

FOR LEASE

Former Rite Aid - Valley Falls Rd, Spartanburg, SC

8951 Valley Falls Rd | Spartanburg, SC



Overview

BUILDING SIZE	10,004 SF
LEASE END DATE	3/2/2021

RATE Contact Broker



Description

Former Rite Aid building for sublease located in Spartanburg at a lighted intersection with Boiling Springs Rd

Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$61,460	\$55,301	\$51,834
Average HH Income	\$81,849	\$71,121	\$66,688
Households	2,568	11,928	22,714
Current Population	6,641	31,732	62,106

Year: 2019 | Source: ESRI

Contact

SCOTT TIERNAN

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BRICE POLITO

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Traffic Counts

Boiling Springs Rd	30,500 VPD
Old Furnace Rd	11,700 VPD

Year: 2018 | Source: SCDOT

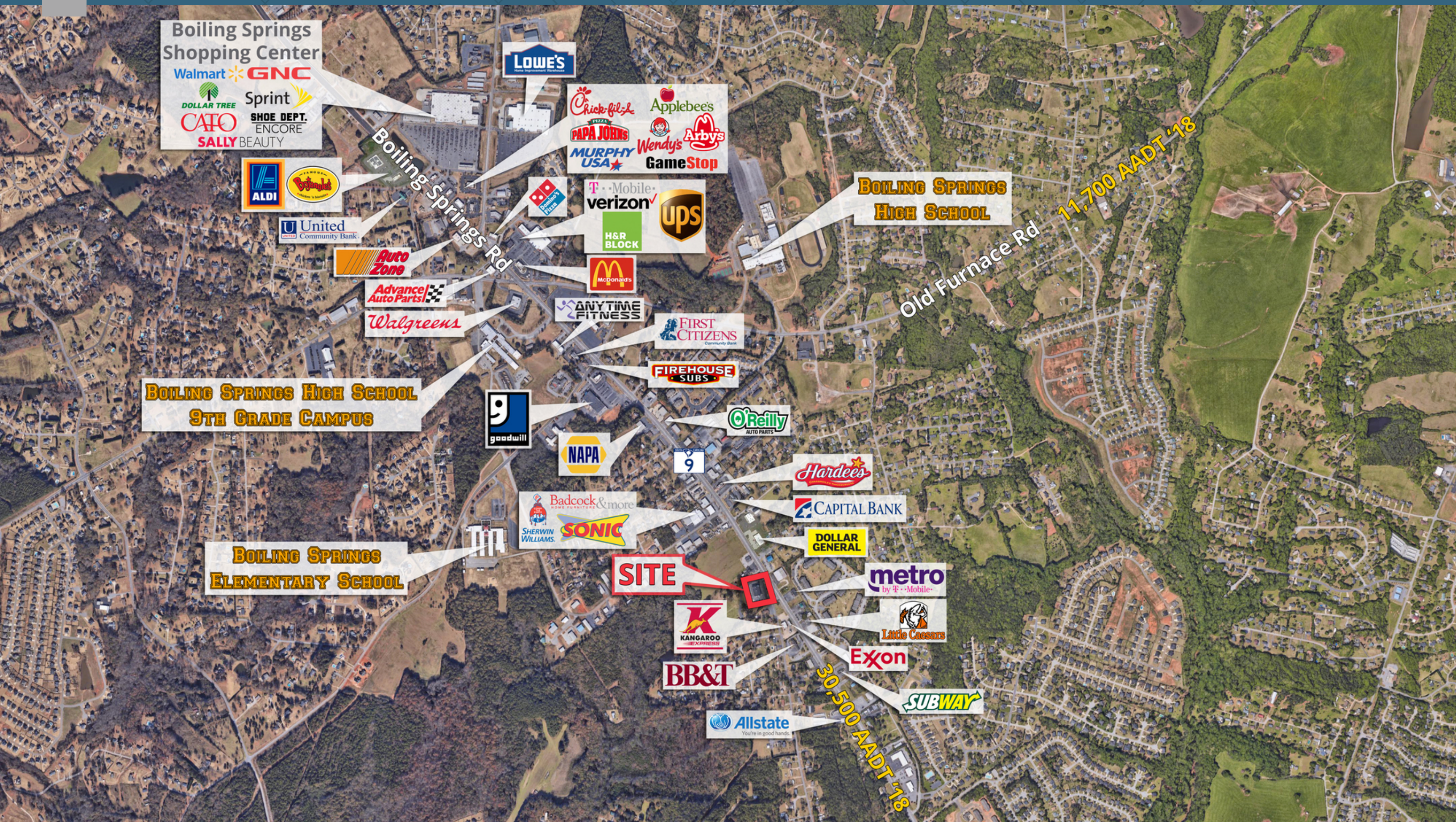
SRS REAL ESTATE PARTNERS | 3445 Peachtree Road NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

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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	1 mile	3 miles	5 miles
Population			
2019 Population	6,641	31,732	62,106
2000 Population	2,449	18,178	43,309
2010 Population	5,188	26,870	54,411
2024 Population	7,367	34,056	66,056
2000-2010 Annual Rate	7.80%	3.99%	2.31%
2010-2018 Population: Annual Growth Rate	2.71%	1.81%	1.44%
2018-2023 Population: Annual Growth Rate	2.10%	1.42%	1.24%
2019 Median Age	36.3	34.6	35.9
Households			
2000 Households	979	6,757	16,008
2010 Households	2,031	10,137	19,971
2019 Total Households	2,568	11,928	22,714
2024 Total Households	2,847	12,802	24,159
2000-2010 Annual Rate	7.57%	4.14%	2.24%
2010-2018 Households: Annual Growth Rate	2.57%	1.77%	1.40%
2018-2023 Households: Annual Growth Rate	2.08%	1.42%	1.24%
2019 Average Household Size	2.59	2.58	2.63
Housing Units			
2019 Total Housing Units	2,738	12,785	24,889
2019 Owner Occupied Housing Units	1,716	8,204	15,017
2019 Renter Occupied Housing Units	853	3,724	7,697
2019 Vacant Housing Units	170	857	2,175
Race and Ethnicity			
2019 White Alone	77.5%	76.7%	70.5%
2019 Black Alone	12.0%	13.9%	17.6%
2019 American Indian/Alaska Native Alone	0.4%	0.3%	0.4%
2019 Asian Alone	5.6%	3.8%	3.4%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Hispanic Origin (Any Race)	5.3%	6.4%	9.9%
Income			
2019 Median Household Income	\$61,460	\$55,301	\$51,834
2019 Average Household Income	\$81,849	\$71,121	\$66,688
Per Capita Income	\$31,408	\$26,762	\$24,745
2019 Population 25+ by Educational Attainment			
Total	4,459	20,166	40,765
High School Graduate	20.7%	24.2%	25.6%
GED/Alternative Credential	3.5%	3.4%	5.1%
Some College, No Degree	15.3%	21.1%	20.2%
Associate Degree	14.4%	13.0%	12.2%
Bachelor's Degree	23.7%	18.9%	14.8%
Graduate/Professional Degree	13.9%	9.3%	7.4%
Data for all businesses in area			
Total Businesses:	214	738	1,862
Total Employees:	1,709	6,856	27,272
Total Residential Population:	6,641	31,732	62,106
Employee/Residential Population Ratio:	0.26:1	0.22:1	0.44:1
2019 Total Daytime Population	5,109	22,886	57,635
Workers	1,592	6,459	24,522
Residents	3,517	16,427	33,113