

FOR SUBLEASE

Former Rite Aid - W Floyd Baker Blvd, Gaffney, SC

1320 W Floyd Baker Blvd | Gaffney, SC



Overview

BUILDING SIZE	14,221 SF
LEASE END DATE	5/31/2023
RATE	\$7.00 SF/yr (MG)



Description

- Former Rite Aid building
- Home of the "Peachoid," a giant peach at the Gaffney Outlet's off I85
- Located in the retail hub of Gaffney, less than a half mile from Walmart
- Great access & visibility at lighted intersection
- All offers are subject to approval by Walgreens Real Estate Committee

Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$28,845	\$31,146	\$34,431
Average HH Income	\$44,987	\$47,658	\$50,274
Households	1,994	7,967	11,236
Current Population	4,872	20,900	29,644

Year: 2018 | Source: ESRI

Contact

SCOTT TIERNAN

678.420.1385 | scott.tiernan@srsre.com

Traffic Counts

W Floyd Baker Blvd	22,400 VPD
I-85	55,700 VPD
Providence Rd	7,400 VPD

Year: 2017 | Source: SCDOT

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.

SRSRE.COM

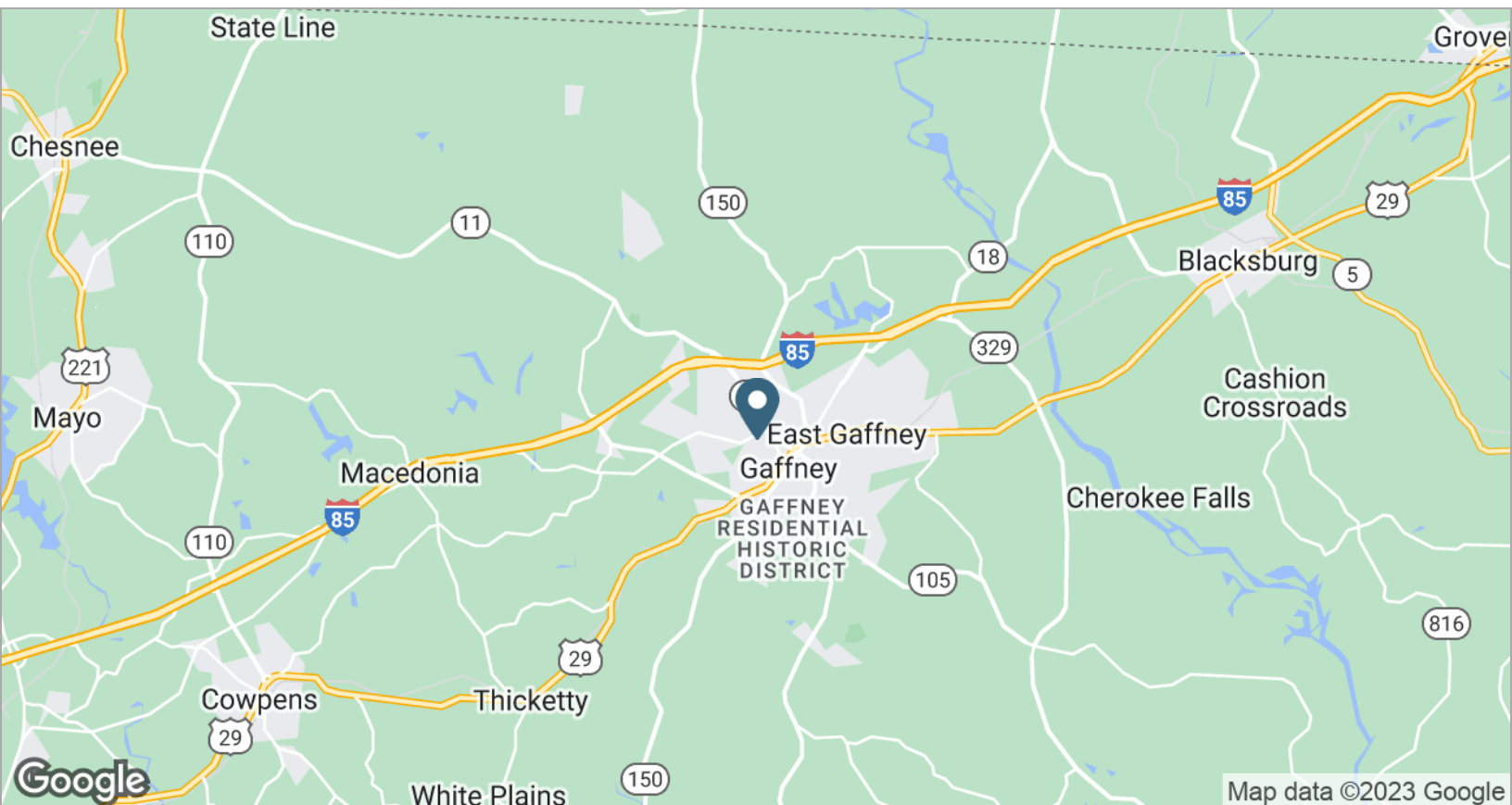
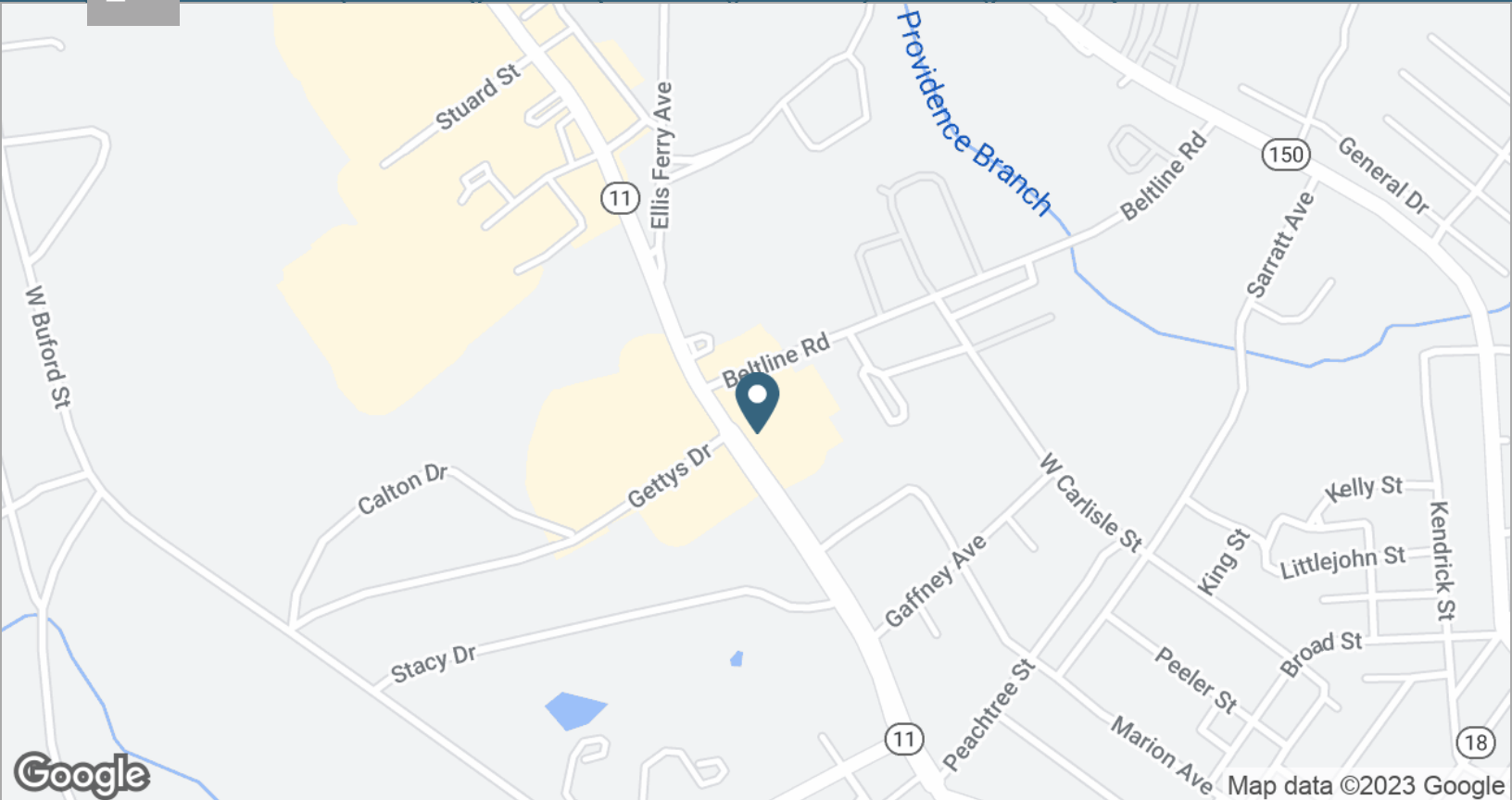
Former Rite Aid - W Floyd Baker Blvd, Gaffney, SC

1320 W Floyd Baker Blvd | Gaffney, SC



Former Rite Aid - W Floyd Baker Blvd, Gaffney, SC

1320 W Floyd Baker Blvd | Gaffney, SC



	1 mile	3 miles	5 miles
Population			
2018 Population	4,872	20,900	29,644
2000 Population	4,766	20,194	27,881
2010 Population	4,806	19,958	28,388
2023 Population	4,892	21,209	30,130
2000-2010 Annual Rate	0.08%	-0.12%	0.18%
2010-2018 Population: Annual Growth Rate	0.17%	0.56%	0.53%
2018-2023 Population: Annual Growth Rate	0.08%	0.29%	0.33%
2018 Median Age	38.6	38.5	39.0
Households			
2000 Households	2,037	8,075	10,961
2010 Households	2,035	7,896	11,086
2018 Total Households	1,994	7,967	11,236
2023 Total Households	1,990	8,048	11,368
2000-2010 Annual Rate	-0.01%	-0.22%	0.11%
2010-2018 Households: Annual Growth Rate	-0.25%	0.11%	0.16%
2018-2023 Households: Annual Growth Rate	-0.04%	0.20%	0.23%
2018 Average Household Size	2.33	2.48	2.53
Housing Units			
2018 Total Housing Units	2,323	9,236	12,777
2018 Owner Occupied Housing Units	772	4,402	7,002
2018 Renter Occupied Housing Units	1,223	3,565	4,234
2018 Vacant Housing Units	329	1,269	1,541
Race and Ethnicity			
2018 White Alone	34.8%	52.9%	60.4%
2018 Black Alone	58.1%	40.8%	32.7%
2018 American Indian/Alaska Native Alone	0.2%	0.3%	0.2%
2018 Asian Alone	1.3%	0.9%	0.9%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Hispanic Origin (Any Race)	5.4%	5.0%	5.7%
Income			
2018 Median Household Income	\$28,845	\$31,146	\$34,431
2018 Average Household Income	\$44,987	\$47,658	\$50,274
Per Capita Income	\$19,798	\$19,781	\$20,225
2018 Population 25+ by Educational Attainment			
Total	3,347	14,185	20,198
High School Graduate	30.5%	28.2%	28.0%
GED/Alternative Credential	3.4%	5.7%	6.6%
Some College, No Degree	19.6%	19.9%	19.5%
Associate Degree	3.7%	5.1%	6.4%
Bachelor's Degree	14.4%	11.8%	11.6%
Graduate/Professional Degree	4.8%	7.9%	7.9%
Data for all businesses in area			
Total Businesses:	329	1,072	1,197
Total Employees:	3,347	14,151	16,232
Total Residential Population:	4,872	20,900	29,644
Employee/Residential Population Ratio:	0.69:1	0.68:1	0.55:1
2018 Total Daytime Population	6,321	28,392	35,231
Workers	3,143	15,384	17,163
Residents	3,178	13,008	18,068