



FOR SUBLEASE

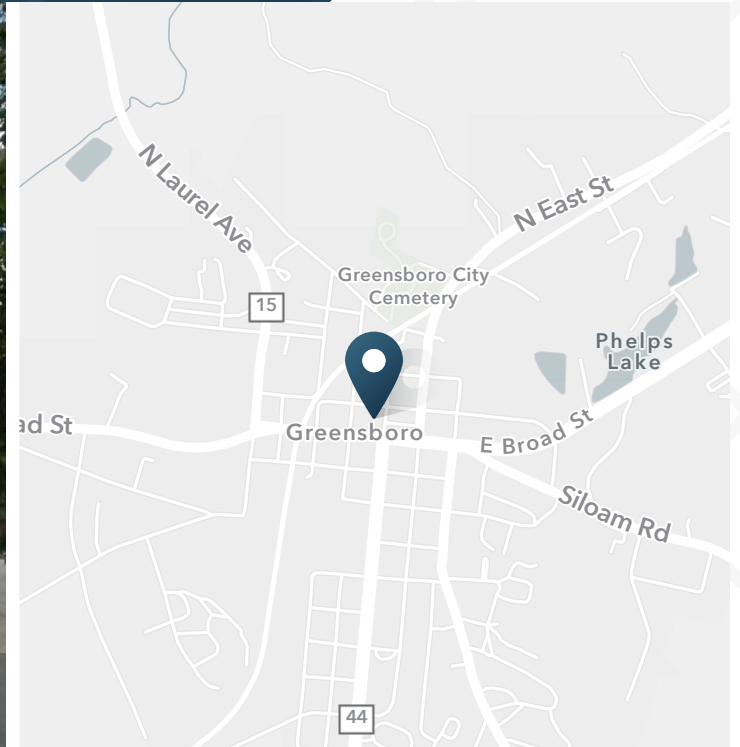
Former Rite Aid

202 N Main Street | Greensboro, GA 30642



Former Rite Aid

202 N Main Street | Greensboro, GA 30642



6,400 SF
Available

4/30/2025
Lease Expiration

\$8 PSF
Asking Price

DESCRIPTION

- 6,400 SF available in the center of Greensboro
- All offers are subject to approval by Walgreens Real Estate Committee.

NEARBY RETAILERS



DEMOGRAPHICS

	Mile 1	Mile 3	Mile 5
Total Households	1,276	1,854	2,567
Population	3,423	4,726	6,588
Daytime Population	3,342	5,154	6,600
Avg Household Income	\$45,284	\$45,810	\$51,261

Year: 2022 | Source: ESRI

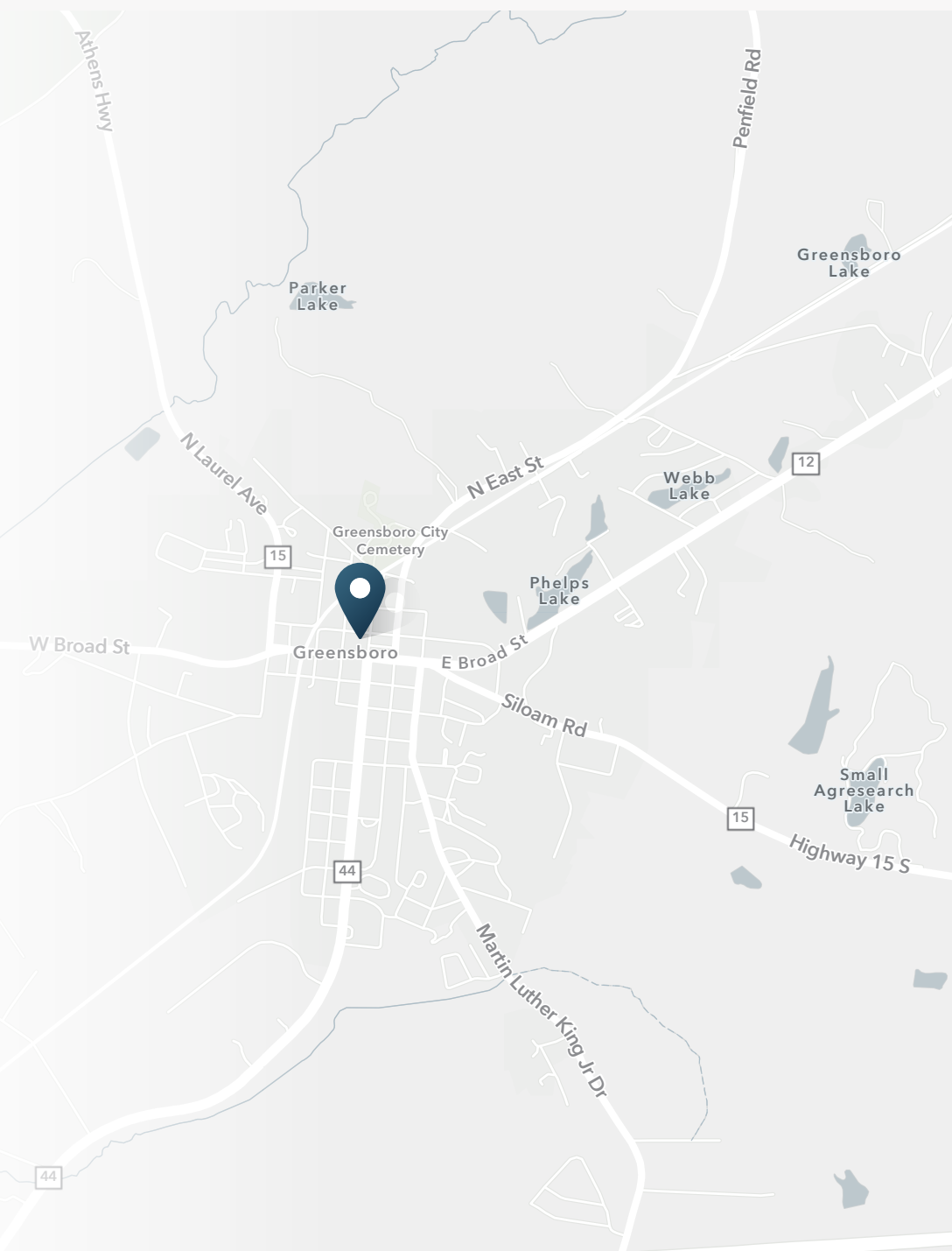
TRAFFIC COUNTS

W Broad St	12,808 VPD
N Main St	10,400 VPD

Year: 2019 | Source: GDOT

DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2021 Estimated Population	3,423	4,726	6,588
2026 Projected Population	3,689	5,097	7,095
Projected Annual Growth Rate 2021 to 2026	1.51%	1.52%	1.49%
Daytime Population			
2021 Daytime Population	3,342	5,164	6,600
Workers	1,287	2,295	2,646
Residents	2,055	2,869	3,954
Income			
2021 Est. Average Household Income	\$45,284	\$45,810	\$51,263
2021 Est. Median Household Income	\$33,087	\$35,216	\$38,027
Households & Growth			
2021 Estimated Households	1,276	1,854	2,567
2026 Estimated Households	1,382	2,009	2,776
Projected Annual Growth Rate 2021 to 2026	1.61%	1.62%	1.58%
Race & Ethnicity			
2021 Est. White	30%	30%	33%
2021 Est. Black or African American	55%	56%	54%
2021 Est. Asian or Pacific Islander	1%	1%	1%
2021 Est. American Indian or Native Alaskan	0%	0%	0%
2021 Est. Other Races	12%	11%	10%
2021 Est. Hispanic	16%	15%	14%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





10,400 AADT '19

12,000 AADT '19

N Spring St

N West St

N Main St

N East St

E North St

E Greene St

W Broad St





SRS Real Estate Partners
3445 Peachtree Rd NE, Suit 950
Atlanta, GA 30326
404.231.2232

Stewart preston

678.259.9569

stewart.preston@srsre.com

GA License: 420929

Jon Spadafino

212.710.5257

jon.spadafino@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.