

FOR SUBLEASE

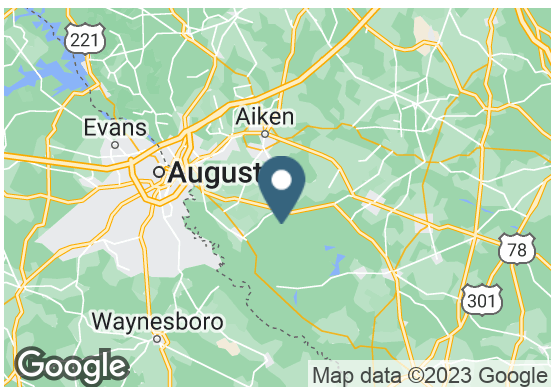
## Former Rite Aid - Main St, New Ellenton, SC

605 N Main St | New Ellenton, SC



## Overview

<b>BUILDING SIZE</b>	6,720 SF
<b>LEASE END DATE</b>	11/30/2023
<b>RATE</b>	\$7.00 SF/yr (MG)



## Description

- Former Rite Aid space
- Inline with Bi- Lo Center
- Part of the Augusta, Georgia metropolitan area
- All offers are subject to approval by Walgreens Real Estate Committee

## Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$42,553	\$53,156	\$69,392
Average HH Income	\$52,954	\$75,381	\$95,795
Households	657 Mile	2,685	6,011
Current Population	1,558	6,303	14,523

Year: 2018 | Source: ESRI

## Contact

**SCOTT TIERNAN**

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## Traffic Counts

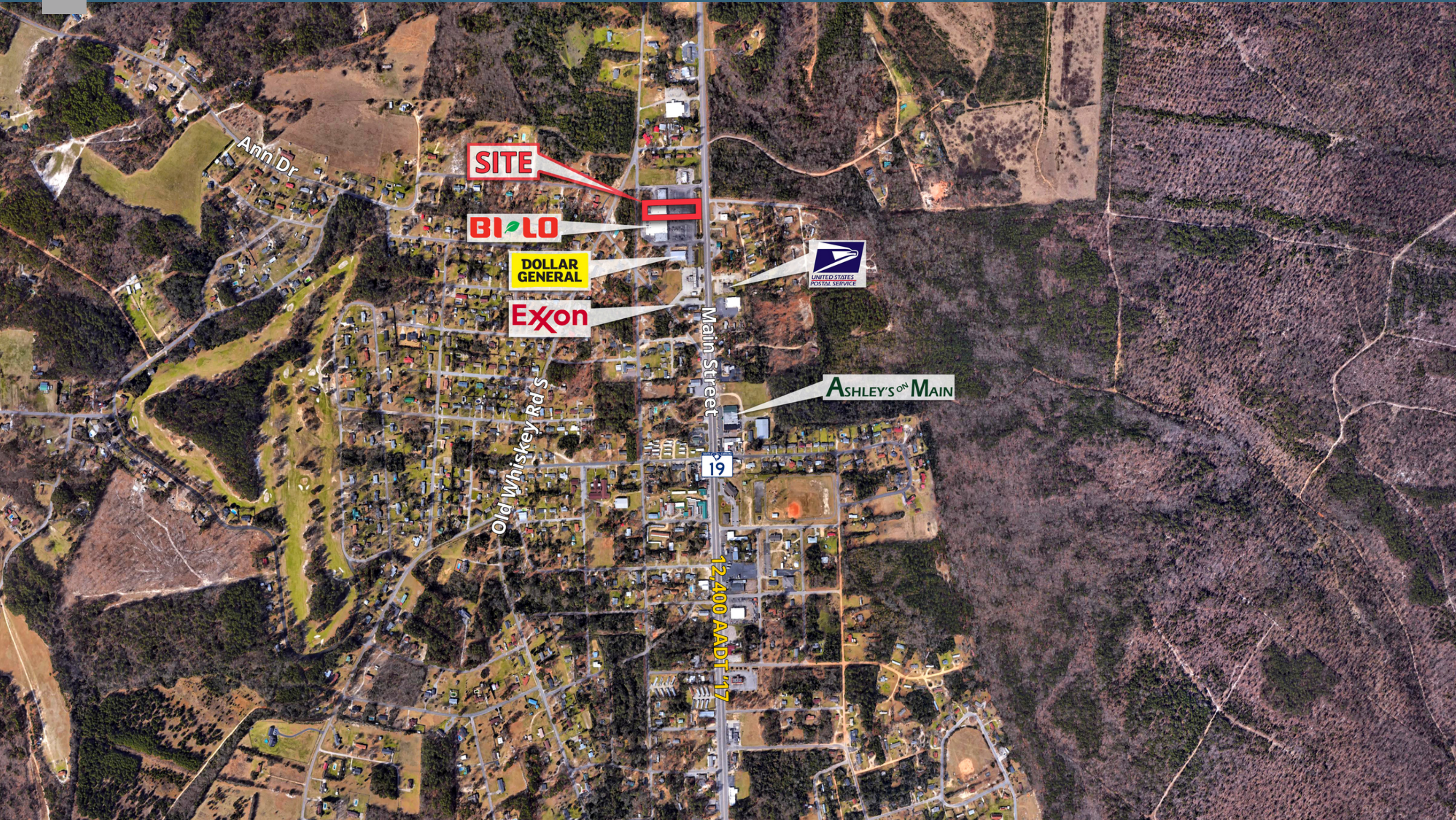
Main St	12,400 VPD
Year: 2017   Source: SCDOT	

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

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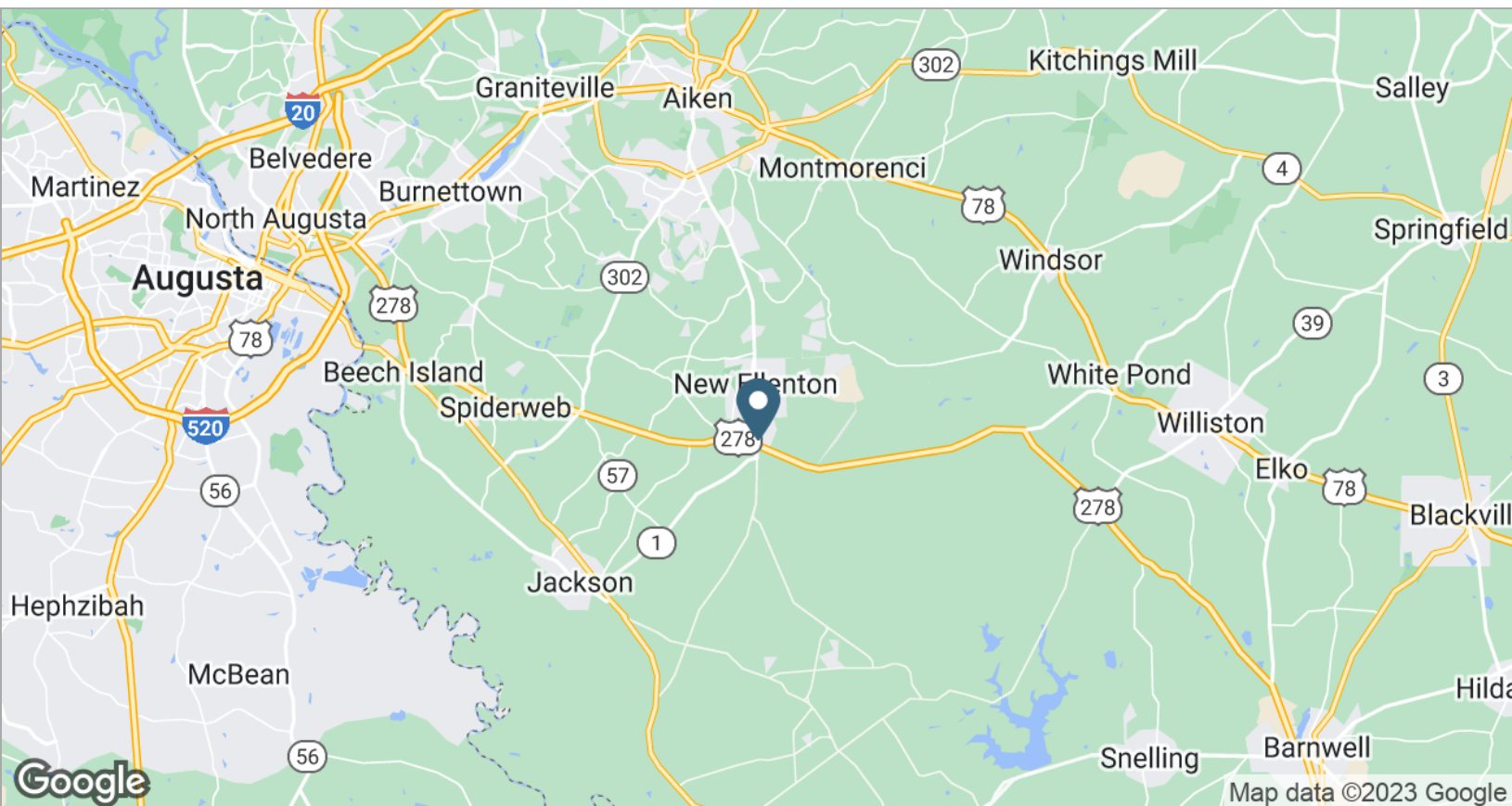
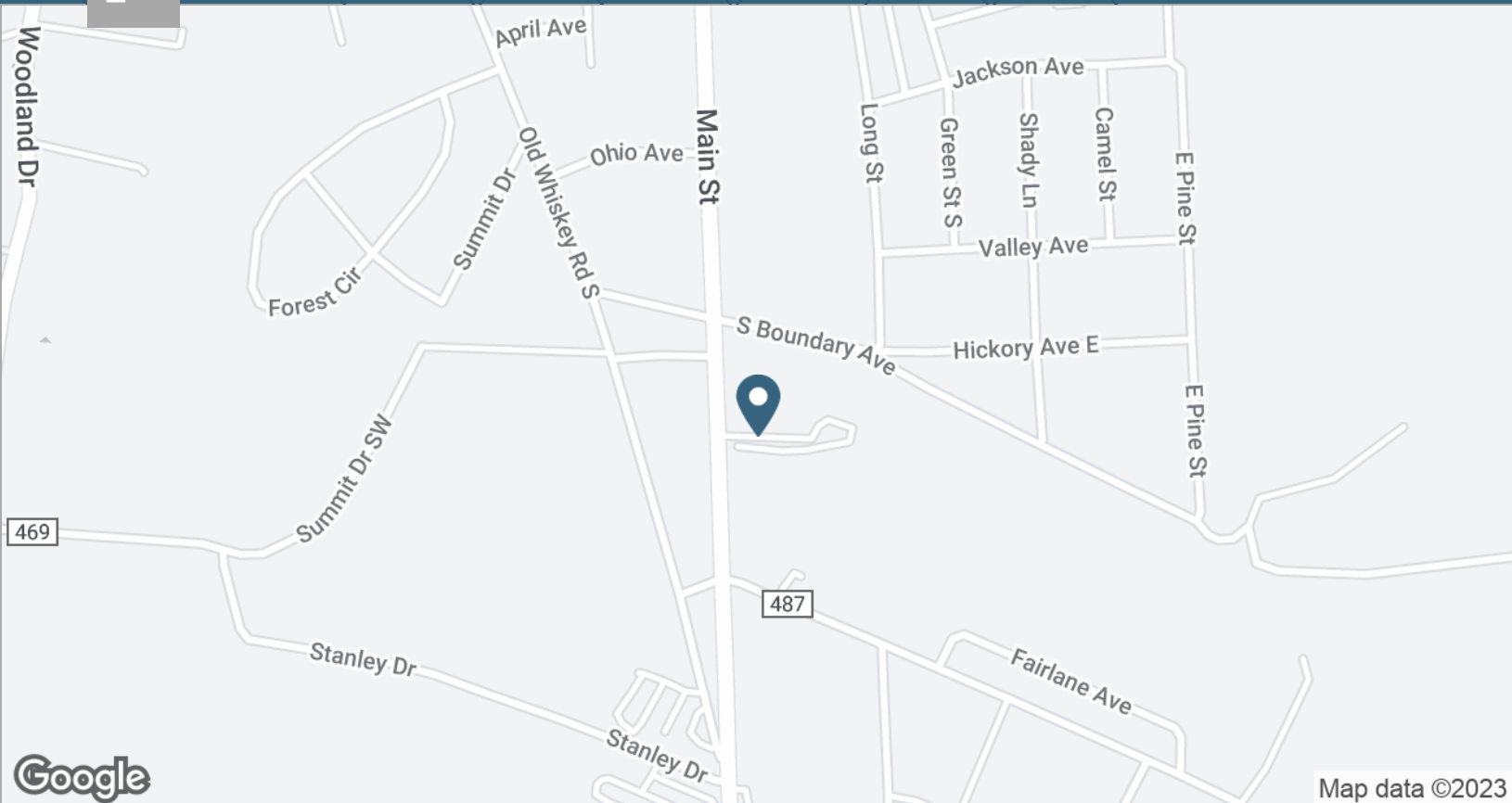






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	1 mile	3 miles	5 miles
<b>Population</b>			
2018 Population	1,558	6,303	14,523
2000 Population	1,512	5,020	9,972
2010 Population	1,507	5,838	13,014
2023 Population	1,601	6,561	15,264
2000-2010 Annual Rate	-0.03%	1.52%	2.70%
2010-2018 Population: Annual Growth Rate	0.40%	0.93%	1.34%
2018-2023 Population: Annual Growth Rate	0.55%	0.81%	1.00%
2018 Median Age	42.9	48.4	50.2
<b>Households</b>			
2000 Households	597	1,965	3,791
2010 Households	637	2,478	5,377
2018 Total Households	657	2,685	6,011
2023 Total Households	673	2,797	6,318
2000-2010 Annual Rate	0.65%	2.35%	3.56%
2010-2018 Households: Annual Growth Rate	0.38%	0.98%	1.36%
2018-2023 Households: Annual Growth Rate	0.48%	0.82%	1.00%
2018 Average Household Size	2.37	2.34	2.41
<b>Housing Units</b>			
2018 Total Housing Units	766	3,130	6,801
2018 Owner Occupied Housing Units	496	2,104	5,021
2018 Renter Occupied Housing Units	160	580	989
2018 Vacant Housing Units	109	445	790
<b>Race and Ethnicity</b>			
2018 White Alone	60.5%	68.9%	76.0%
2018 Black Alone	32.1%	23.4%	17.7%
2018 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2018 Asian Alone	0.3%	0.4%	1.0%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Hispanic Origin (Any Race)	6.5%	7.5%	5.7%
<b>Income</b>			
2018 Median Household Income	\$42,553	\$53,156	\$69,392
2018 Average Household Income	\$52,954	\$75,381	\$95,795
Per Capita Income	\$21,896	\$30,439	\$39,406
<b>2018 Population 25+ by Educational Attainment</b>			
Total	1,141	4,765	11,058
High School Graduate	41.5%	27.0%	22.3%
GED/Alternative Credential	5.0%	5.1%	3.6%
Some College, No Degree	15.2%	16.3%	18.6%
Associate Degree	10.0%	9.9%	8.4%
Bachelor's Degree	11.4%	17.2%	22.1%
Graduate/Professional Degree	3.6%	9.9%	15.2%
<b>Data for all businesses in area</b>			
Total Businesses:	54	128	230
Total Employees:	402	779	1,499
Total Residential Population:	1,558	6,303	14,523
Employee/Residential Population Ratio:	0.26:1	0.12:1	0.1:1
2018 Total Daytime Population	1,399	4,865	10,008
Workers	582	1,119	1,719
Residents	817	3,746	8,289