

FOR SUBLEASE

# Former Rite Aid - State Park Rd, Travelers Rest

6414 State Park Rd | Travelers Rest, SC



## Overview

<b>BUILDING SIZE</b>	13,820 SF
<b>LEASE END DATE</b>	4/30/2025
<b>RATE</b>	\$6.00 SF/yr (MG)



## Description

- Former Rite Aid building
- Located at busy lighted intersection, 5 miles outside of Greenville
- In the main big box trade area of the municipality with notable tenants such as Walmart and Tractor Supply Co.
- Just outside of Paris Mountain State Park
- All offers are subject to approval by Walgreens Real Estate Committee

## Demographics

	3 MILES	5 MILES	10 MILES
Median HH Income	\$54,943	\$47,183	\$44,098
Average HH Income	\$75,810	\$64,055	\$61,422
Households	5,475	16,103	94,664
Current Population	16,554	42,692	237,899

Year: 2017 | Source: ESRI

## Contact

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## Traffic Counts

State Park Rd	6,300 VPD
US-25	22,800 VPD

Year: 2017 | 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.

**SRSRE.COM**



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276

S Main Street 15,900 AADT '17

State Park Rd

22,800 AADT '17

6,300 AADT '17

**SITE**

ANYTIME FITNESS

**TD Bank**  
America's Most Convenient Bank®

**TACO BELL** **KFC**

SHERWIN WILLIAMS

BURGER KING

Great Clips  
verizon

FAMOUS Bobjangles

ZAXBY'S

DOLLAR TREE  
GameStop

CVS pharmacy

MURPHY USA

Walmart Supercenter

DOLLAR TREE

McDonald's

25

Arby's

UNITED STATES POSTAL SERVICE

TSC TRACTOR SUPPLY CO

Walgreens

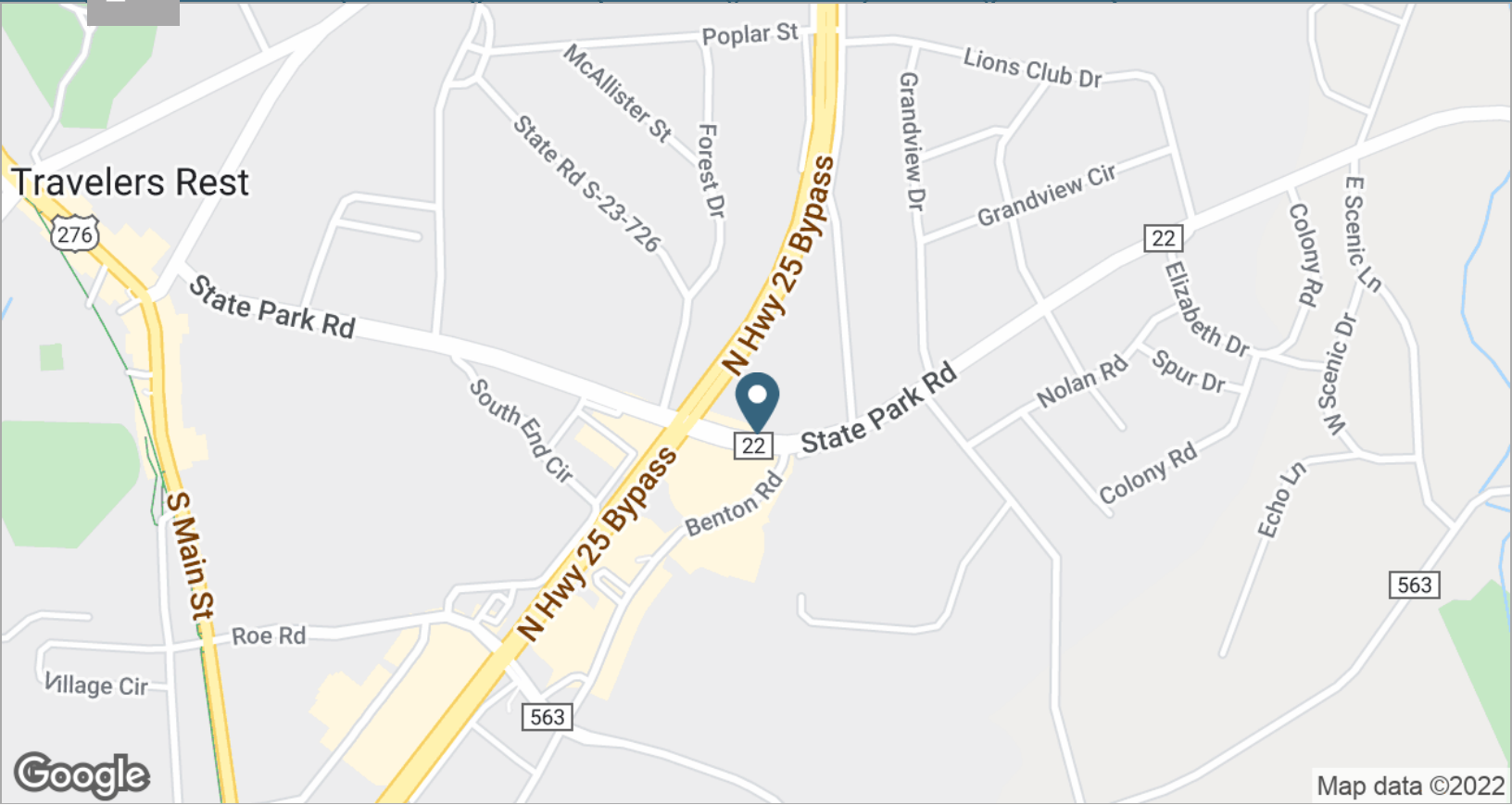
United Community Bank

AutoZone



# Former Rite Aid - State Park Rd, Travelers Rest

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	3 miles	5 miles	10 miles
<b>Population</b>			
2017 Population	16,554	42,692	237,899
2000 Population	13,042	34,605	203,415
2010 Population	14,885	38,838	218,302
2022 Population	17,809	45,725	253,343
2000-2010 Annual Rate	1.33%	1.16%	0.71%
2010-2016 Annual Rate	1.48%	1.31%	1.19%
2016-2021 Annual Rate	1.47%	1.38%	1.27%
2017 Median Age	34.2	38.1	37.9
<b>Households</b>			
2000 Households	4,084	12,819	81,725
2010 Households	4,832	14,583	86,758
2017 Total Households	5,475	16,103	94,664
2022 Total Households	5,952	17,290	100,962
2000-2010 Annual Rate	1.70%	1.30%	0.60%
2010-2016 Annual Rate	1.74%	1.38%	1.21%
2016-2021 Annual Rate	1.68%	1.43%	1.30%
2017 Average Household Size	2.59	2.50	2.41
<b>Housing Units</b>			
2017 Total Housing Units	6,026	17,652	105,039
2017 Owner Occupied Housing Units	4,193	11,713	58,646
2017 Renter Occupied Housing Units	1,282	4,390	36,018
2017 Vacant Housing Units	551	1,549	10,375
<b>Race and Ethnicity</b>			
2017 White Alone	87.6%	83.8%	73.8%
2017 Black Alone	7.5%	8.9%	16.3%
2017 American Indian/Alaska Native Alone	0.2%	0.4%	0.4%
2017 Asian Alone	1.2%	1.2%	1.6%
2017 Pacific Islander Alone	0.0%	0.0%	0.1%
2017 Hispanic Origin (Any Race)	4.1%	7.4%	10.5%
<b>Income</b>			
2017 Median Household Income	\$54,943	\$47,183	\$44,098
2017 Average Household Income	\$75,810	\$64,055	\$61,422
Per Capita Income	\$29,079	\$25,711	\$25,198
<b>2017 Population 25+ by Educational Attainment</b>			
Total	9,823	28,284	161,748
High School Graduate	20.6%	22.7%	22.1%
GED/Alternative Credential	4.7%	4.3%	4.7%
Some College, No Degree	22.4%	21.8%	20.3%
Associate Degree	7.9%	9.7%	8.7%
Bachelor's Degree	19.9%	17.2%	18.4%
Graduate/Professional Degree	14.4%	11.1%	10.0%
<b>Data for all businesses in area</b>			
Total Businesses:	472	844	9,510
Total Employees:	5,226	8,643	113,752
Total Residential Population:	16,554	42,692	237,899
Employee/Residential Population Ratio:	0.32:1	0.2:1	0.48:1
2017 Total Daytime Population	14,596	32,317	249,710
Workers	5,767	9,275	122,456
Residents	8,829	23,042	127,254