

FOR LEASE

# Former Walgreens Lease Opportunity: Madison, MS

1089 Highway 51 | Madison, MS



## Overview

**AVAILABLE** 13,905 SF  
**RATE** Call for Price

## Demographics

	1 MILE	3 MILE	5 MILE
Total Population	5,965	23,704	60,332
Total Households	2,199	8,932	24,455
Avg Household Income	\$110,956	\$113,192	\$97,054

Year: 2015 | Source: Esri

## Traffic Counts

US Highway 51, S of Site	18,000 VPD
Madison Parkway, E of Site	25,000 VPD
Hoy Road, W of Site	14,000 VPD

Year: 2014 | Source: MSDOT

## Contact

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25,000 CPD

51

Firestone Walgreens

SITE

Chevron

Hoy Road 14,000 CPD

Madison Parkway

18,000 CPD

POPEYES

Kroger

REGIONS

Pizza Hut

McDonald's

8,200 CPD

City Grille

CVS pharmacy

SMOOTHIE KING

Main Street

KANGAROO EXPRESS

McALISTER'S DELI

Tulane University  
Madison  
Campus

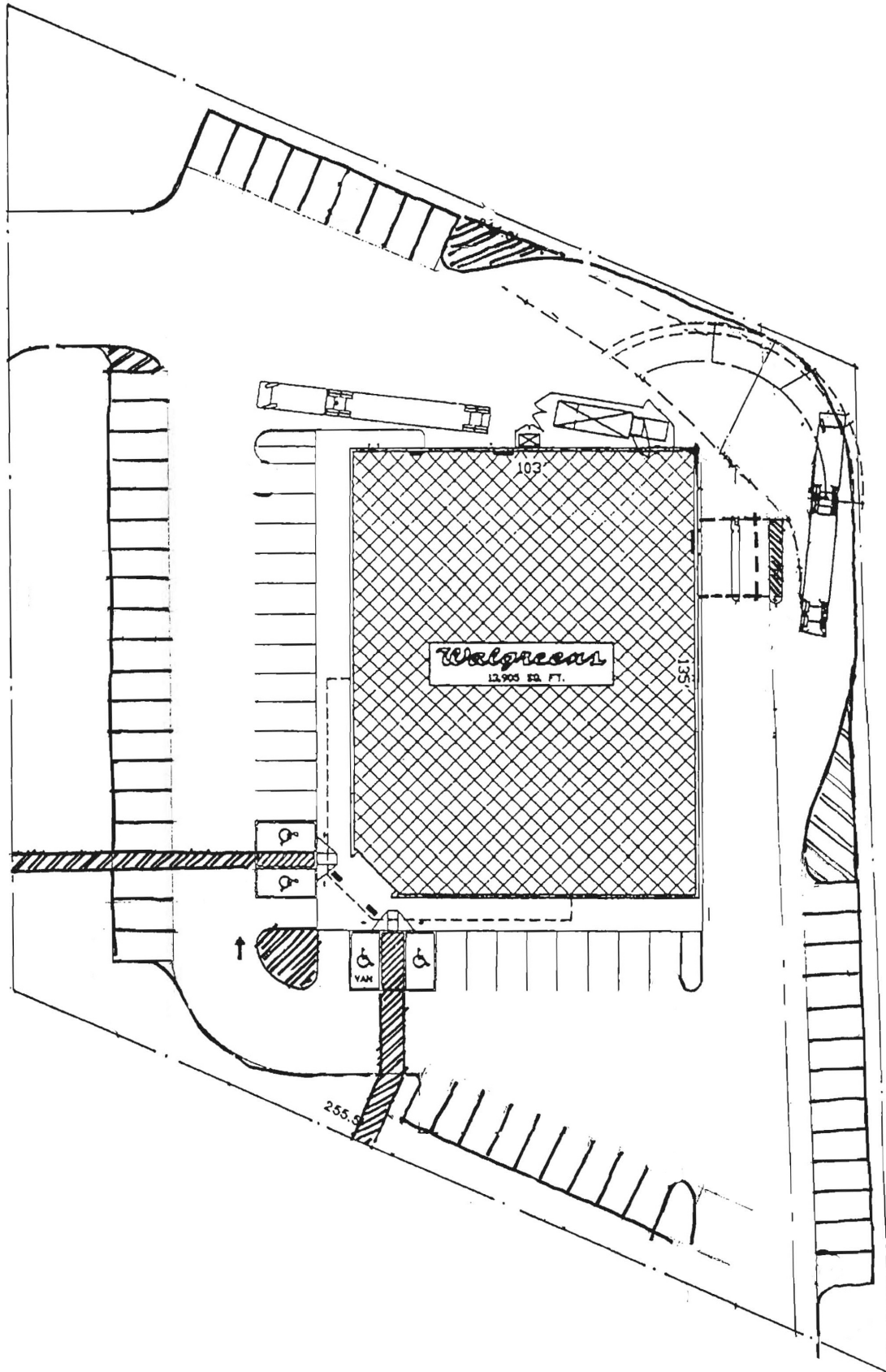
19,000 CPD

51



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1089 Highway 51 | Madison, MS



# Executive Summary

1089 Highway 51 | Madison, MS



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,845	18,296	43,881
2010 Population	5,697	22,632	55,771
2015 Population	5,965	23,704	60,332
2020 Population	6,280	25,196	64,592
2000-2010 Annual Rate	4.01%	2.15%	2.43%
2010-2015 Annual Rate	0.88%	0.89%	1.51%
2015-2020 Annual Rate	1.03%	1.23%	1.37%
2015 Male Population	48.2%	48.1%	47.8%
2015 Female Population	51.8%	51.9%	52.2%
2015 Median Age	37.5	40.6	37.6

In the identified area, the current year population is 60,332. In 2010, the Census count in the area was 55,771. The rate of change since 2010 was 1.51% annually. The five-year projection for the population in the area is 64,592 representing a change of 1.37% annually from 2015 to 2020. Currently, the population is 47.8% male and 52.2% female.

## Median Age

The median age in this area is 37.5, compared to U.S. median age of 37.9.

## Race and Ethnicity

2015 White Alone	83.6%	83.8%	70.3%
2015 Black Alone	12.1%	11.9%	23.4%
2015 American Indian/Alaska Native Alone	0.1%	0.1%	0.2%
2015 Asian Alone	3.2%	2.9%	3.5%
2015 Pacific Islander Alone	0.0%	0.1%	0.0%
2015 Other Race	0.2%	0.3%	1.3%
2015 Two or More Races	1.0%	1.0%	1.2%
2015 Hispanic Origin (Any Race)	1.5%	1.3%	2.9%

Persons of Hispanic origin represent 2.9% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 48.0 in the identified area, compared to 63.0 for the U.S. as a whole.

## Households

2000 Households	1,381	6,531	17,736
2010 Households	2,081	8,429	22,536
2015 Total Households	2,199	8,932	24,455
2020 Total Households	2,324	9,537	26,213
2000-2010 Annual Rate	4.19%	2.58%	2.42%
2010-2015 Annual Rate	1.06%	1.11%	1.57%
2015-2020 Annual Rate	1.11%	1.32%	1.40%
2015 Average Household Size	2.71	2.64	2.45

The household count in this area has changed from 22,536 in 2010 to 24,455 in the current year, a change of 1.57% annually. The five-year projection of households is 26,213, a change of 1.40% annually from the current year total. Average household size is currently 2.45, compared to 2.45 in the year 2010. The number of families in the current year is 16,197 in the specified area.

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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2015 Median Household Income	\$89,587	\$87,202	\$64,474
2020 Median Household Income	\$98,731	\$98,782	\$71,814
2015-2020 Annual Rate	1.96%	2.53%	2.18%
<b>Average Household Income</b>			
2015 Average Household Income	\$110,956	\$113,192	\$97,054
2020 Average Household Income	\$124,620	\$128,716	\$110,566
2015-2020 Annual Rate	2.35%	2.60%	2.64%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$40,765	\$42,467	\$39,491
2020 Per Capita Income	\$45,967	\$48,490	\$45,035
2015-2020 Annual Rate	2.43%	2.69%	2.66%

## Households by Income

Current median household income is \$64,474 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$71,814 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$97,054 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$110,566 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$39,491 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$45,035 in five years, compared to \$32,501 for all U.S. households

## Housing

2000 Total Housing Units	1,413	6,740	18,694
2000 Owner Occupied Housing Units	1,278	6,110	11,971
2000 Renter Occupied Housing Units	103	421	5,765
2000 Vacant Housing Units	32	209	958
2010 Total Housing Units	2,158	8,816	24,006
2010 Owner Occupied Housing Units	1,859	7,660	15,508
2010 Renter Occupied Housing Units	222	769	7,028
2010 Vacant Housing Units	77	387	1,470
2015 Total Housing Units	2,294	9,350	26,208
2015 Owner Occupied Housing Units	1,936	8,015	16,684
2015 Renter Occupied Housing Units	263	917	7,771
2015 Vacant Housing Units	95	418	1,753
2020 Total Housing Units	2,429	9,990	28,121
2020 Owner Occupied Housing Units	2,043	8,552	17,956
2020 Renter Occupied Housing Units	281	985	8,257
2020 Vacant Housing Units	105	453	1,908

Currently, 63.7% of the 26,208 housing units in the area are owner occupied; 29.7%, renter occupied; and 6.7% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 24,006 housing units in the area - 64.6% owner occupied, 29.3% renter occupied, and 6.1% vacant. The annual rate of change in housing units since 2010 is 3.98%. Median home value in the area is \$302,476, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.11% annually to \$352,543.