

FOR SUBLEASE

Former Rite Aid - S 5th St, Hartsville, SC

844 S 5th St | Hartsville, SC



Overview

BUILDING SIZE	10,822 SF
LEASE END DATE	7/31/2028
RATE	\$4 SF/yr (MG)



Description

- Former Rite Aid building
- In the heart of Hartsville retail shopping area serving NW Darlington, Mcbee, Patrick, Bishopville, and Society Hill
- Across from Hartsville Mall Shopping Center, featuring Roses, Belk, & Lowe's, and adjacent to Piggly Wiggly
- Hartsville is home to Coker College & a branch of Florence-Darlington Technical College
- Hartsville is home to several major corporations
- All offers are subject to approval by Walgreens Real Estate Committee

Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$29,565	\$43,807	\$47,032
Average HH Income	\$47,731	\$63,531	\$65,326
Households	1,465	6,265	9,055
Current Population	4,159	15,845	23,280

Year: 2018 | Source: ESRI

Traffic Counts

S 5th St	14,400 VPD
S 4th St	12,200 VPD
US Highway 15	6,700 VPD

Year: 2017 | Source: SCDOT

Contact

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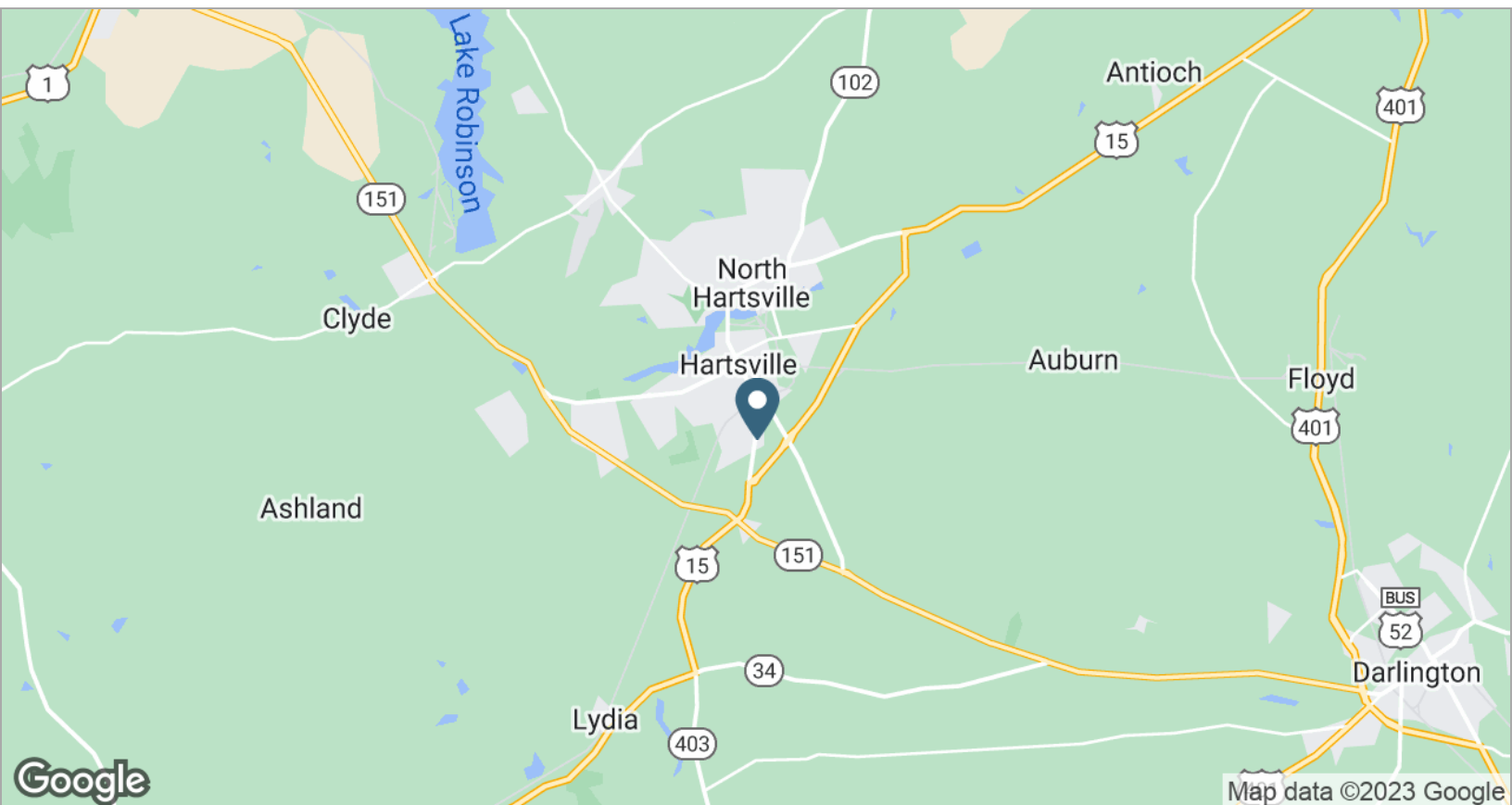
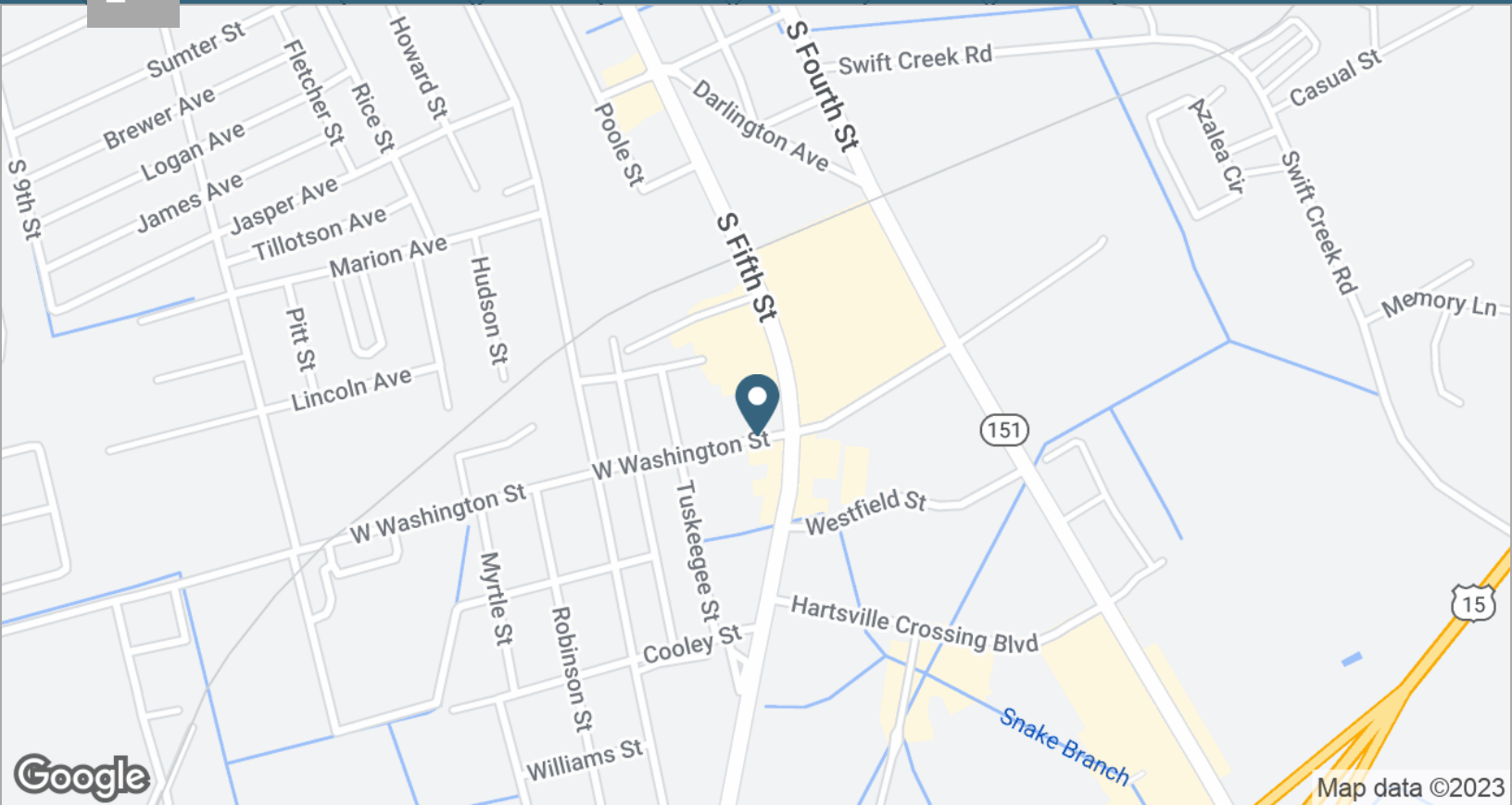
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	1 mile	3 miles	5 miles
Population			
2018 Population	4,159	15,845	23,280
2000 Population	4,037	15,567	22,716
2010 Population	4,031	15,607	23,103
2023 Population	4,154	15,771	23,124
2000-2010 Annual Rate	-0.01%	0.03%	0.17%
2010-2018 Population: Annual Growth Rate	0.38%	0.18%	0.09%
2018-2023 Population: Annual Growth Rate	-0.02%	-0.09%	-0.13%
2018 Median Age	34.2	40.2	41.1
Households			
2000 Households	1,535	6,193	8,837
2010 Households	1,426	6,170	8,981
2018 Total Households	1,465	6,265	9,055
2023 Total Households	1,463	6,240	9,001
2000-2010 Annual Rate	-0.73%	-0.04%	0.16%
2010-2018 Households: Annual Growth Rate	0.33%	0.19%	0.10%
2018-2023 Households: Annual Growth Rate	-0.03%	-0.08%	-0.12%
2018 Average Household Size	2.56	2.42	2.49
Housing Units			
2018 Total Housing Units	1,827	7,276	10,412
2018 Owner Occupied Housing Units	806	4,295	6,610
2018 Renter Occupied Housing Units	659	1,970	2,445
2018 Vacant Housing Units	362	1,011	1,357
Race and Ethnicity			
2018 White Alone	32.8%	55.8%	61.8%
2018 Black Alone	63.6%	40.5%	34.5%
2018 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2018 Asian Alone	0.9%	0.8%	0.7%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Hispanic Origin (Any Race)	2.3%	2.3%	2.2%
Income			
2018 Median Household Income	\$29,565	\$43,807	\$47,032
2018 Average Household Income	\$47,731	\$63,531	\$65,326
Per Capita Income	\$20,238	\$25,925	\$26,291
2018 Population 25+ by Educational Attainment			
Total	2,520	10,668	15,995
High School Graduate	32.6%	26.1%	27.2%
GED/Alternative Credential	2.4%	3.9%	4.6%
Some College, No Degree	17.0%	16.8%	16.9%
Associate Degree	10.0%	10.9%	11.4%
Bachelor's Degree	10.1%	16.3%	15.7%
Graduate/Professional Degree	10.4%	9.6%	8.4%
Data for all businesses in area			
Total Businesses:	436	752	838
Total Employees:	10,728	15,433	16,394
Total Residential Population:	4,159	15,845	23,280
Employee/Residential Population Ratio:	2.58:1	0.97:1	0.7:1
2018 Total Daytime Population	6,917	23,460	28,387
Workers	4,050	13,329	14,140
Residents	2,867	10,131	14,247