 Median Household Income	\$38,621	\$31,289	\$40,258
2018 Average Household Income	\$48,874	\$45,010	\$57,197
Per Capita Income	\$18,263	\$17,059	\$21,522
2018 Population 25+ by Educational Attainment			
Total	3,367	17,045	31,394
High School Graduate	27.9%	30.9%	29.4%
GED/Alternative Credential	9.5%	8.6%	8.3%
Some College, No Degree	19.1%	16.5%	18.5%
Associate Degree	8.9%	5.6%	6.7%
Bachelor's Degree	8.0%	7.1%	9.6%
Graduate/Professional Degree	3.5%	3.8%	5.8%
Data for all businesses in area			
Total Businesses:	284	1,387	1,934
Total Employees:	3,305	14,517	20,716
Total Residential Population:	5,223	26,499	47,072
Employee/Residential Population Ratio:	0.63:1	0.55:1	0.44:1
2018 Total Daytime Population	6,636	32,233	51,356
Workers	3,600	15,586	23,047
Residents	3,036	16,647	28,309