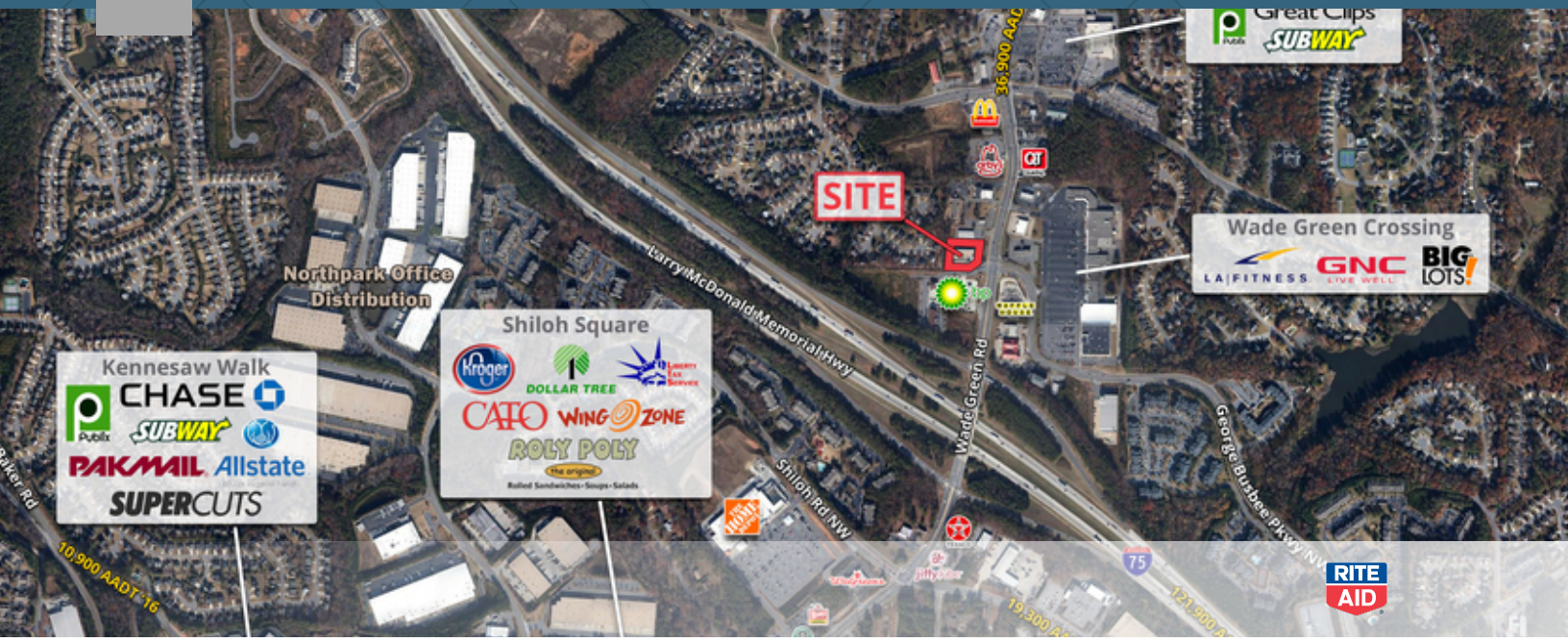
EXECUTIVE SUMMARY

FOR LEASE

Former Rite Aid - Wade Green Rd, Kennesaw, GA

4283 Wade Green Rd NW | Kennesaw, GA

SRS Real Estate Partners



Overview

BUILDING SIZE	Fully Leased
LEASE END DATE	9/5/2027
RATE	Contact Broker



Description

Former Rite Aid building

- Easy access off I-75 ramp
- Across from Wade Green Crossing (LA Fitness, GNC, Big Lots)
- Located at lighted intersection

Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	$66,839	$69,424	$68,463
Average HH Income	$83,965	$87,224	$86,735
Households	4,350	28,347	68,270
Current Population	11,141	81,080	187,661

Year: 2018 | Source: ESRI

Traffic Counts

Wade Green Rd	36,900 VPD
I-75	121,900 VPD
Cherokee St NW	35,100 VPD

Year: 2016 | Source: GDOT

Contact

SCOTT TIERNAN
678.420.1385 | scott.tiernan@srsre.com

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Former Rite Aid - Wade Green Rd, Kennesaw, GA

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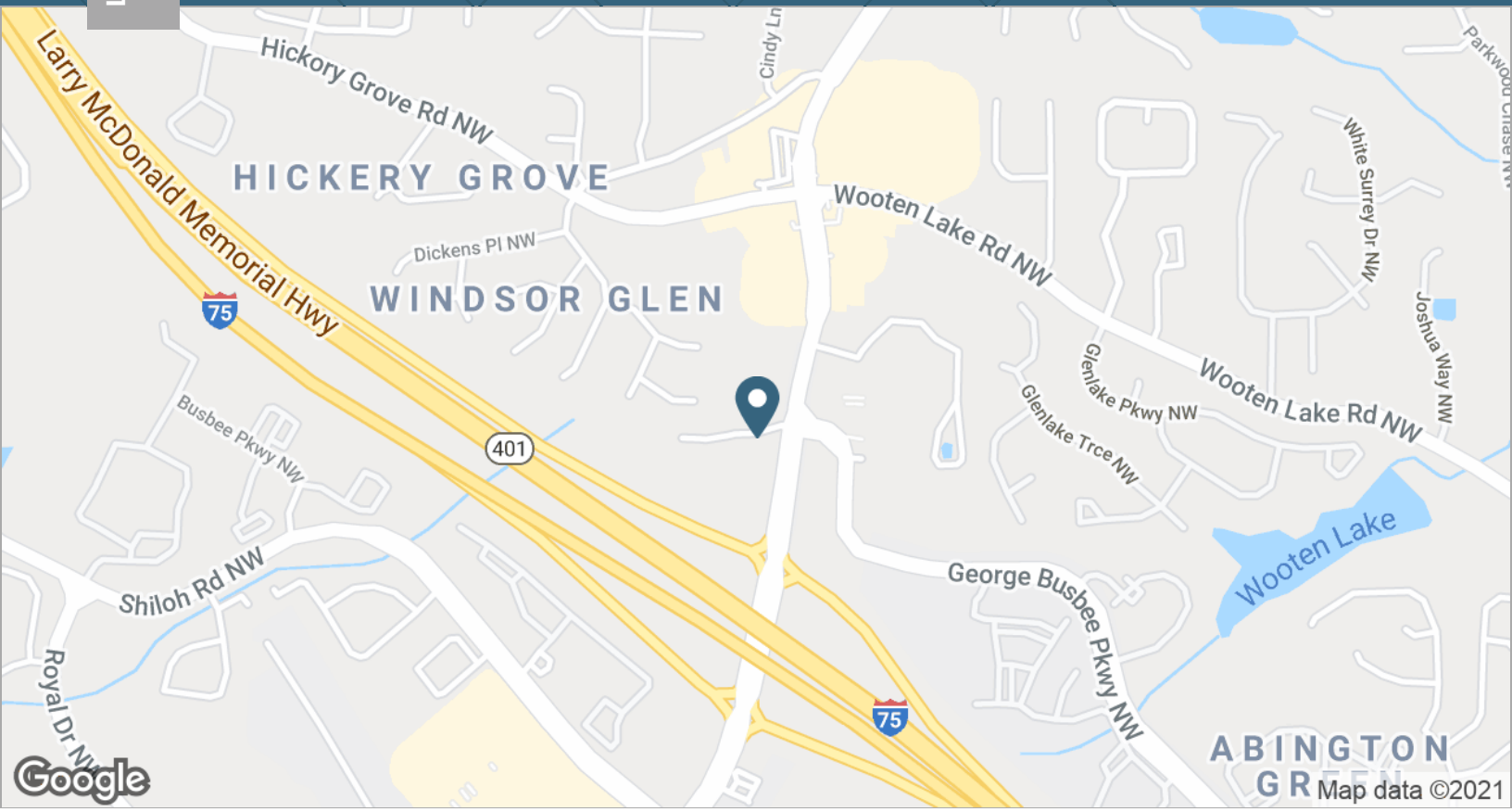
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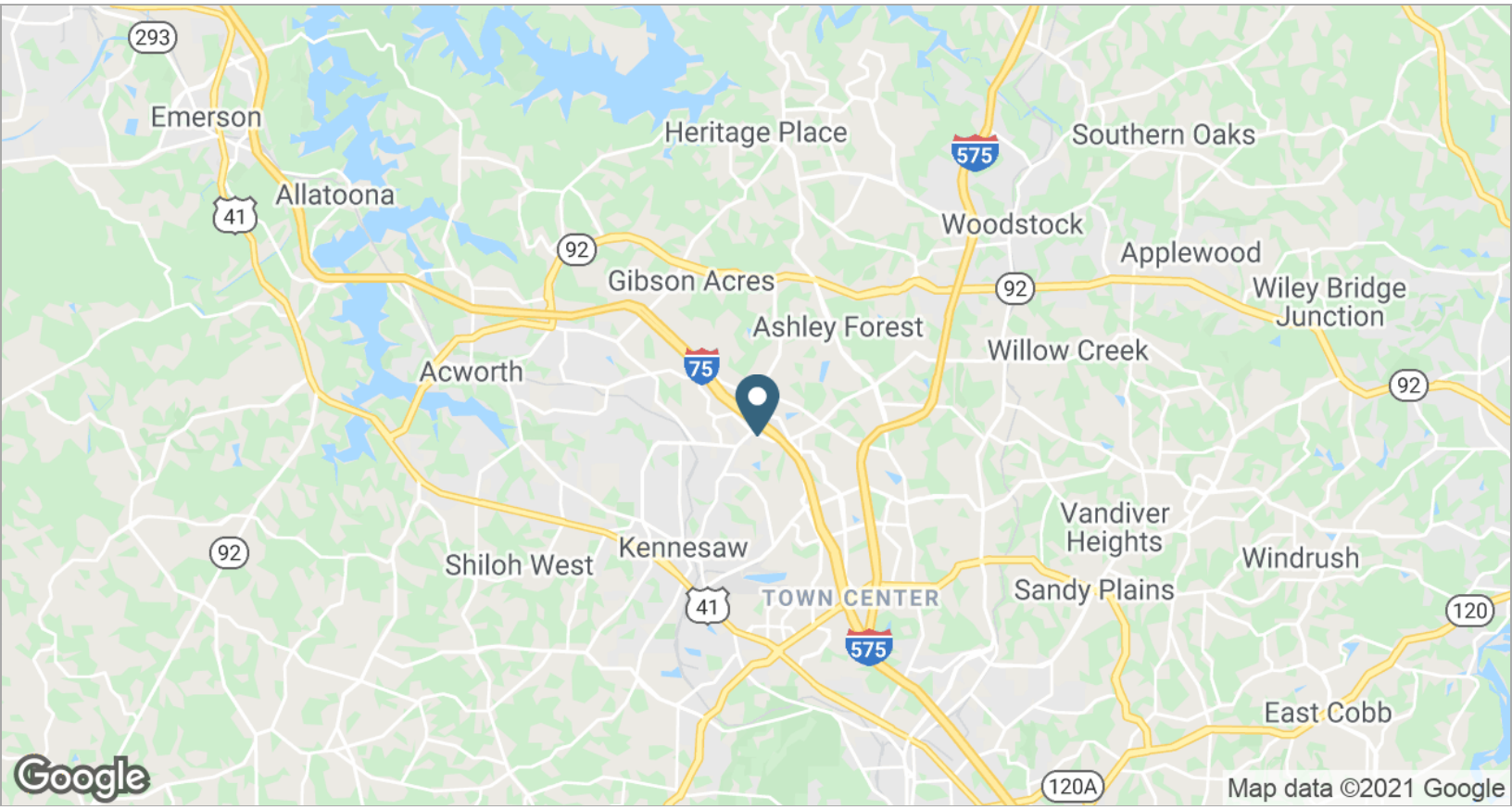
LOCATION MAPS

Former Rite Aid - Wade Green Rd, Kennesaw, GA

4283 Wade Green Rd NW | Kennesaw, GA

SRS





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Former Rite Aid - Wade Green Rd, Kennesaw, GA

4283 Wade Green Rd NW | Kennesaw, GA

SRS

	1 mile	3 miles	5 miles
Population			
2018 Population	11,141	81,080	187,661
2000 Population	8,046	58,296	133,361
2010 Population	10,069	72,314	166,551
2023 Population	11,815	86,722	201,251
2000-2010 Annual Rate	2.27%	2.18%	2.25%
2010-2018 Population: Annual Growth Rate	1.23%	1.40%	1.46%
2018-2023 Population: Annual Growth Rate	1.18%	1.35%	1.41%
2018 Median Age	33.3	33.2	34.7
Households			
2000 Households	3,007	20,942	48,407
2010 Households	3,917	25,257	60,716
2018 Total Households	4,350	28,347	68,270
2023 Total Households	4,624	30,367	73,174
2000-2010 Annual Rate	2.68%	1.89%	2.29%
2010-2018 Households: Annual Growth Rate	1.28%	1.41%	1.43%
2018-2023 Households: Annual Growth Rate	1.23%	1.39%	1.40%
2018 Average Household Size	2.51	2.75	2.70
Housing Units			
2018 Total Housing Units	4,429	29,615	71,742
2018 Owner Occupied Housing Units	2,552	18,586	44,626
2018 Renter Occupied Housing Units	1,798	9,761	23,644
2018 Vacant Housing Units	79	1,268	3,472
Race and Ethnicity			
2018 White Alone	62.5%	64.3%	65.1%
2018 Black Alone	24.3%	21.6%	20.0%
2018 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2018 Asian Alone	6.1%	5.6%	5.8%
2018 Pacific Islander Alone	0.0%	0.0%	0.1%
2018 Hispanic Origin (Any Race)	10.4%	11.8%	12.7%
Income			
2018 Median Household Income	$66,839	$69,424	$68,463
2018 Average Household Income	$83,965	$87,224	$86,735
Per Capita Income	$31,777	$31,540	$31,834
2018 Population 25+ by Educational Attainment			
Total	7,193	51,991	124,019
High School Graduate	15.5%	17.0%	17.4%
GED/Alternative Credential	2.7%	3.5%	3.3%
Some College, No Degree	24.8%	24.7%	23.1%
Associate Degree	8.3%	8.6%	7.9%
Bachelor's Degree	31.5%	25.9%	27.4%
Graduate/Professional Degree	10.6%	12.5%	12.8%
Data for all businesses in area			
Total Businesses:	459	2,769	7,778
Total Employees:	4,651	30,225	82,506
Total Residential Population:	11,141	81,080	187,661
Employee/Residential Population Ratio:	0.42:1	0.37:1	0.44:1
2018 Total Daytime Population	8,656	69,473	175,286
Workers	4,044	33,208	90,465
Residents	4,612	36,265	84,821

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