

FOR LEASE

Former Rite Aid - 1st St, Vidalia, GA

1108 E 1st St | Vidalia, GA



Overview

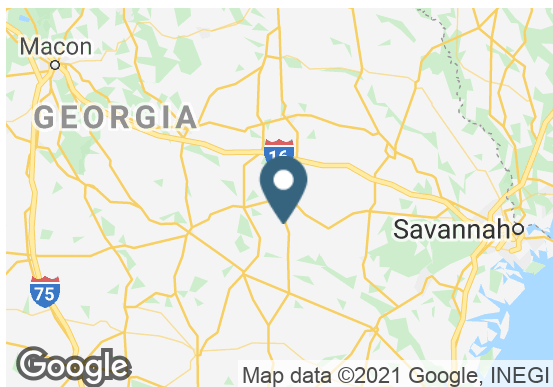
BUILDING SIZE	13,824 SF
LEASE END DATE	11/30/2024
RATE	\$4.00 SF/yr (MG)

Description

Former Rite Aid building

Located at lighted intersection across from Vidalia Plaza

All offers are subject to approval by Walgreens
Real Estate Committee



Demographics

	5 MILES	10 MILES	15 MILES
Median HH Income	\$34,330	\$35,285	\$36,340
Average HH Income	\$50,873	\$51,289	\$51,521
Households	7,136	10,609	14,838
Daytime Population	23,750	30,364	38,668

Year: 2019 | Source: ESRI

Contact

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Traffic Counts

Vidalia Rd West of Site	21,300 VPD
Vidalia Rd East of Site	17,100 VPD

Year: 2018 | 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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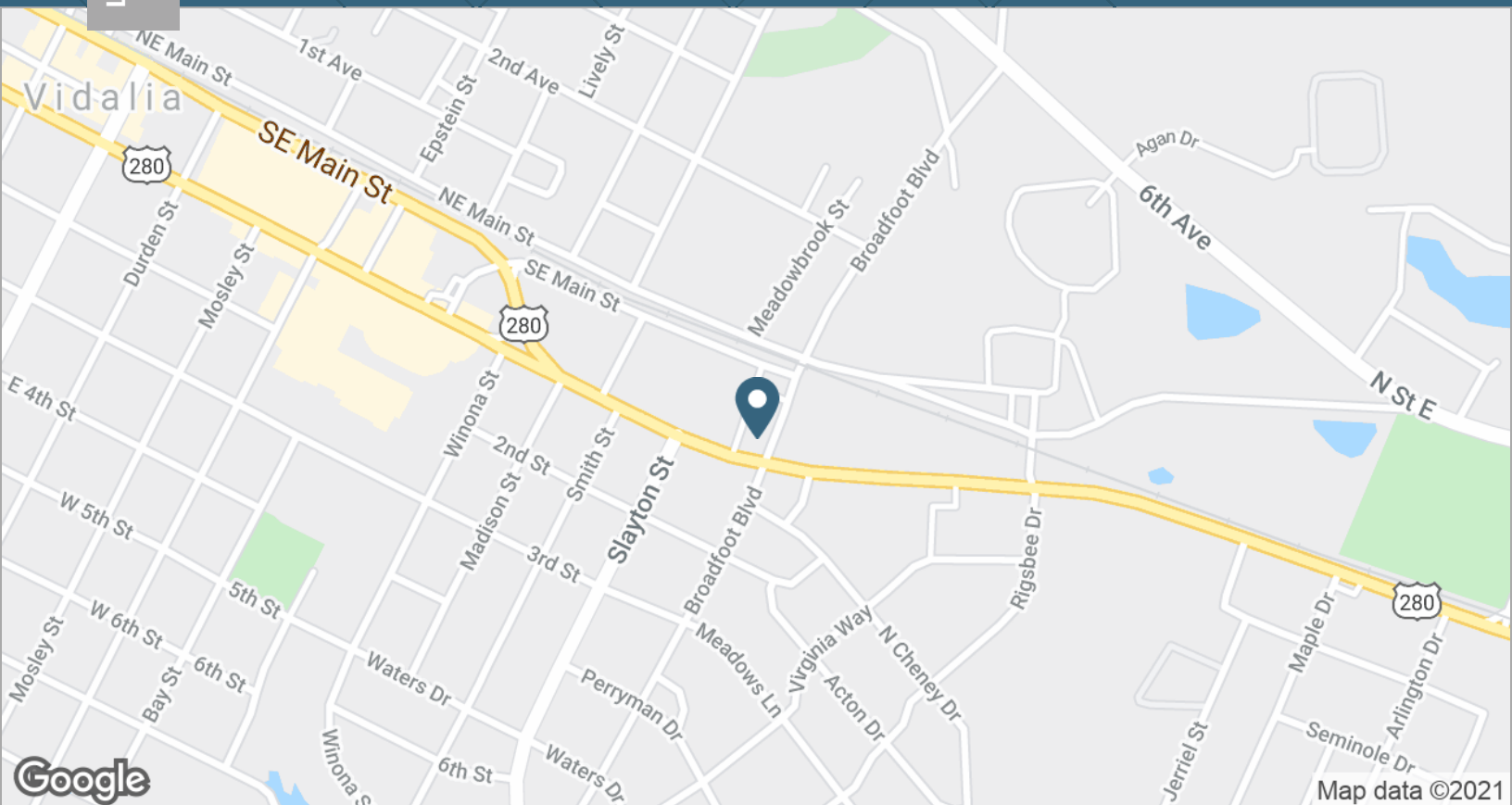
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	5 miles	10 miles	15 miles
Population			
2019 Population	18,291	28,081	39,108
2000 Population	17,372	26,507	36,248
2010 Population	18,095	27,848	38,449
2024 Population	18,294	28,086	39,273
2000-2010 Annual Rate	0.41%	0.49%	0.59%
2010-2019 Population: Annual Growth Rate	0.12%	0.09%	0.18%
2019-2024 Population: Annual Growth Rate	0.00%	0.00%	0.08%
2019 Median Age	38.3	37.7	37.9
Households			
2000 Households	6,700	9,899	13,545
2010 Households	7,023	10,466	14,485
2019 Total Households	7,136	10,609	14,838
2024 Total Households	7,151	10,629	14,934
2000-2010 Annual Rate	0.47%	0.56%	0.67%
2010-2019 Households: Annual Growth Rate	0.17%	0.15%	0.26%
2019-2024 Households: Annual Growth Rate	0.04%	0.04%	0.13%
2019 Average Household Size	2.52	2.60	2.56
Housing Units			
2019 Total Housing Units	8,151	12,303	17,644
2019 Owner Occupied Housing Units	4,043	6,474	9,594
2019 Renter Occupied Housing Units	3,093	4,135	5,244
2019 Vacant Housing Units	1,015	1,694	2,806
Race and Ethnicity			
2019 White Alone	59.5%	62.1%	64.5%
2019 Black Alone	32.1%	27.7%	25.7%
2019 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2019 Asian Alone	1.1%	0.9%	0.8%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Hispanic Origin (Any Race)	8.4%	10.7%	10.2%
Income			
2019 Median Household Income	\$34,330	\$35,285	\$36,340
2019 Average Household Income	\$50,873	\$51,289	\$51,521
Per Capita Income	\$19,885	\$19,691	\$19,580
2019 Population 25+ by Educational Attainment			
Total	12,149	18,548	25,988
High School Graduate	30.0%	30.7%	31.1%
GED/Alternative Credential	8.2%	8.6%	8.1%
Some College, No Degree	19.1%	19.3%	19.6%
Associate Degree	6.4%	6.5%	6.6%
Bachelor's Degree	11.1%	10.3%	9.8%
Graduate/Professional Degree	8.1%	7.1%	6.8%
Data for all businesses in area			
Total Businesses:	1,042	1,170	1,373
Total Employees:	11,703	13,089	15,044
Total Residential Population:	18,291	28,081	39,108
Employee/Residential Population Ratio:	0.64:1	0.47:1	0.38:1
2019 Total Daytime Population	23,750	30,364	38,668
Workers	12,917	13,920	15,605
Residents	10,833	16,444	23,063