

FOR SUBLEASE

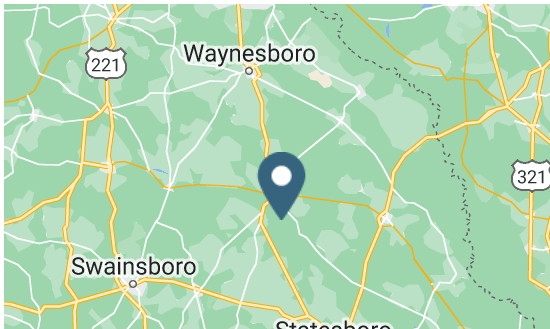
Former Rite Aid - Winthrope Ave, Millen, GA

804 East Winthrope Ave | Millen, GA



Overview

BUILDING SIZE	11,060 SF
LEASE END DATE	12/31/2024
RATE	\$7.00 SF/yr (MG)



Description

- Former Rite Aid building
- Located at lighted intersection
- One block east from Jenkins County Courthouse and one block west from Jenkins County Hospital
- All offers are subject to approval by Walgreens Real Estate Committee

Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$27,530	\$29,164	\$30,943
Average HH Income	\$43,811	\$46,312	\$47,520
Households	1,076	1,616	1,890
Current Population	2,687	5,268	5,997

Year: 2018 | Source: ESRI

Contact

ANNA CRIST

678.686.0255 | anna.crist@srsre.com

LILY H. HEIMBURGER

404.231.1335 | lily.heimburger@srsre.com

ADRIENNE CRAWFORD

678.420.1383 | adrienne.crawford@srsre.com

Traffic Counts

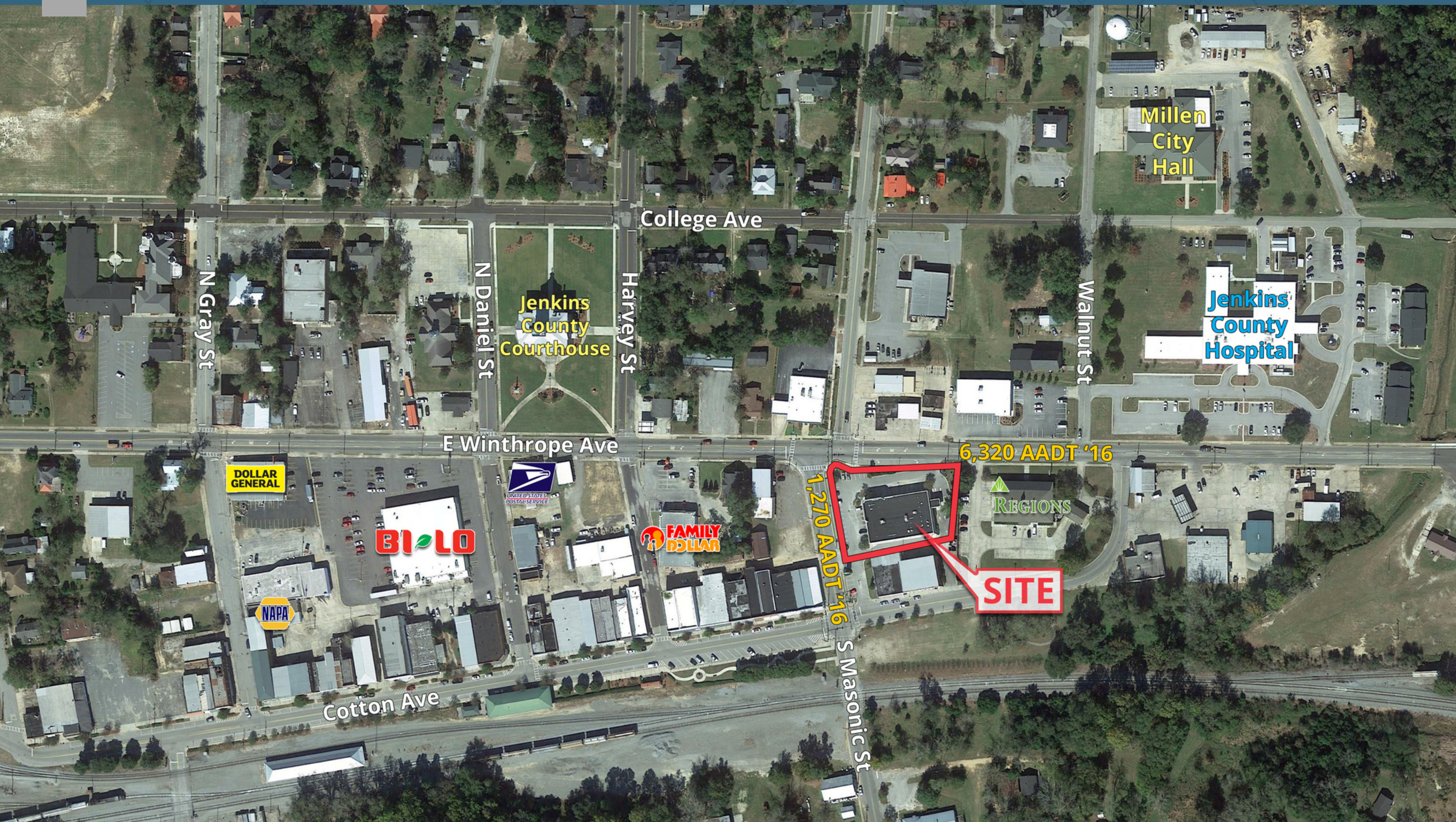
Winthrope Ave	6,320 VPD
Millen-Jenkins County Scenic BYWY	1,780 VPD
GA-17 BYP	8,490 VPD

Year: 2016 | Source: GDOT

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

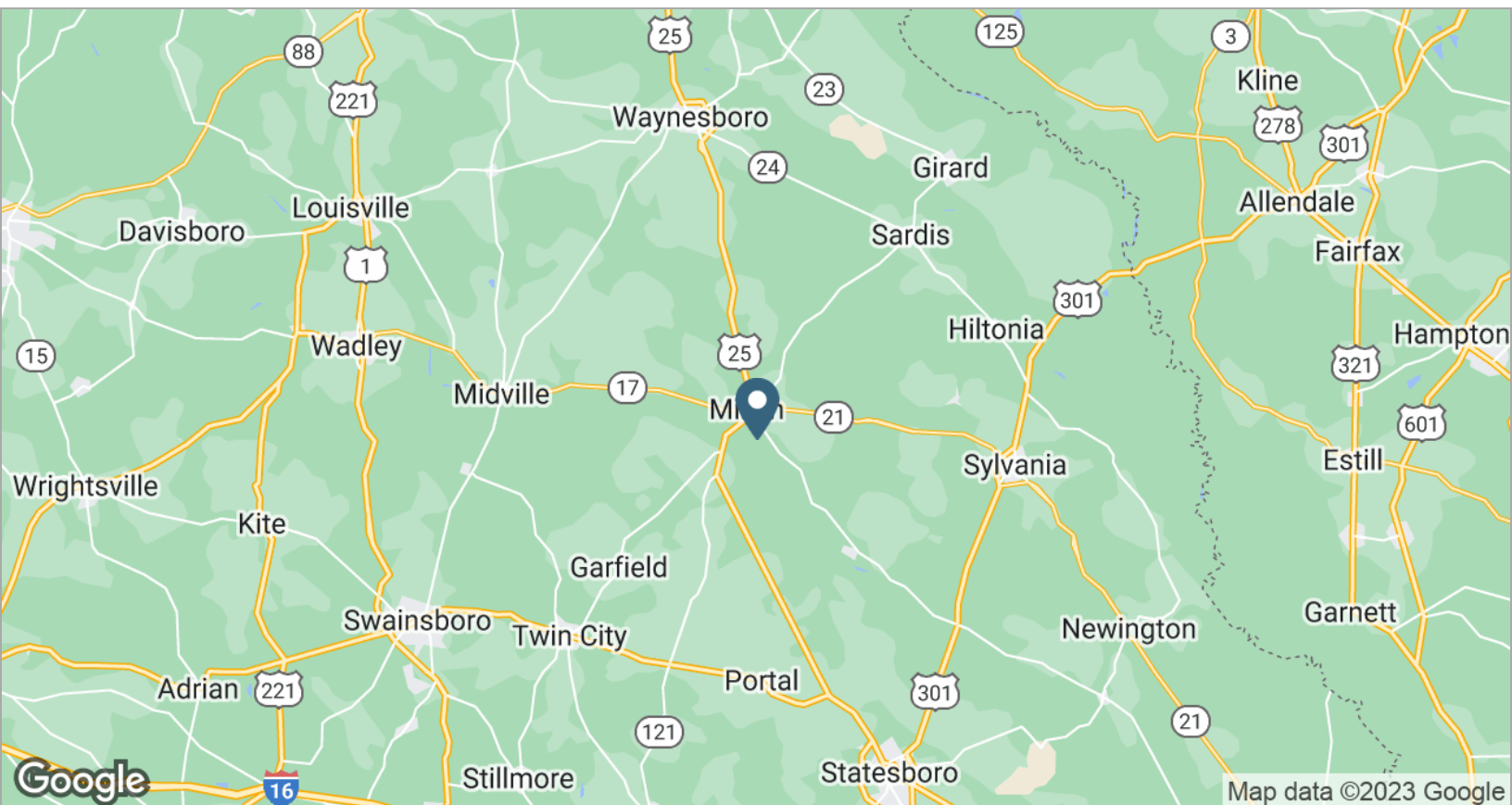
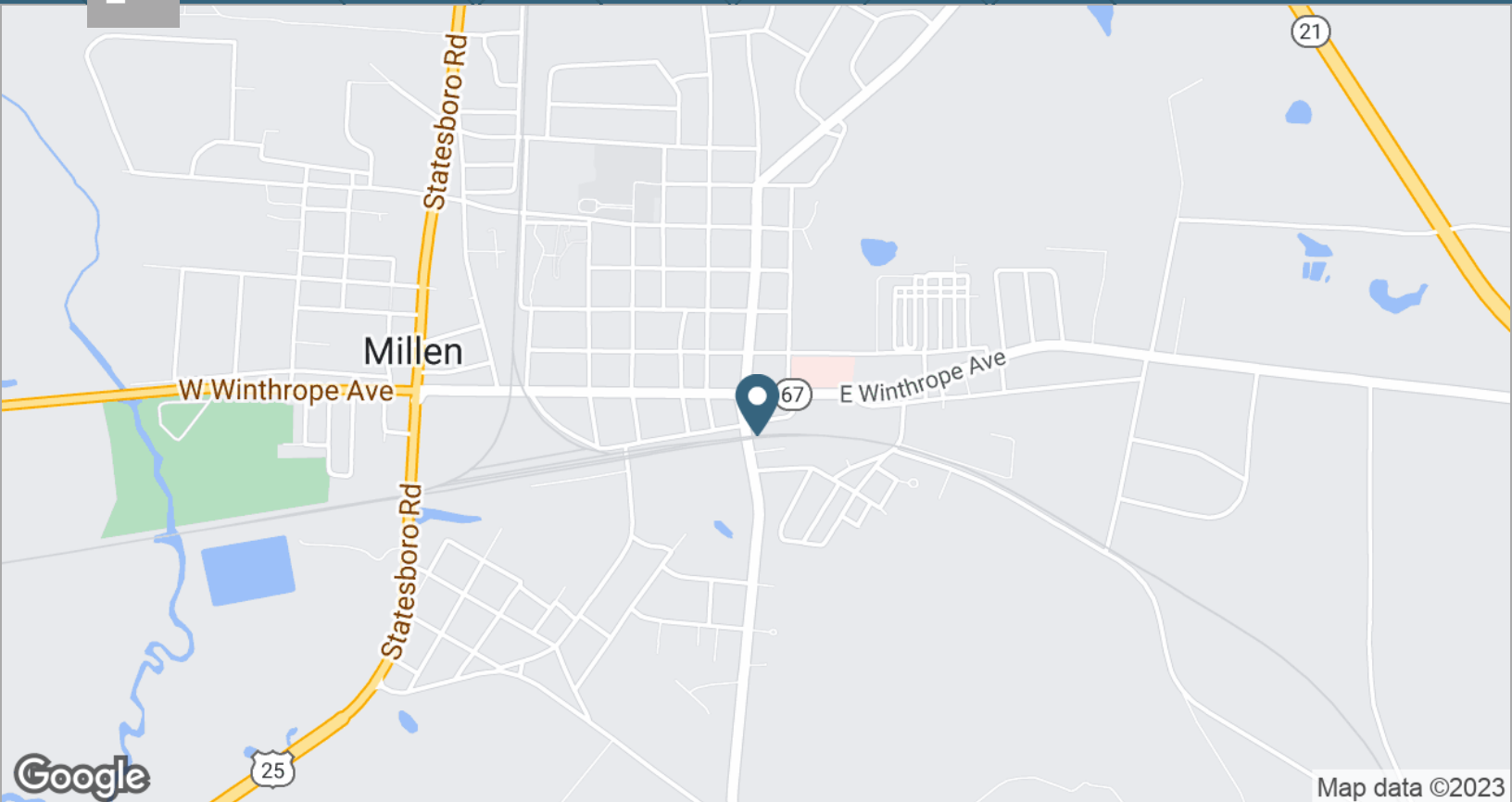
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	1 mile	3 miles	5 miles
Population			
2018 Population	2,687	5,268	5,997
2000 Population	2,777	4,366	5,145
2010 Population	2,648	4,120	4,864
2023 Population	2,663	5,214	5,927
2000-2010 Annual Rate	-0.47%	-0.58%	-0.56%
2010-2018 Population: Annual Growth Rate	0.18%	3.02%	2.57%
2018-2023 Population: Annual Growth Rate	-0.18%	-0.21%	-0.23%
2018 Median Age	37.3	36.6	37.1
Households			
2000 Households	1,083	1,658	1,938
2010 Households	1,050	1,594	1,874
2018 Total Households	1,076	1,616	1,890
2023 Total Households	1,068	1,598	1,865
2000-2010 Annual Rate	-0.31%	-0.39%	-0.34%
2010-2018 Households: Annual Growth Rate	0.30%	0.17%	0.10%
2018-2023 Households: Annual Growth Rate	-0.15%	-0.22%	-0.27%
2018 Average Household Size	2.14	2.53	2.54
Housing Units			
2018 Total Housing Units	1,289	1,968	2,329
2018 Owner Occupied Housing Units	536	844	1,024
2018 Renter Occupied Housing Units	540	773	865
2018 Vacant Housing Units	213	352	439
Race and Ethnicity			
2018 White Alone	46.1%	43.9%	45.5%
2018 Black Alone	46.9%	49.8%	48.0%
2018 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2018 Asian Alone	0.6%	0.4%	0.4%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Hispanic Origin (Any Race)	8.8%	8.8%	8.6%
Income			
2018 Median Household Income	\$27,530	\$29,164	\$30,943
2018 Average Household Income	\$43,811	\$46,312	\$47,520
Per Capita Income	\$16,284	\$16,251	\$16,845
2018 Population 25+ by Educational Attainment			
Total	1,828	3,634	4,148
High School Graduate	33.1%	30.8%	31.0%
GED/Alternative Credential	8.6%	10.9%	10.3%
Some College, No Degree	18.1%	19.1%	19.0%
Associate Degree	4.9%	7.1%	6.5%
Bachelor's Degree	9.2%	6.2%	6.7%
Graduate/Professional Degree	3.0%	3.0%	4.2%
Data for all businesses in area			
Total Businesses:	152	171	185
Total Employees:	1,034	1,202	1,284
Total Residential Population:	2,687	5,268	5,997
Employee/Residential Population Ratio:	0.38:1	0.23:1	0.21:1
2018 Total Daytime Population	3,465	4,635	5,169
Workers	1,601	1,759	1,827
Residents	1,864	2,876	3,342