

FOR LEASE

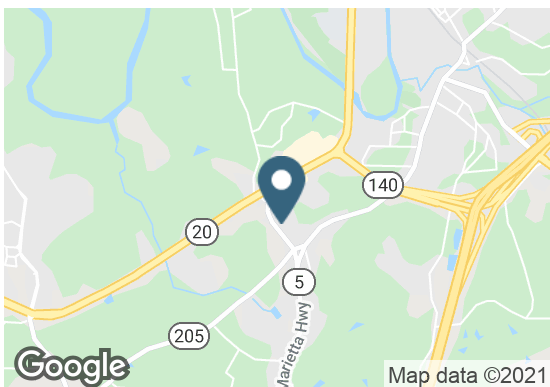
Former Rite Aid - Marietta Hwy, Canton, GA

2017 Marietta Hwy | Canton, GA



Overview

BUILDING SIZE	10,908 SF
LEASE END DATE	10/10/2022
RATE	\$9.00 SF/yr (MG)



Description

- Great visibility to Marietta Hwy
- Former Rite Aid building
- All offers subject to approval by Walgreens Real Estate Committee

Demographics

	1 MILE	3 MILES	5 MILES
Average Household Income	\$72,871	\$77,409	\$88,382
Median Household Income	\$52,015	\$57,274	\$66,998
Households	1,244	12,261	24,837
Daytime Population	3,795	35,509	72,998

Year: | Source:

Contact

SCOTT TIERNAN

678.420.1385 | scott.tiernan@srsre.com

Traffic Counts

Marietta Hwy	29,000 VPD
I-575	68,000 VPD

Year: 2017 | Source: GDOT

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

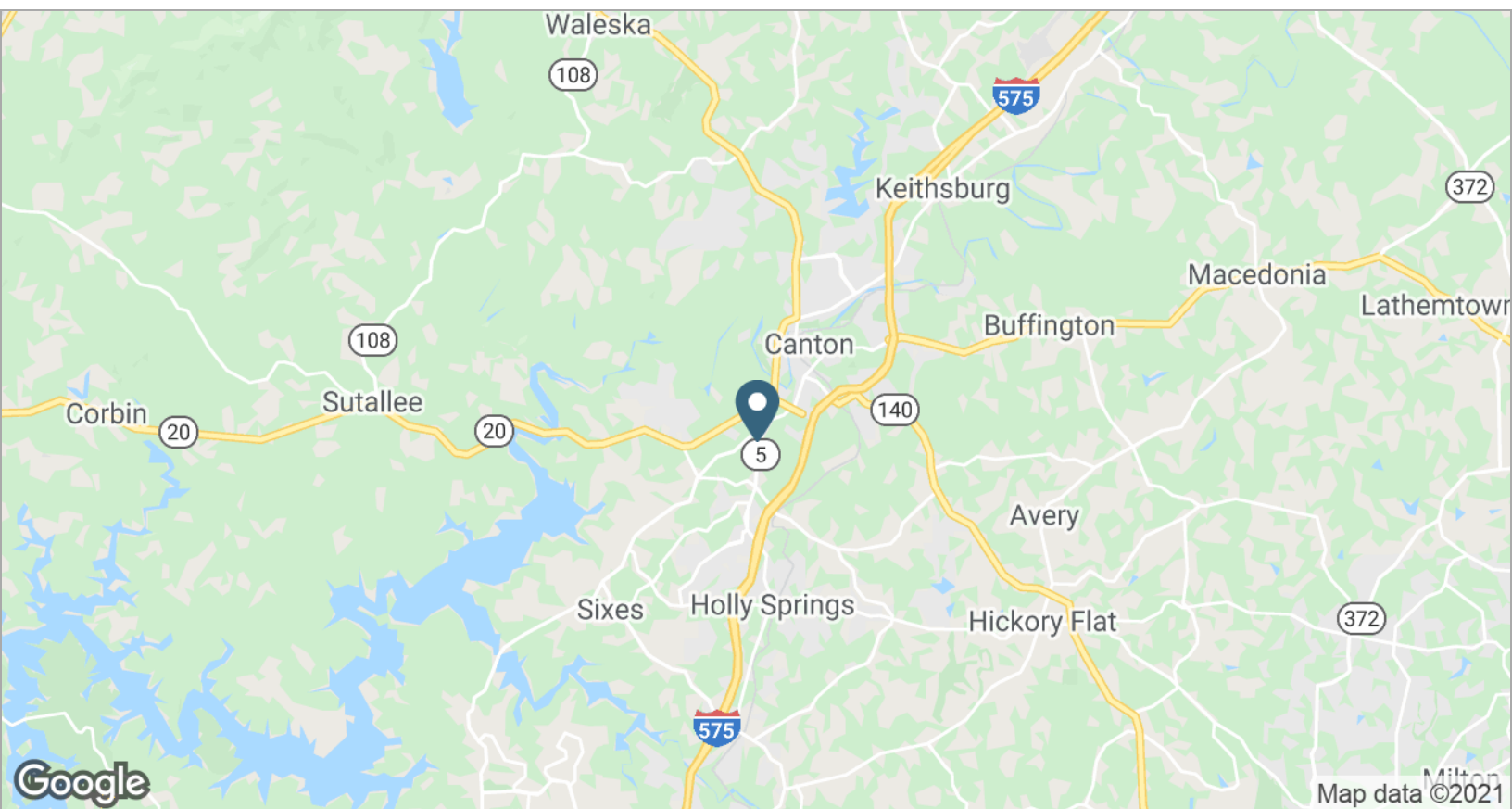
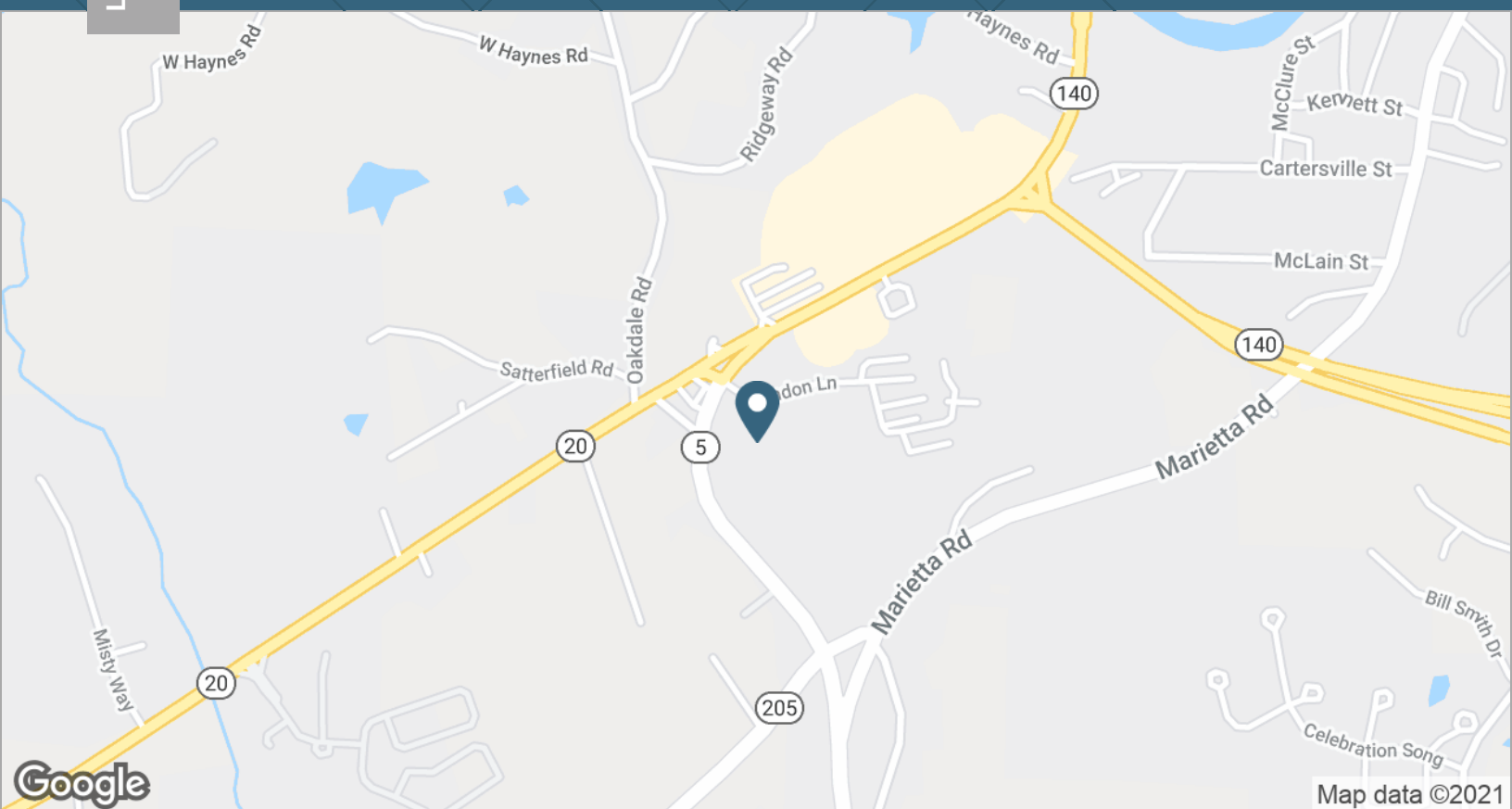
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	1 mile	3 miles	5 miles
Population			
2018 Population	3,795	35,509	72,998
2000 Population	2,231	14,219	29,891
2010 Population	3,036	30,952	62,004
2023 Population	4,136	38,896	80,635
2000-2010 Annual Rate	3.13%	8.09%	7.57%
2010-2018 Population: Annual Growth Rate	2.74%	1.68%	2.00%
2018-2023 Population: Annual Growth Rate	1.74%	1.84%	2.01%
2018 Median Age	34.4	34.6	35.6
Households			
2000 Households	803	4,929	10,354
2010 Households	1,022	10,883	21,405
2018 Total Households	1,244	12,261	24,837
2023 Total Households	1,346	13,387	27,319
2000-2010 Annual Rate	2.44%	8.24%	7.53%
2010-2018 Households: Annual Growth Rate	2.41%	1.46%	1.82%
2018-2023 Households: Annual Growth Rate	1.59%	1.77%	1.92%
2018 Average Household Size	2.98	2.82	2.90
Housing Units			
2018 Total Housing Units	1,411	13,666	26,965
2018 Owner Occupied Housing Units	834	7,497	17,892
2018 Renter Occupied Housing Units	409	4,764	6,945
2018 Vacant Housing Units	167	1,405	2,128
Race and Ethnicity			
2018 White Alone	78.5%	79.0%	82.8%
2018 Black Alone	4.4%	8.5%	7.2%
2018 American Indian/Alaska Native Alone	0.5%	0.5%	0.4%
2018 Asian Alone	1.1%	1.5%	1.6%
2018 Pacific Islander Alone	0.3%	0.2%	0.1%
2018 Hispanic Origin (Any Race)	28.2%	17.2%	12.9%
Income			
2018 Median Household Income	\$52,015	\$57,274	\$66,998
2018 Average Household Income	\$72,871	\$77,409	\$88,382
Per Capita Income	\$24,872	\$27,880	\$30,787
2018 Population 25+ by Educational Attainment			
Total	2,524	22,887	47,183
High School Graduate	21.8%	20.1%	20.1%
GED/Alternative Credential	3.1%	4.2%	5.2%
Some College, No Degree	17.4%	21.6%	21.1%
Associate Degree	7.7%	6.7%	7.3%
Bachelor's Degree	19.5%	21.7%	23.6%
Graduate/Professional Degree	6.7%	8.4%	9.9%
Data for all businesses in area			
Total Businesses:	211	1,459	2,229
Total Employees:	1,619	15,840	23,464
Total Residential Population:	3,795	35,509	72,998
Employee/Residential Population Ratio:	0.43:1	0.45:1	0.32:1
2018 Total Daytime Population	3,733	38,238	64,488
Workers	1,472	19,489	26,004
Residents	2,261	18,749	38,484