

FOR LEASE

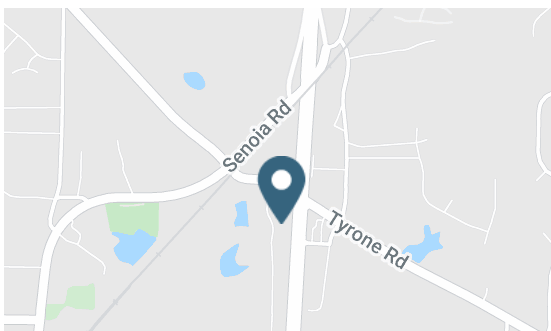
Former Rite Aid - Valleywood Rd, Tyrone, GA

525 Valleywood Rd | Tyrone, GA



Overview

BUILDING SIZE	Fully Leased
LEASE END DATE	8/23/2024
RATE	Contact Broker



Description

Former Rite Aid building

Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$97,135	\$99,732	\$82,795
Average HH Income	\$121,402	\$127,698	\$111,946
Households	779 Mile	5,358	17,594
Current Population	2,257	15,179	49,176

Year: 2018 | Source: ESRI

Contact

ADRIENNE CRAWFORD

678.420.1383 | adrienne.crawford@srsre.com

ALLIE SPANGLER

678.420.1394 | allie.spangler@srsre.com

LILY H. HEIMBURGER

404.231.1335 | lily.heimburger@srsre.com

Traffic Counts

Joel Cowan Pkwy	34,700 VPD
Palmetto Rd	6,030 VPD

Year: 2016 | Source: GDOT

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

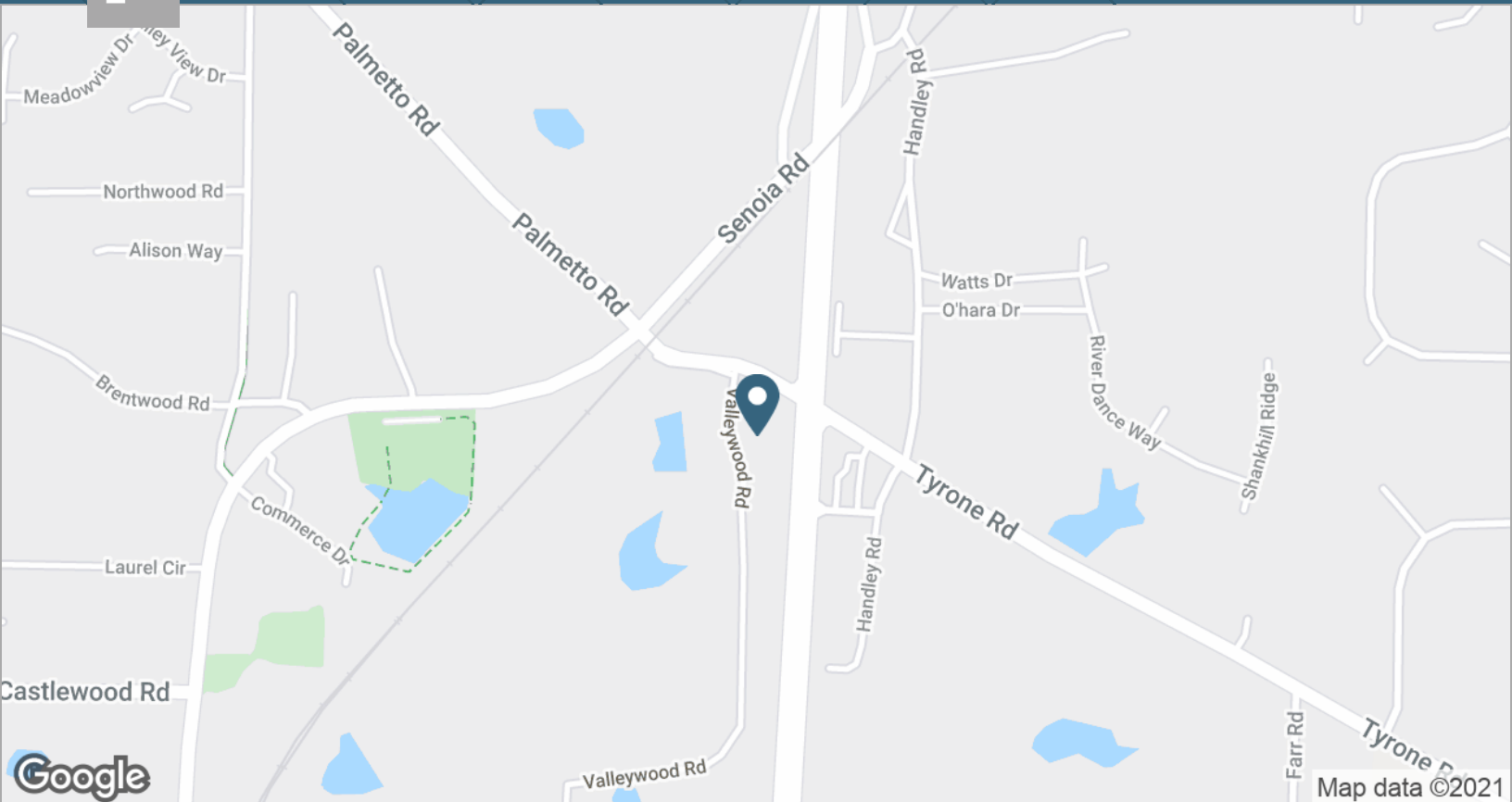
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	1 mile	3 miles	5 miles
Population			
2018 Population	2,257	15,179	49,176
2000 Population	1,415	9,490	31,023
2010 Population	2,162	14,157	45,333
2023 Population	2,341	16,062	52,708
2000-2010 Annual Rate	4.33%	4.08%	3.87%
2010-2018 Population: Annual Growth Rate	0.52%	0.85%	0.99%
2018-2023 Population: Annual Growth Rate	0.73%	1.14%	1.40%
2018 Median Age	45.2	43.1	40.0
Households			
2000 Households	484	3,318	10,803
2010 Households	749	5,001	16,234
2018 Total Households	779	5,358	17,594
2023 Total Households	807	5,674	18,839
2000-2010 Annual Rate	4.46%	4.19%	4.16%
2010-2018 Households: Annual Growth Rate	0.48%	0.84%	0.98%
2018-2023 Households: Annual Growth Rate	0.71%	1.15%	1.38%
2018 Average Household Size	2.90	2.83	2.79
Housing Units			
2018 Total Housing Units	800	5,586	18,638
2018 Owner Occupied Housing Units	664	4,270	13,125
2018 Renter Occupied Housing Units	116	1,088	4,469
2018 Vacant Housing Units	21	228	1,044
Race and Ethnicity			
2018 White Alone	62.8%	66.8%	61.4%
2018 Black Alone	29.1%	23.0%	26.5%
2018 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2018 Asian Alone	4.2%	5.3%	4.8%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Hispanic Origin (Any Race)	3.9%	6.0%	9.2%
Income			
2018 Median Household Income	\$97,135	\$99,732	\$82,795
2018 Average Household Income	\$121,402	\$127,698	\$111,946
Per Capita Income	\$42,400	\$44,928	\$40,042
2018 Population 25+ by Educational Attainment			
Total	1,586	10,581	33,432
High School Graduate	16.5%	16.1%	19.2%
GED/Alternative Credential	2.4%	2.4%	2.5%
Some College, No Degree	19.3%	17.5%	17.6%
Associate Degree	7.6%	7.9%	7.4%
Bachelor's Degree	24.9%	27.8%	27.6%
Graduate/Professional Degree	23.5%	21.4%	17.3%
Data for all businesses in area			
Total Businesses:	246	652	1,623
Total Employees:	1,543	5,246	16,650
Total Residential Population:	2,257	15,179	49,176
Employee/Residential Population Ratio:	0.68:1	0.35:1	0.34:1
2018 Total Daytime Population	2,805	12,735	43,667
Workers	1,606	5,135	18,324
Residents	1,199	7,600	25,343