

FOR SUBLEASE

Former Rite Aid - Main St, Newberry, SC

2723 Main St | Newberry, SC



Overview

BUILDING SIZE	13,813 SF
LEASE END DATE	2/29/2024
RATE	\$9.00 SF/yr (MG)

Description

Former Rite Aid building

Located at lighted intersection across from Walmart in Newberry, SC

All offers are subject to approval by Walgreens Real Estate Committee



Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$35,685	\$31,292	\$32,307
Average HH Income	\$51,382	\$45,472	\$46,325
Households	1,206	5,507	6,768
Current Population	2,899	14,553	18,120

Year: 2019 | Source: ESRI

Contact

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Traffic Counts

Wilson Rd/Hwy 76	17,800 VPD
Main St	9,800 VPD
Winnsboro Rd	8,400 VPD

Year: 2018 | Source: SCDOT

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

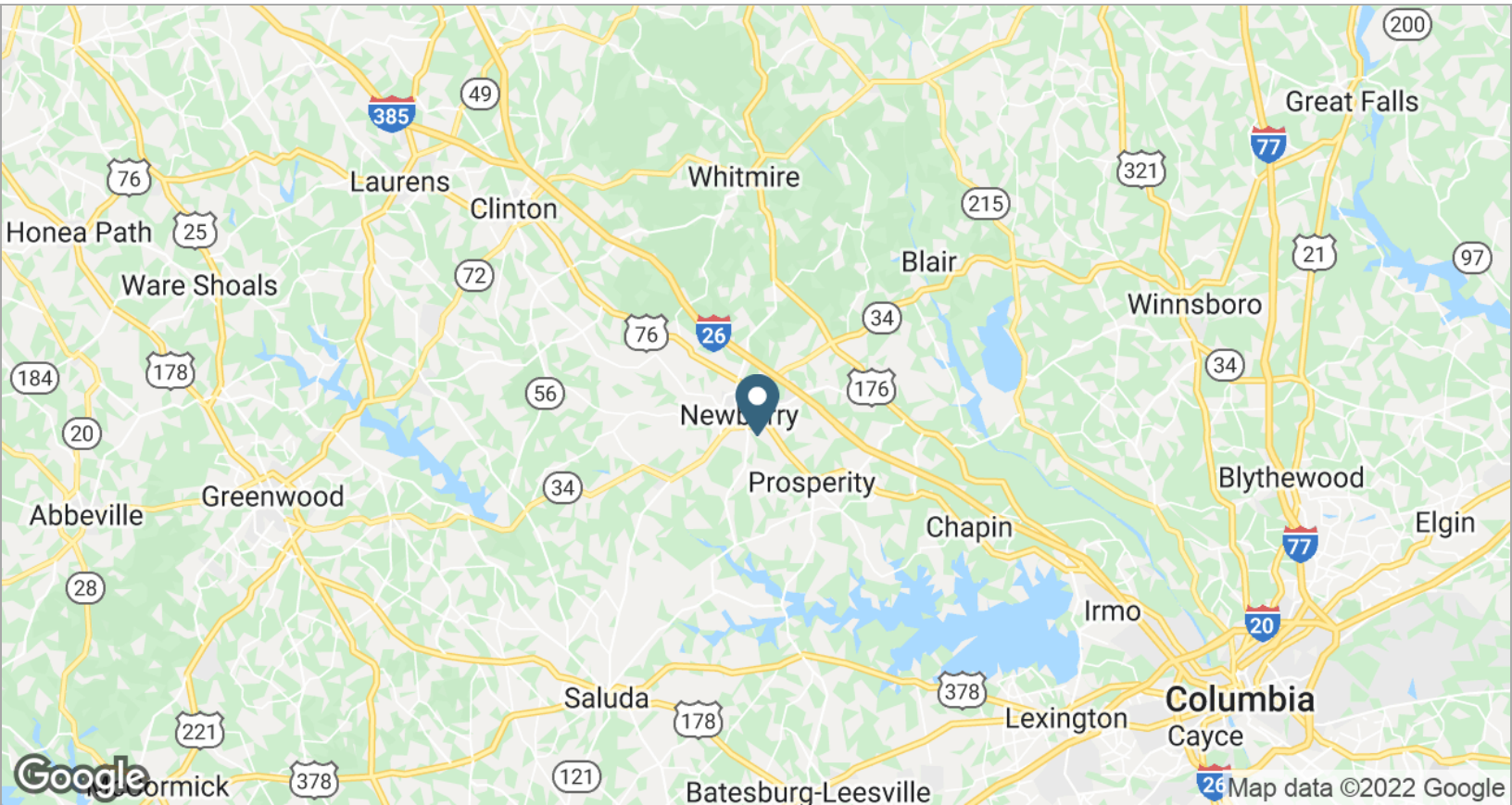
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	1 mile	3 miles	5 miles
Population			
2019 Population	2,899	14,553	18,120
2000 Population	2,857	13,768	16,924
2010 Population	2,839	14,006	17,399
2024 Population	2,927	14,803	18,451
2000-2010 Annual Rate	-0.06%	0.17%	0.28%
2010-2018 Population: Annual Growth Rate	0.23%	0.42%	0.44%
2018-2023 Population: Annual Growth Rate	0.19%	0.34%	0.36%
2019 Median Age	43.6	35.8	36.5
Households			
2000 Households	1,126	5,192	6,295
2010 Households	1,173	5,285	6,482
2019 Total Households	1,206	5,507	6,768
2024 Total Households	1,222	5,616	6,906
2000-2010 Annual Rate	0.41%	0.18%	0.29%
2010-2018 Households: Annual Growth Rate	0.30%	0.45%	0.47%
2018-2023 Households: Annual Growth Rate	0.26%	0.39%	0.40%
2019 Average Household Size	2.27	2.44	2.51
Housing Units			
2019 Total Housing Units	1,384	6,228	7,647
2019 Owner Occupied Housing Units	733	3,066	4,029
2019 Renter Occupied Housing Units	473	2,441	2,739
2019 Vacant Housing Units	178	721	879
Race and Ethnicity			
2019 White Alone	61.1%	47.9%	49.9%
2019 Black Alone	28.0%	40.1%	38.4%
2019 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2019 Asian Alone	0.8%	0.5%	0.4%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Hispanic Origin (Any Race)	10.0%	11.5%	11.7%
Income			
2019 Median Household Income	\$35,685	\$31,292	\$32,307
2019 Average Household Income	\$51,382	\$45,472	\$46,325
Per Capita Income	\$21,273	\$17,290	\$17,632
2019 Population 25+ by Educational Attainment			
Total	2,083	9,400	11,840
High School Graduate	34.2%	35.4%	34.9%
GED/Alternative Credential	3.4%	5.3%	5.6%
Some College, No Degree	13.9%	14.7%	15.7%
Associate Degree	8.1%	7.1%	7.6%
Bachelor's Degree	16.1%	11.3%	11.1%
Graduate/Professional Degree	6.4%	6.0%	5.4%
Data for all businesses in area			
Total Businesses:	276	734	808
Total Employees:	3,304	10,325	11,428
Total Residential Population:	2,899	14,553	18,120
Employee/Residential Population Ratio:	1.14:1	0.71:1	0.63:1
2019 Total Daytime Population	5,868	20,213	23,772
Workers	4,164	11,892	13,542
Residents	1,704	8,321	10,230