

FOR SUBLEASE

# Former Rite Aid - Dawson Village Way, Dawsonville, GA

204 Dawson Village Way S | Dawsonville, GA



## Overview

<b>LEASE RATE</b>	\$9.00 SF/yr (MG)
<b>BUILDING SIZE</b>	13,813 SF
<b>LEASE END DATE</b>	3/31/2024

## Description

- Located near North Georgia Premium Outlets
- 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	\$50,349	\$59,103	\$62,603
Average HH Income	\$69,001	\$79,051	\$84,435
Households	440	3,795	9,356
Daytime Population	4,464	6,518	7,543

Year: 2018 | Source: ESRI

## Contact

**STEWART PRESTON**  
678.259.9569 | [stewart.preston@srsre.com](mailto:stewart.preston@srsre.com)

## Traffic Counts

Dawsonville Hwy	15,000 VPD
US-19	34,000 VPD

Year: 2017 | 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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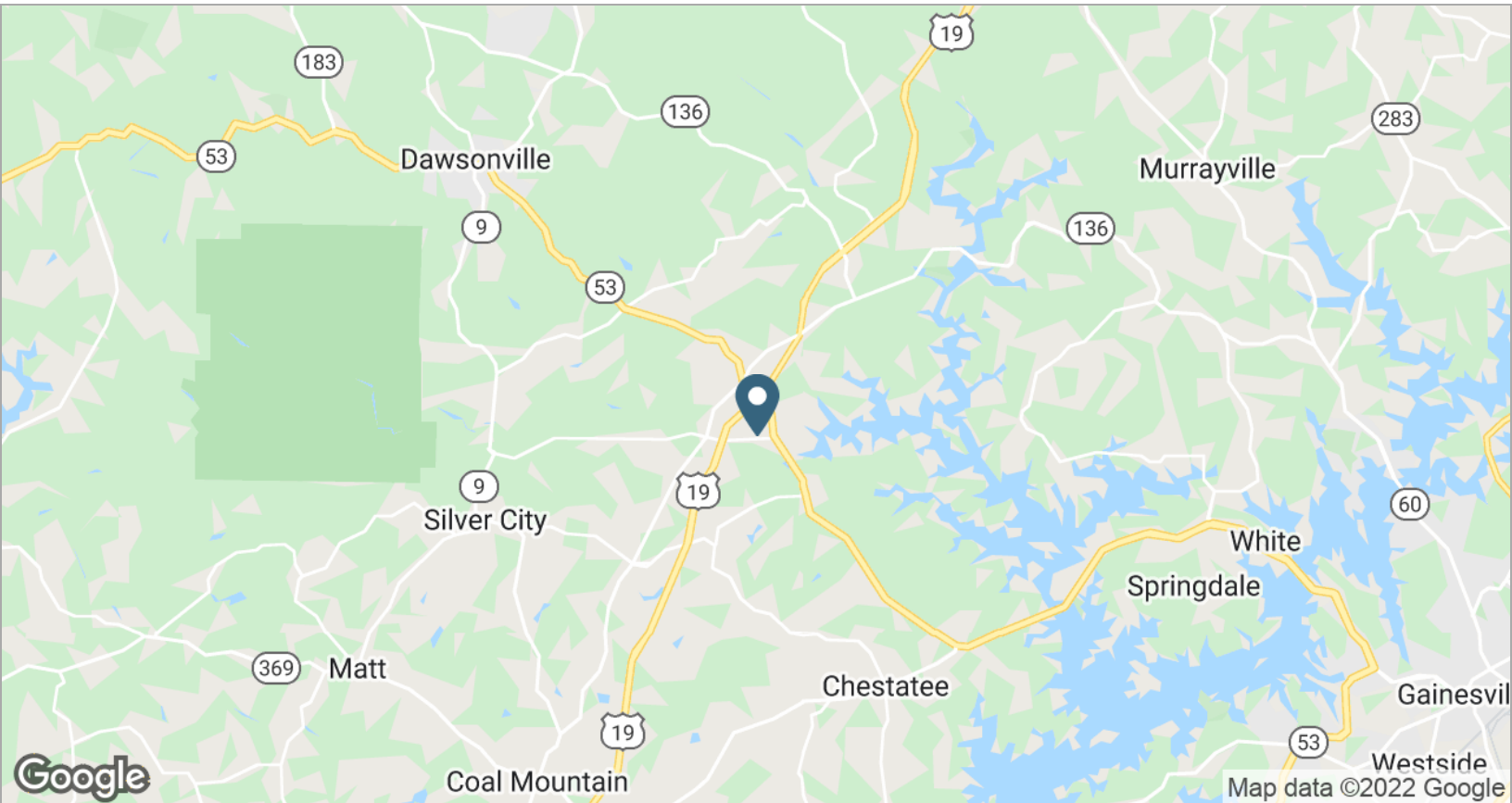
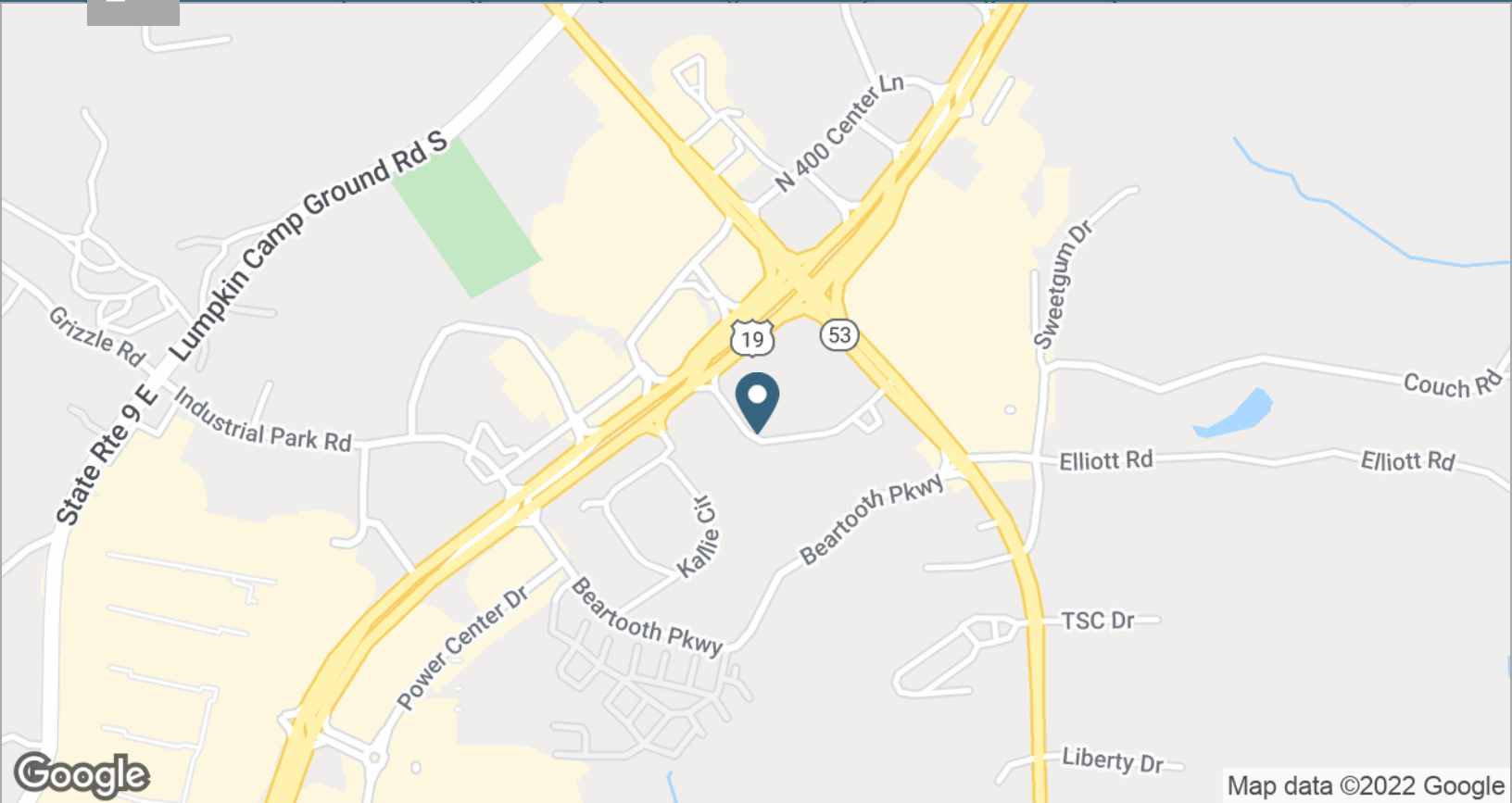
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	1 mile	3 miles	5 miles
<b>Population</b>			
2018 Population	1,018	10,083	26,103
2000 Population	914	6,926	15,070
2010 Population	931	8,915	22,288
2023 Population	1,087	11,153	29,628
2000-2010 Annual Rate	0.18%	2.56%	3.99%
2010-2018 Population: Annual Growth Rate	1.09%	1.50%	1.93%
2018-2023 Population: Annual Growth Rate	1.32%	2.04%	2.57%
2018 Median Age	34.2	39.8	39.2
<b>Households</b>			
2000 Households	414	2,648	5,570
2010 Households	406	3,371	8,066
2018 Total Households	440	3,795	9,356
2023 Total Households	467	4,193	10,582
2000-2010 Annual Rate	-0.19%	2.44%	3.77%
2010-2018 Households: Annual Growth Rate	0.98%	1.45%	1.81%
2018-2023 Households: Annual Growth Rate	1.20%	2.01%	2.49%
2018 Average Household Size	2.31	2.66	2.79
<b>Housing Units</b>			
2018 Total Housing Units	472	4,498	11,005
2018 Owner Occupied Housing Units	183	2,916	7,587
2018 Renter Occupied Housing Units	257	879	1,768
2018 Vacant Housing Units	32	703	1,649
<b>Race and Ethnicity</b>			
2018 White Alone	89.9%	93.1%	92.2%
2018 Black Alone	1.1%	0.8%	1.4%
2018 American Indian/Alaska Native Alone	0.3%	0.3%	0.4%
2018 Asian Alone	0.8%	0.6%	0.8%
2018 Pacific Islander Alone	0.0%	0.1%	0.1%
2018 Hispanic Origin (Any Race)	10.9%	6.7%	7.0%
<b>Income</b>			
2018 Median Household Income	\$50,349	\$59,103	\$62,603
2018 Average Household Income	\$69,001	\$79,051	\$84,435
Per Capita Income	\$27,392	\$29,229	\$30,341
<b>2018 Population 25+ by Educational Attainment</b>			
Total	694	7,075	17,969
High School Graduate	26.2%	21.1%	22.5%
GED/Alternative Credential	4.3%	5.8%	5.4%
Some College, No Degree	33.3%	24.3%	22.0%
Associate Degree	3.0%	5.7%	6.1%
Bachelor's Degree	18.0%	21.9%	22.4%
Graduate/Professional Degree	2.7%	9.2%	9.8%
<b>Data for all businesses in area</b>			
Total Businesses:	437	713	926
Total Employees:	4,450	6,506	7,702
Total Residential Population:	1,018	10,083	26,103
Employee/Residential Population Ratio:	4.37:1	0.65:1	0.3:1
2018 Total Daytime Population	4,894	11,844	21,535
Workers	4,464	6,518	7,543
Residents	430	5,326	13,992