

FOR SALE

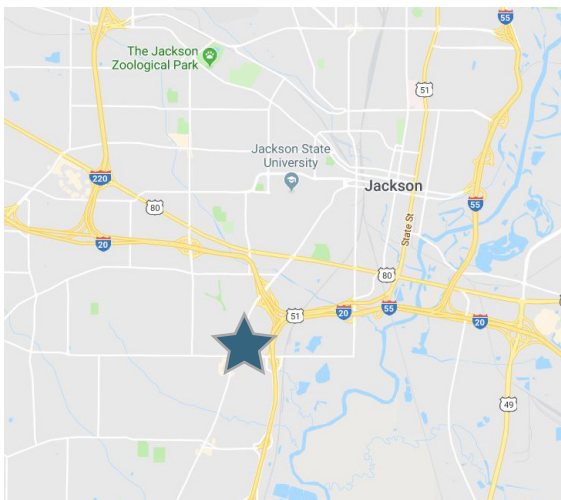
Former Rite Aid

114 East McDowell Road | Jackson, MS



Overview

AVAILABLE	10,663 SF
PRICE	\$675,000



Contact

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Description

- Former Rite Aid available at the intersection of Terry Road and East McDowell Road just off of I-55
- Stand-alone building
- Located 2.5 miles from Jackson State University
- Ample parking
- High traffic counts and visibility
- All offers are subject to approval by Walgreens Real Estate Committee.

Demographics

	1 MILE	3 MILE	5 MILE
Total Population	6,977	48,512	94,379
Average HH Income	\$36,168	\$43,067	\$47,027
Total Daytime Population	6,135	52,330	118,909

Year: 2020 | Source: Esri

Traffic Counts

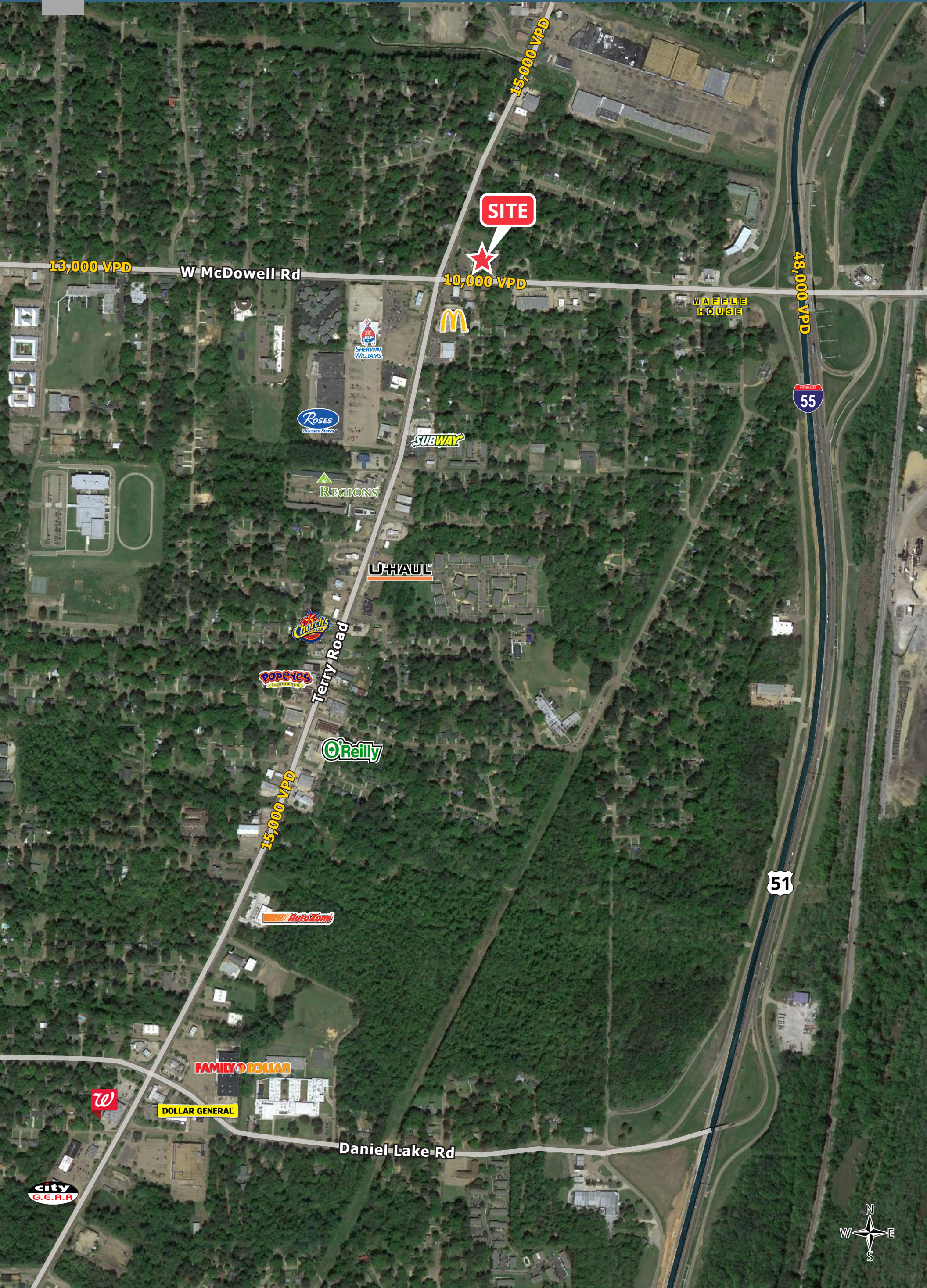
East McDowell Road, adjacent to Site	10,000 VPD
Terry Road, N of Site	15,000 VPD
I-55, E of Site	48,000 VPD
West McDowell Road, W of Site	13,000 VPD

Year: 2016 | Source: MDOT

SRS REAL ESTATE PARTNERS | 304 20th Street South | Birmingham, AL 35233 | 205.259.2195

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Executive Summary

114 East McDowell Road | Jackson, MS



	1 mile	3 miles	5 miles
Population			
2000 Population	7,016	51,787	106,168
2010 Population	7,272	50,410	98,801
2020 Population	6,977	48,512	94,379
2025 Population	6,721	46,867	91,385
2000-2010 Annual Rate	0.36%	-0.27%	-0.72%
2010-2020 Annual Rate	-0.40%	-0.37%	-0.45%
2020-2025 Annual Rate	-0.74%	-0.69%	-0.64%
2020 Male Population	46.0%	46.6%	47.2%
2020 Female Population	54.0%	53.4%	52.8%
2020 Median Age	26.7	28.8	31.6

In the identified area, the current year population is 94,379. In 2010, the Census count in the area was 98,801. The rate of change since 2010 was -0.45% annually. The five-year projection for the population in the area is 91,385 representing a change of -0.64% annually from 2020 to 2025. Currently, the population is 47.2% male and 52.8% female.

Median Age

The median age in this area is 26.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	7.7%	7.3%	14.8%
2020 Black Alone	89.6%	90.5%	82.5%
2020 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2020 Asian Alone	0.2%	0.2%	0.4%
2020 Pacific Islander Alone	0.1%	0.0%	0.0%
2020 Other Race	0.8%	0.5%	0.8%
2020 Two or More Races	1.6%	1.3%	1.3%
2020 Hispanic Origin (Any Race)	1.6%	1.5%	1.9%

Persons of Hispanic origin represent 1.9% of the population in the identified area compared to 18.8% 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 32.4 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	23	30	35
2000 Households	2,606	18,458	38,174
2010 Households	2,286	16,765	35,082
2020 Total Households	2,105	15,655	33,035
2025 Total Households	2,017	15,080	31,974
2000-2010 Annual Rate	-1.30%	-0.96%	-0.84%
2010-2020 Annual Rate	-0.80%	-0.67%	-0.58%
2020-2025 Annual Rate	-0.85%	-0.75%	-0.65%
2020 Average Household Size	3.28	2.87	2.67

The household count in this area has changed from 35,082 in 2010 to 33,035 in the current year, a change of -0.58% annually. The five-year projection of households is 31,974, a change of -0.65% annually from the current year total. Average household size is currently 2.67, compared to 2.68 in the year 2010. The number of families in the current year is 20,372 in the specified area.

Executive Summary

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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	7.6%	8.3%	9.6%
Median Household Income			
2020 Median Household Income	\$27,543	\$34,331	\$35,314
2025 Median Household Income	\$28,533	\$35,819	\$36,778
2020-2025 Annual Rate	0.71%	0.85%	0.82%
Average Household Income			
2020 Average Household Income	\$36,168	\$43,067	\$47,027
2025 Average Household Income	\$38,651	\$46,361	\$51,186
2020-2025 Annual Rate	1.34%	1.48%	1.71%
Per Capita Income			
2020 Per Capita Income	\$11,075	\$14,558	\$17,008
2025 Per Capita Income	\$11,770	\$15,596	\$18,483
2020-2025 Annual Rate	1.22%	1.39%	1.68%

Households by Income

Current median household income is \$35,314 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$36,778 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$47,027 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$51,186 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$17,008 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$18,483 in five years, compared to \$37,691 for all U.S. households

Housing

2020 Housing Affordability Index	276	258	231
2000 Total Housing Units	2,884	20,908	43,668
2000 Owner Occupied Housing Units	1,461	9,924	20,713
2000 Renter Occupied Housing Units	1,146	8,534	17,461
2000 Vacant Housing Units	277	2,450	5,494
2010 Total Housing Units	2,872	20,052	41,723
2010 Owner Occupied Housing Units	871	7,384	16,781
2010 Renter Occupied Housing Units	1,415	9,381	18,301
2010 Vacant Housing Units	586	3,287	6,641
2020 Total Housing Units	2,731	19,324	40,481
2020 Owner Occupied Housing Units	702	6,206	14,639
2020 Renter Occupied Housing Units	1,402	9,449	18,396
2020 Vacant Housing Units	626	3,669	7,446
2025 Total Housing Units	2,738	19,398	40,672
2025 Owner Occupied Housing Units	646	5,892	14,002
2025 Renter Occupied Housing Units	1,372	9,189	17,973
2025 Vacant Housing Units	721	4,318	8,698

Currently, 36.2% of the 40,481 housing units in the area are owner occupied; 45.4%, renter occupied; and 18.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 41,723 housing units in the area - 40.2% owner occupied, 43.9% renter occupied, and 15.9% vacant. The annual rate of change in housing units since 2010 is -1.33%. Median home value in the area is \$80,801, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.84% annually to \$88,513.