

FOR LEASE

# Former Rite Aid - W Spring St, Monroe, GA

703 W Spring St | Monroe, GA



## Overview

<b>BUILDING SIZE</b>	11,351 SF
<b>LEASE END DATE</b>	1/31/2022
<b>RATE</b>	\$12.00 SF/yr (MG)



## Description

- 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	\$35,801	\$41,735	\$48,464
Average HH Income	\$47,673	\$54,798	\$62,720
Households	1,383	6,558	10,755
Current Population	3,399	18,130	30,330

Year: 2018 | Source: ESRI

## Traffic Counts

W Spring St	16,600 VPD
MLK Jr Blvd	18,500 VPD
GA-10/Hwy 78	20,000 VPD

Year: 2016 | Source: GDOT

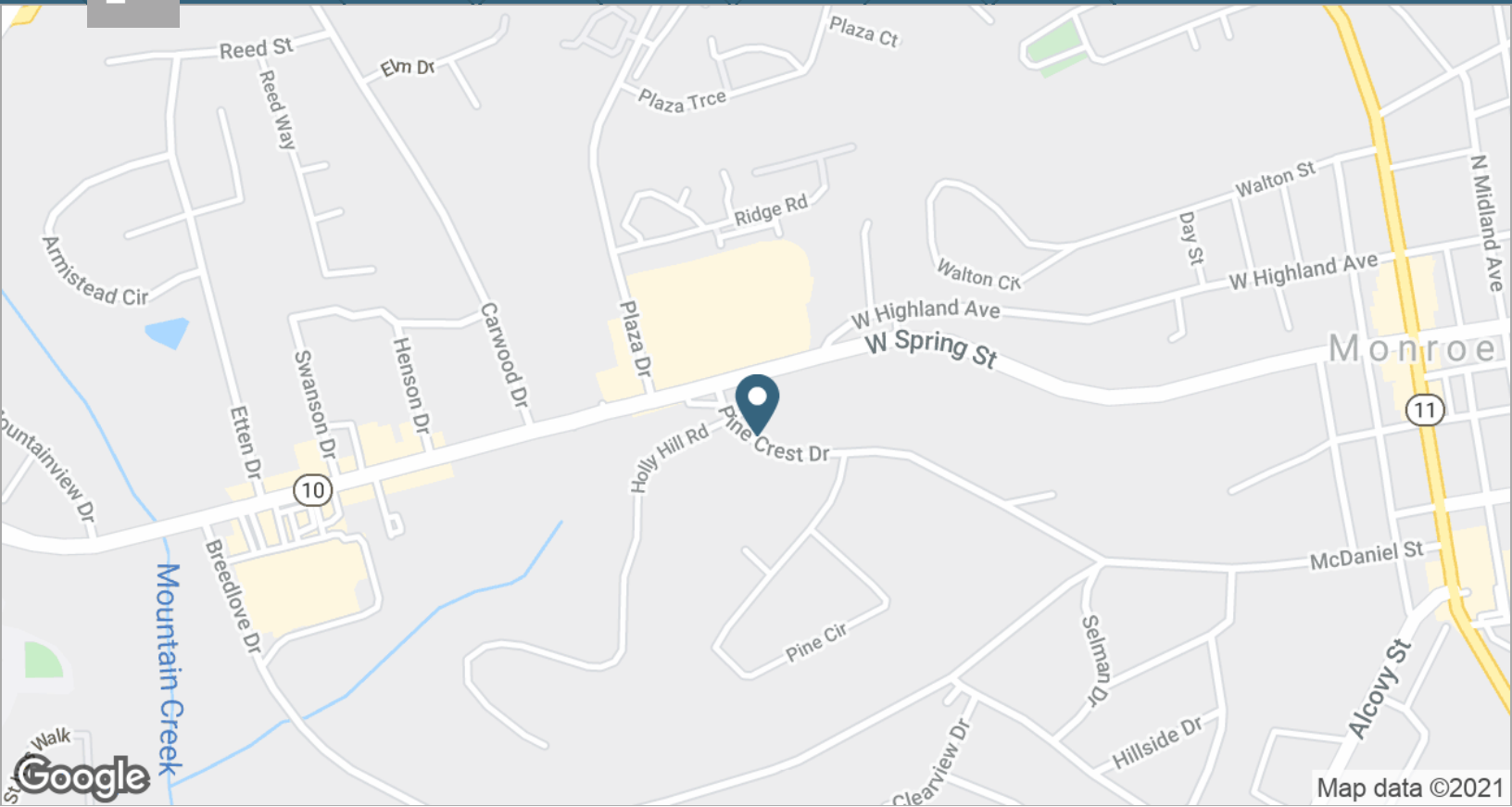
## Contact

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	1 mile	3 miles	5 miles
<b>Population</b>			
2018 Population	3,399	18,130	30,330
2000 Population	3,035	13,789	20,988
2010 Population	3,159	16,854	27,778
2023 Population	3,616	19,292	32,489
2000-2010 Annual Rate	0.40%	2.03%	2.84%
2010-2018 Population: Annual Growth Rate	0.89%	0.89%	1.07%
2018-2023 Population: Annual Growth Rate	1.25%	1.25%	1.38%
2018 Median Age	34.6	36.3	37.2
<b>Households</b>			
2000 Households	1,231	5,046	7,597
2010 Households	1,300	6,156	9,955
2018 Total Households	1,383	6,558	10,755
2023 Total Households	1,464	6,956	11,478
2000-2010 Annual Rate	0.55%	2.01%	2.74%
2010-2018 Households: Annual Growth Rate	0.75%	0.77%	0.94%
2018-2023 Households: Annual Growth Rate	1.14%	1.19%	1.31%
2018 Average Household Size	2.45	2.72	2.77
<b>Housing Units</b>			
2018 Total Housing Units	1,678	7,497	12,018
2018 Owner Occupied Housing Units	482	2,913	5,898
2018 Renter Occupied Housing Units	901	3,645	4,857
2018 Vacant Housing Units	295	939	1,263
<b>Race and Ethnicity</b>			
2018 White Alone	45.7%	57.0%	63.8%
2018 Black Alone	48.6%	37.9%	31.2%
2018 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2018 Asian Alone	1.0%	1.0%	1.1%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Hispanic Origin (Any Race)	3.4%	4.1%	3.9%
<b>Income</b>			
2018 Median Household Income	\$35,801	\$41,735	\$48,464
2018 Average Household Income	\$47,673	\$54,798	\$62,720
Per Capita Income	\$18,278	\$20,673	\$23,039
<b>2018 Population 25+ by Educational Attainment</b>			
Total	2,143	11,843	20,044
High School Graduate	29.6%	29.4%	29.5%
GED/Alternative Credential	11.8%	11.3%	10.0%
Some College, No Degree	17.5%	16.8%	18.2%
Associate Degree	5.9%	6.3%	7.6%
Bachelor's Degree	13.0%	13.2%	13.3%
Graduate/Professional Degree	4.7%	4.2%	5.1%
<b>Data for all businesses in area</b>			
Total Businesses:	408	915	1,093
Total Employees:	4,532	9,818	11,318
Total Residential Population:	3,399	18,130	30,330
Employee/Residential Population Ratio:	1.33:1	0.54:1	0.37:1
2018 Total Daytime Population	5,976	20,790	28,715
Workers	3,789	10,183	11,396
Residents	2,187	10,607	17,319