

FOR SUBLEASE

Former Rite Aid - Eatonton Rd, Madison, GA

1770 Eatonton Rd | Madison, GA



Overview

BUILDING SIZE	13,813 SF
LEASE END DATE	12/31/2024
RATE	\$7.00 SF/yr (MG)

Description

- Former Rite Aid building
- Located near high traffic Chick-Fil-A, Walmart and I-20
- All offers are subject to approval by Walgreens Real Estate Committee



Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$55,539	\$54,491	\$54,491
Average HH Income	\$82,326	\$83,919	\$81,298
Households	185	2,002	2,854
Daytime Population	3,949	10,608	12,524

Year: 2017 | Source: Esri

Contact

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Traffic Counts

Eatonton Rd	21000 VPD
Lions Club Rd	9900 VPD
I-20	35,000 VPD

Year: 2017 | Source: GDOT

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Beacon Heights

- DOLLAR TREE
- HIBBETT SPORTS
- Edward Jones
- GOODY'S
- enterprise

SITE

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	1 mile	3 miles	5 miles
Population			
2018 Population	499	5,116	7,521
2000 Population	359	4,346	6,423
2010 Population	485	4,985	7,314
2023 Population	511	5,254	7,731
2000-2010 Annual Rate	3.05%	1.38%	1.31%
2010-2018 Population: Annual Growth Rate	0.35%	0.31%	0.34%
2018-2023 Population: Annual Growth Rate	0.48%	0.53%	0.55%
2018 Median Age	37.7	40.5	40.9
Households			
2000 Households	140	1,673	2,375
2010 Households	181	1,945	2,767
2018 Total Households	185	2,002	2,854
2023 Total Households	189	2,061	2,940
2000-2010 Annual Rate	2.60%	1.52%	1.54%
2010-2018 Households: Annual Growth Rate	0.27%	0.35%	0.38%
2018-2023 Households: Annual Growth Rate	0.43%	0.58%	0.60%
2018 Average Household Size	2.62	2.51	2.59
Housing Units			
2018 Total Housing Units	199	2,263	3,198
2018 Owner Occupied Housing Units	112	1,329	1,942
2018 Renter Occupied Housing Units	73	672	911
2018 Vacant Housing Units	14	261	344
Race and Ethnicity			
2018 White Alone	66.9%	62.1%	62.7%
2018 Black Alone	24.0%	31.7%	31.4%
2018 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2018 Asian Alone	2.8%	1.7%	1.5%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Hispanic Origin (Any Race)	5.6%	3.9%	3.8%
Income			
2018 Median Household Income	\$55,539	\$54,491	\$53,284
2018 Average Household Income	\$82,326	\$83,919	\$81,298
Per Capita Income	\$30,584	\$32,152	\$30,977
2018 Population 25+ by Educational Attainment			
Total	331	3,507	5,182
High School Graduate	17.5%	23.5%	25.6%
GED/Alternative Credential	3.0%	3.1%	3.3%
Some College, No Degree	25.7%	19.7%	19.3%
Associate Degree	9.4%	9.1%	8.5%
Bachelor's Degree	16.9%	15.7%	15.5%
Graduate/Professional Degree	5.4%	10.6%	10.5%
Data for all businesses in area			
Total Businesses:	157	490	556
Total Employees:	1,684	4,970	5,540
Total Residential Population:	499	5,116	7,521
Employee/Residential Population Ratio:	3.37:1	0.97:1	0.74:1
2018 Total Daytime Population	3,949	10,608	12,524
Workers	3,697	7,986	8,592
Residents	252	2,622	3,932