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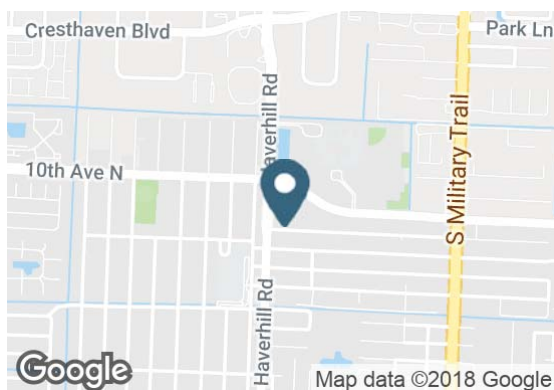
Former Walgreens - Greenacres, FL

4998 10th Ave., N. | Greenacres, FL



Overview

BUILDING SIZE	13,247 SF
LEASE END DATE	6/30/2019
RATE	Contact Broker



Description

- Freestanding former Walgreens building with drive-thru
- Located at the hard corner of the signalized intersection of 10th Avenue N. and Haverhill Road

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Total Population	21,626	165,137	333,317
2022 Growth	0.88%	1.14%	1.15%
Median HH Income	\$31,422	\$40,867	\$46,396
Daytime Population	16,962	131,152	91,324

Year: 2017 | Source: ESRI

Contact

MICHAEL WEISS

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Traffic Counts

10th Ave N.	22,000 VPD
Haverhill Rd.	22,000 VPD

Year: 2016 | Source: FDOT

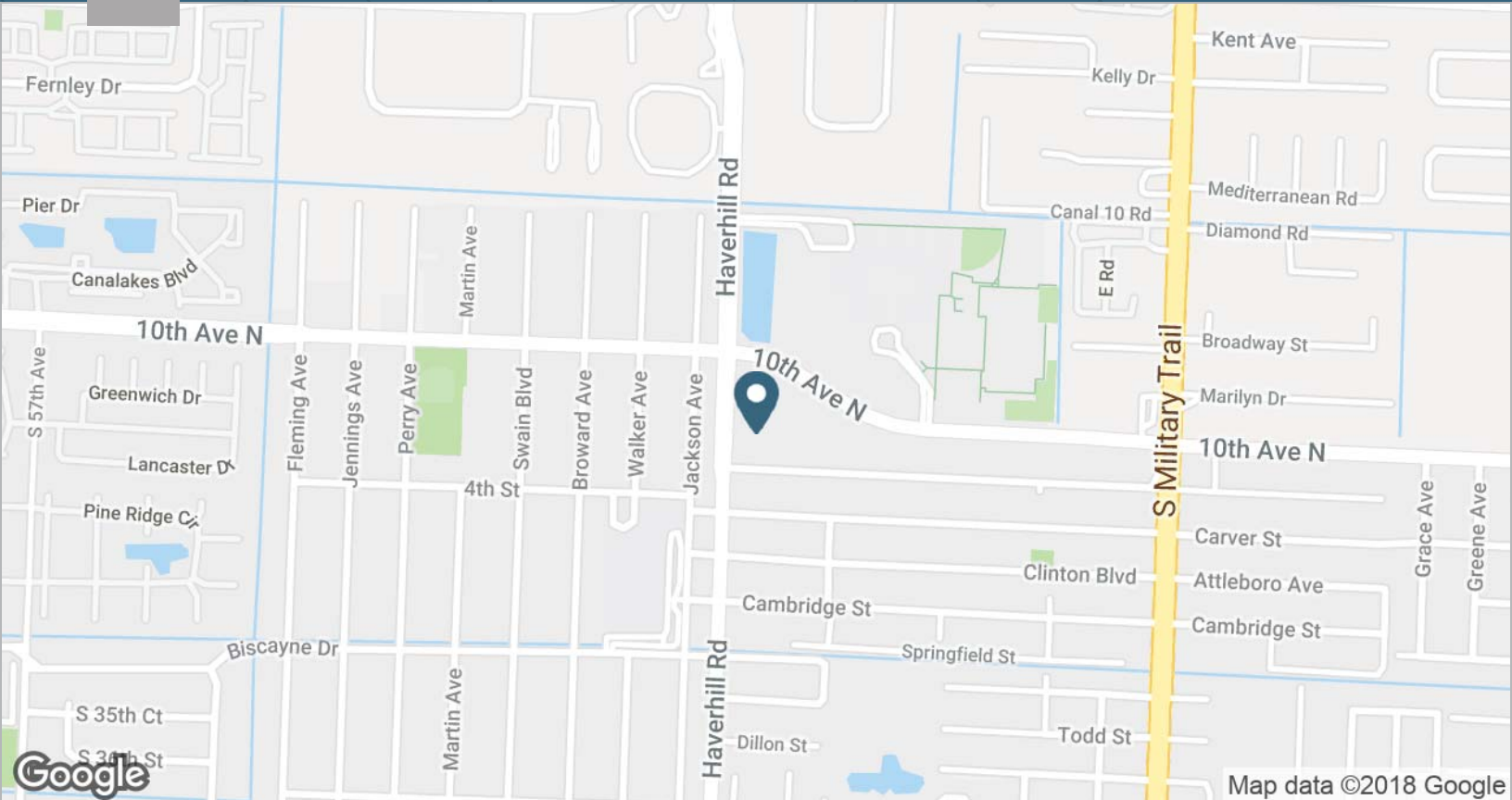
SRS REAL ESTATE PARTNERS | 200 SW 1st Avenue, Suite 970 | Fort Lauderdale, FL 33301 | 954.703.3600

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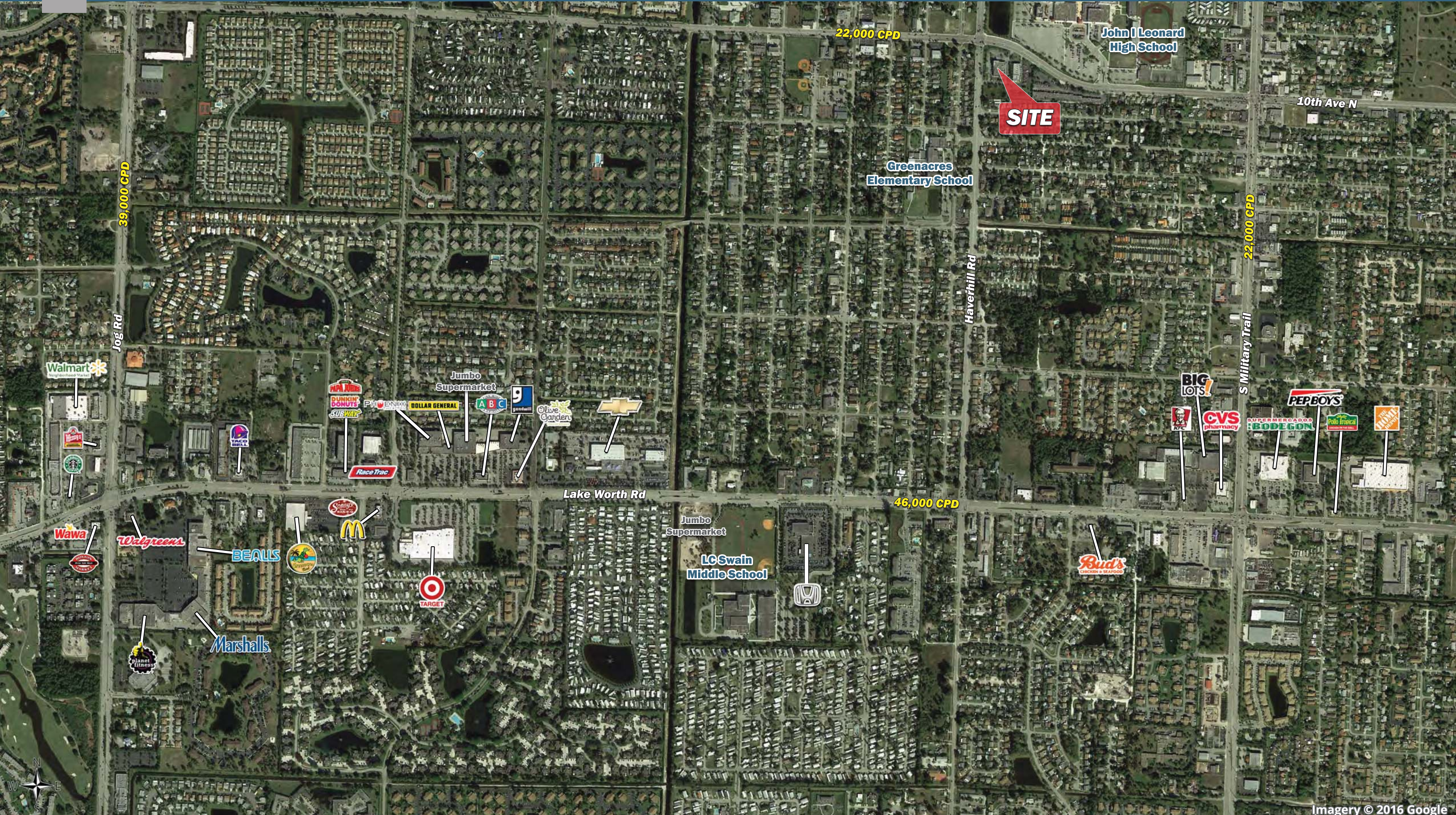


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	1 mile	3 miles	5 miles
Population			
2017 Population	21,626	165,137	333,317
2000 Population	18,653	130,481	260,522
2010 Population	20,484	152,043	306,228
2022 Population	22,589	174,733	352,885
2000-2010 Annual Rate	0.94%	1.54%	1.63%
2010-2016 Annual Rate	0.75%	1.15%	1.18%
2016-2021 Annual Rate	0.88%	1.14%	1.15%
2017 Median Age	38.8	37.4	37.5
Households			
2000 Households	7,835	53,650	101,459
2010 Households	7,653	56,502	110,097
2017 Total Households	7,943	60,014	117,818
2022 Total Households	8,261	63,048	124,055
2000-2010 Annual Rate	-0.23%	0.52%	0.82%
2010-2016 Annual Rate	0.51%	0.84%	0.94%
2016-2021 Annual Rate	0.79%	0.99%	1.04%
2017 Average Household Size	2.70	2.74	2.79
Housing Units			
2017 Total Housing Units	9,683	70,617	136,458
2017 Owner Occupied Housing Units	4,358	36,018	71,760
2017 Renter Occupied Housing Units	3,585	23,996	46,058
2017 Vacant Housing Units	1,740	10,603	18,640
Race and Ethnicity			
2017 White Alone	67.5%	64.9%	63.9%
2017 Black Alone	12.0%	17.8%	19.7%
2017 American Indian/Alaska Native Alone	1.0%	0.6%	1.0%
2017 Asian Alone	1.8%	2.2%	2.6%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Hispanic Origin (Any Race)	57.3%	48.3%	41.1%
Income			
2017 Median Household Income	\$31,422	\$40,867	\$46,396
2017 Average Household Income	\$44,659	\$56,245	\$64,006
Per Capita Income	\$16,729	\$20,576	\$22,969
2017 Population 25+ by Educational Attainment			
Total	14,914	111,899	225,431
High School Graduate	28.3%	27.2%	25.6%
GED/Alternative Credential	4.6%	4.4%	3.9%
Some College, No Degree	14.5%	19.4%	19.0%
Associate Degree	6.6%	8.8%	9.0%
Bachelor's Degree	9.2%	13.3%	16.0%
Graduate/Professional Degree	4.2%	5.6%	7.0%
Data for all businesses in area			
Total Businesses:	582	4,253	9,354
Total Employees:	4,829	42,131	90,661
Total Residential Population:	21,626	165,137	333,317
Employee/Residential Population Ratio:	0.22:1	0.26:1	0.27:1
2017 Total Daytime Population	16,962	131,152	269,271
Workers	4,791	40,525	91,324
Residents	12,171	90,627	177,947

Prepared by Esri

Latitude: 26.63087

Longitude: -80.12045