

FOR SUBLEASE

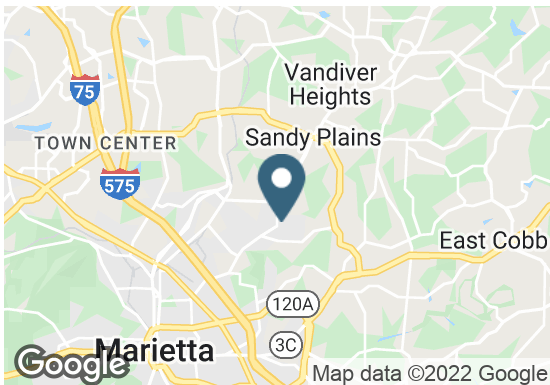
# Former Rite Aid - Sandy Plains Rd, Marietta, GA

1900 Sandy Plains Rd | Marietta, GA



## Overview

<b>BUILDING SIZE</b>	14,236 SF
<b>LEASE END DATE</b>	12/31/2023
<b>RATE</b>	\$9.00 SF/yr (MG)



## Description

- Former Rite Aid building
- Located at lighted intersection
- Average household income is \$104,559 within 1 mile radius
- Adjacent to Publix anchored Sandy Plains Exchange
- All offers are subject to approval by Walgreens Real Estate Committee

## Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$79,981	\$72,609	\$76,823
Average HH Income	\$104,559	\$98,072	\$103,620
Households	3,519	26,483	70,520
Current Population	9,018	67,343	182,437

Year: 2018 | Source: ESRI

## Contact

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## Traffic Counts

Sandy Plains Rd	25,000 VPD
Canton Rd Conn	44,600 VPD

Year: 2016 | Source: GDOT

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

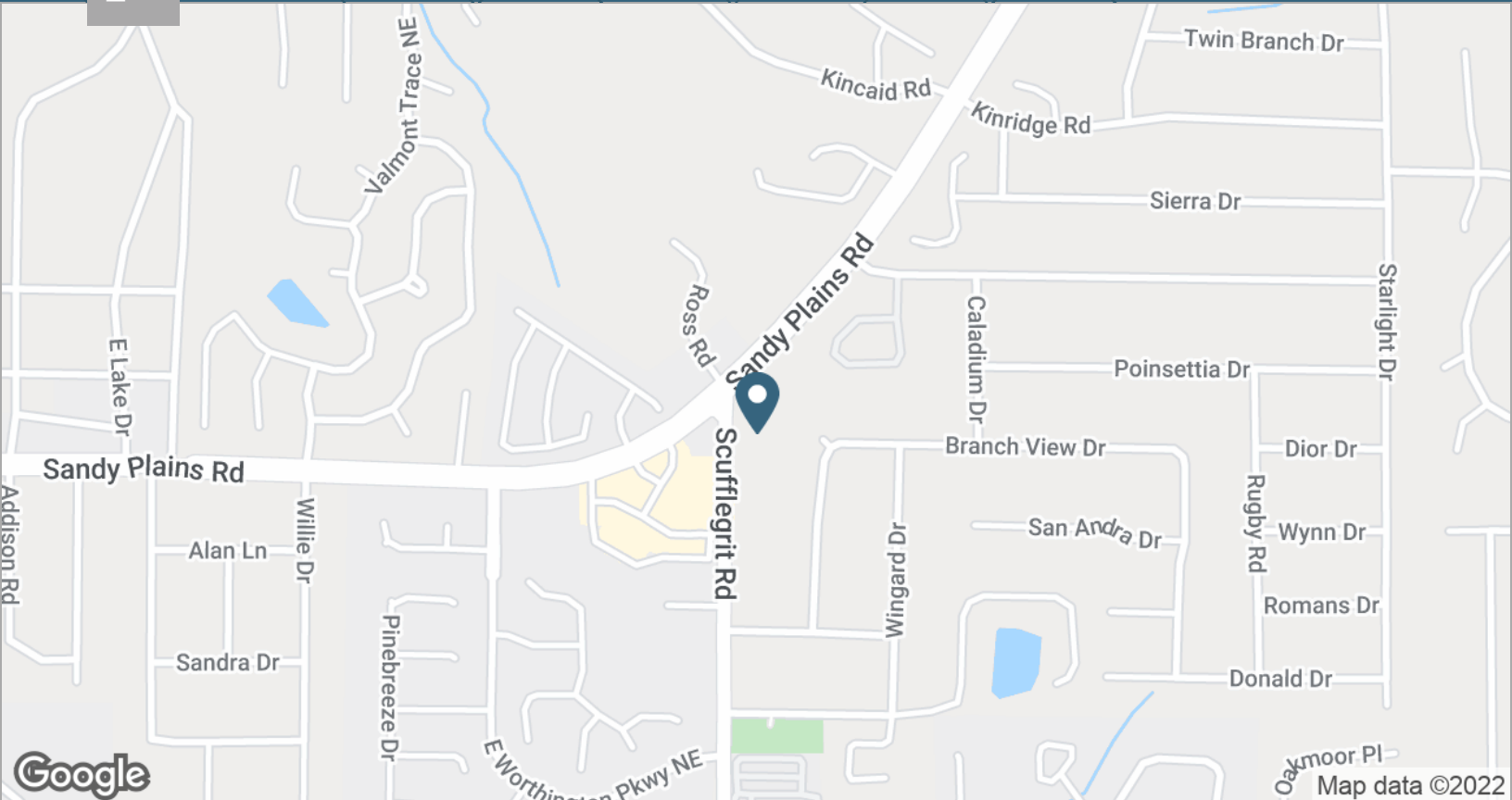
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	1 mile	3 miles	5 miles
<b>Population</b>			
2018 Population	9,018	67,343	182,437
2000 Population	7,700	58,716	163,779
2010 Population	8,378	62,801	167,497
2023 Population	9,471	70,487	192,080
2000-2010 Annual Rate	0.85%	0.67%	0.22%
2010-2018 Population: Annual Growth Rate	0.90%	0.85%	1.04%
2018-2023 Population: Annual Growth Rate	0.99%	0.92%	1.04%
2018 Median Age	42.4	39.2	39.0
<b>Households</b>			
2000 Households	2,931	22,650	61,552
2010 Households	3,275	24,809	64,869
2018 Total Households	3,519	26,483	70,520
2023 Total Households	3,689	27,640	74,168
2000-2010 Annual Rate	1.12%	0.91%	0.53%
2010-2018 Households: Annual Growth Rate	0.87%	0.79%	1.02%
2018-2023 Households: Annual Growth Rate	0.95%	0.86%	1.01%
2018 Average Household Size	2.56	2.53	2.56
<b>Housing Units</b>			
2018 Total Housing Units	3,553	27,772	75,311
2018 Owner Occupied Housing Units	2,942	17,284	45,951
2018 Renter Occupied Housing Units	577	9,199	24,569
2018 Vacant Housing Units	34	1,289	4,791
<b>Race and Ethnicity</b>			
2018 White Alone	68.7%	64.3%	66.0%
2018 Black Alone	16.0%	17.7%	17.4%
2018 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2018 Asian Alone	8.5%	9.7%	8.5%
2018 Pacific Islander Alone	0.1%	0.1%	0.0%
2018 Hispanic Origin (Any Race)	8.9%	11.5%	11.6%
<b>Income</b>			
2018 Median Household Income	\$79,981	\$72,609	\$76,823
2018 Average Household Income	\$104,559	\$98,072	\$103,620
Per Capita Income	\$40,490	\$38,406	\$40,211
<b>2018 Population 25+ by Educational Attainment</b>			
Total	6,362	46,931	125,762
High School Graduate	16.5%	14.0%	13.6%
GED/Alternative Credential	4.0%	2.6%	2.2%
Some College, No Degree	17.4%	19.3%	18.7%
Associate Degree	8.0%	8.0%	7.4%
Bachelor's Degree	32.9%	33.2%	33.2%
Graduate/Professional Degree	16.2%	16.2%	18.2%
<b>Data for all businesses in area</b>			
Total Businesses:	250	2,969	9,996
Total Employees:	3,387	31,955	117,220
Total Residential Population:	9,018	67,343	182,437
Employee/Residential Population Ratio:	0.38:1	0.47:1	0.64:1
2018 Total Daytime Population	7,956	64,487	218,119
Workers	3,523	34,312	136,113
Residents	4,433	30,175	82,006