

FOR SUBLEASE

# Former Rite Aid - Atlanta Hwy, Alpharetta, GA

4830 Atlanta Hwy | Alpharetta, GA



## Overview

BUILDING SIZE	14,204 SF
LEASE END DATE	7/31/2024
RATE	\$7.00 SF/yr (MG)



## Description

- Former Rite Aid building
- All offers are subject to approval by Walgreens Real Estate Committee

## Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$106,743	\$110,328	\$105,725
Average HH Income	\$128,149	\$142,745	\$133,790
Households	895 Mile	12,487	38,663
Current Population	2,779	37,540	111,859

Year: 2018 | Source: ESRI

## Contact

**SCOTT TIERNAN**

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## Traffic Counts

Atlanta Hwy	24,000 VPD
Mullinax Rd	16,000 VPD

Year: 2016 | Source: GDOT

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.

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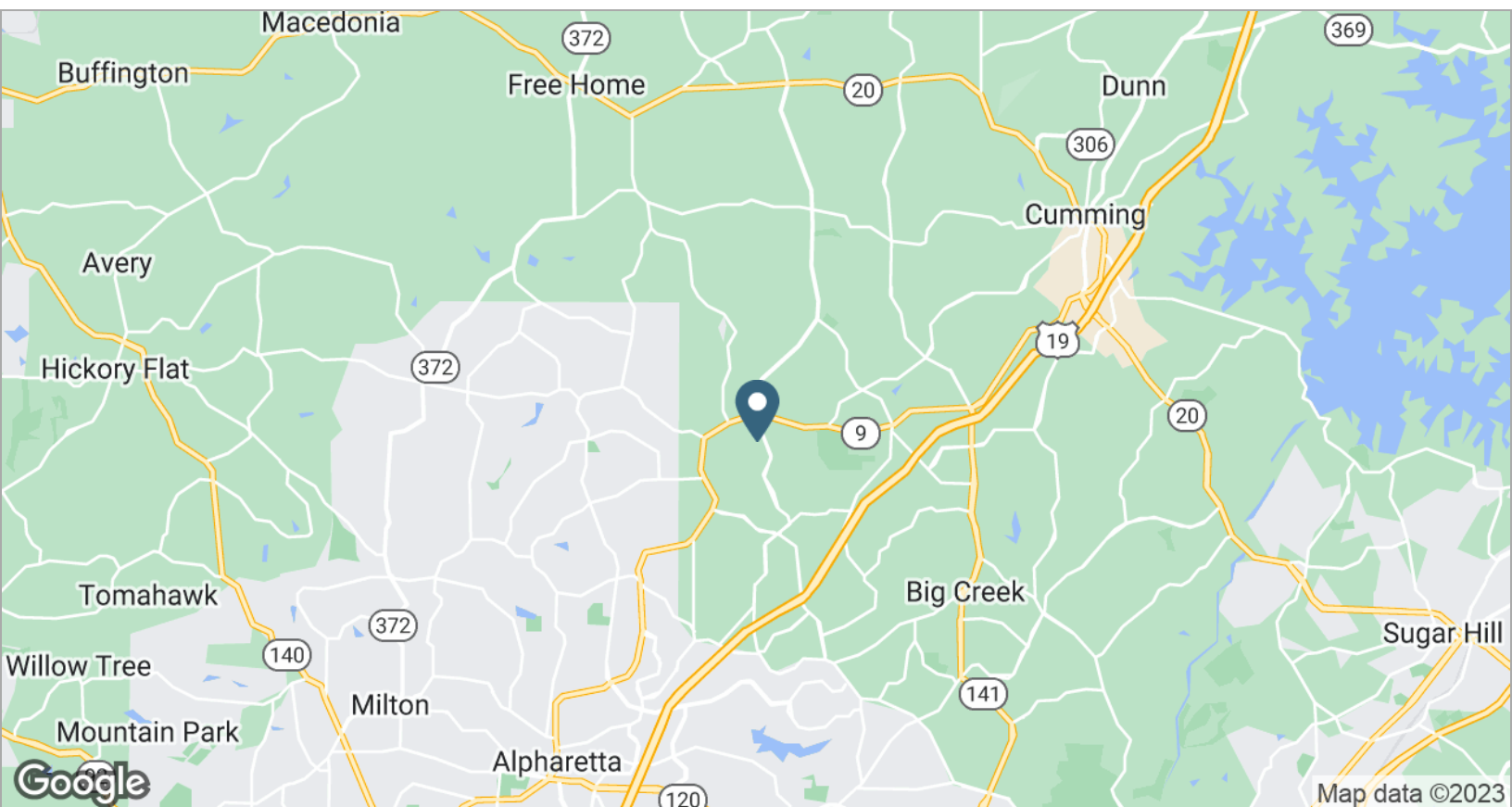
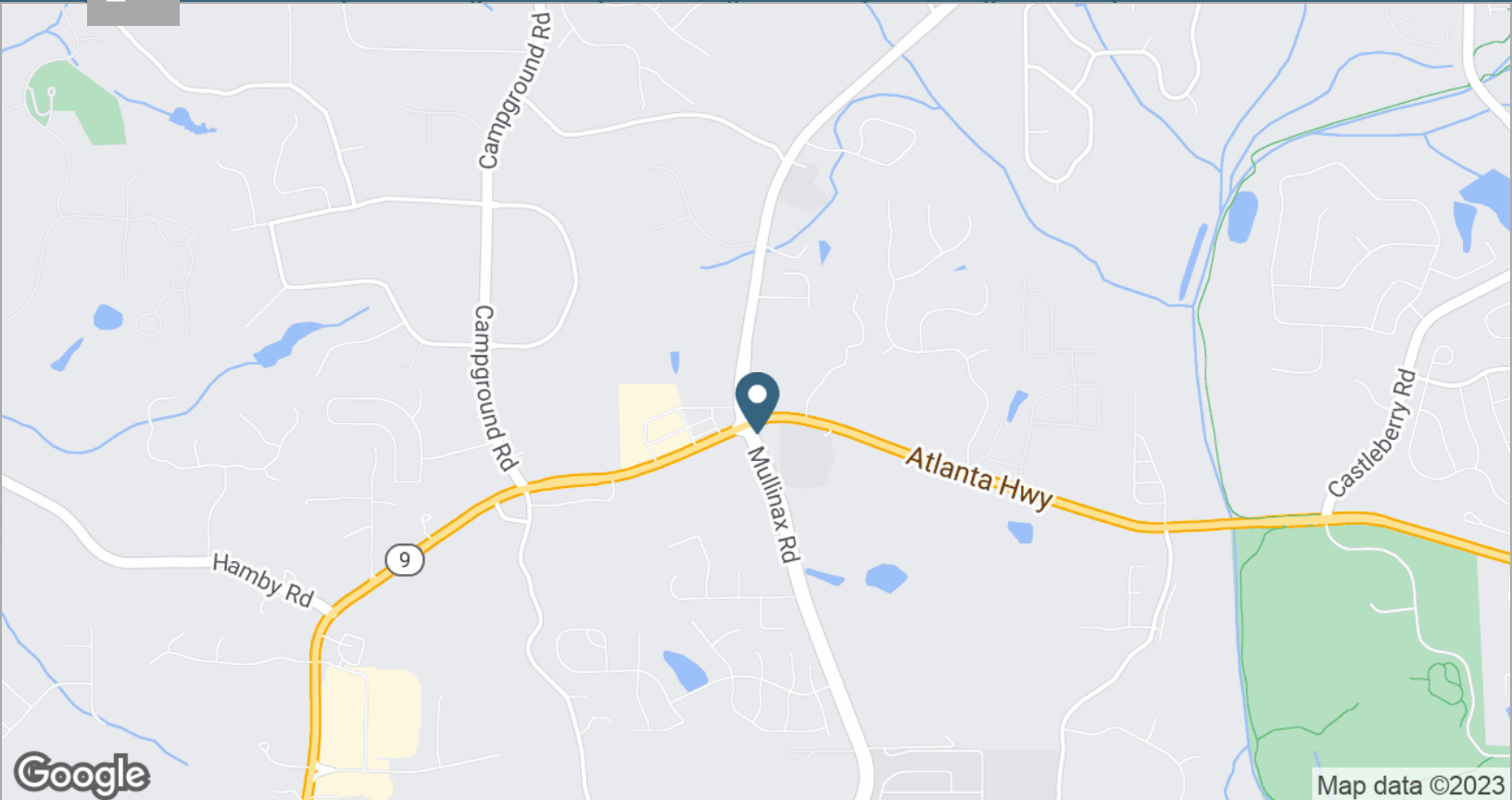
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	1 mile	3 miles	5 miles
<b>Population</b>			
2018 Population	2,779	37,540	111,859
2000 Population	864	14,629	42,287
2010 Population	1,125	24,354	79,548
2023 Population	3,486	45,308	132,478
2000-2010 Annual Rate	2.67%	5.23%	6.52%
2010-2018 Population: Annual Growth Rate	11.58%	5.38%	4.22%
2018-2023 Population: Annual Growth Rate	4.64%	3.83%	3.44%
2018 Median Age	39.9	37.9	37.1
<b>Households</b>			
2000 Households	281	5,008	15,357
2010 Households	371	8,174	27,989
2018 Total Households	895	12,487	38,663
2023 Total Households	1,121	15,051	45,493
2000-2010 Annual Rate	2.82%	5.02%	6.19%
2010-2018 Households: Annual Growth Rate	11.26%	5.27%	3.99%
2018-2023 Households: Annual Growth Rate	4.61%	3.81%	3.31%
2018 Average Household Size	3.11	3.01	2.89
<b>Housing Units</b>			
2018 Total Housing Units	911	12,864	40,295
2018 Owner Occupied Housing Units	831	11,163	31,135
2018 Renter Occupied Housing Units	64	1,324	7,528
2018 Vacant Housing Units	16	377	1,632
<b>Race and Ethnicity</b>			
2018 White Alone	85.2%	80.3%	76.2%
2018 Black Alone	5.0%	6.4%	7.5%
2018 American Indian/Alaska Native Alone	0.4%	0.4%	0.3%
2018 Asian Alone	2.6%	6.0%	9.5%
2018 Pacific Islander Alone	0.0%	0.1%	0.1%
2018 Hispanic Origin (Any Race)	11.6%	11.1%	10.1%
<b>Income</b>			
2018 Median Household Income	\$106,743	\$110,328	\$105,725
2018 Average Household Income	\$128,149	\$142,745	\$133,790
Per Capita Income	\$42,441	\$47,917	\$46,139
<b>2018 Population 25+ by Educational Attainment</b>			
Total	1,838	24,164	71,952
High School Graduate	14.4%	10.8%	11.1%
GED/Alternative Credential	2.6%	1.7%	2.0%
Some College, No Degree	19.9%	18.1%	17.0%
Associate Degree	8.4%	6.4%	6.5%
Bachelor's Degree	30.2%	37.4%	37.1%
Graduate/Professional Degree	15.6%	20.1%	20.9%
<b>Data for all businesses in area</b>			
Total Businesses:	288	1,419	4,430
Total Employees:	2,846	14,836	53,092
Total Residential Population:	2,779	37,540	111,859
Employee/Residential Population Ratio:	1.02:1	0.4:1	0.47:1
2018 Total Daytime Population	5,307	34,295	114,164
Workers	3,917	14,707	56,288
Residents	1,390	19,588	57,876