

FOR SUBLEASE

Former Rite Aid - Powder Springs, GA

4481 Hiram Lithia Springs Rd | Powder Springs, GA



Overview

BUILDING SIZE	8,640 SF
LEASE END DATE	7/31/2024
RATE	\$8 PSF



Description

- Former Rite Aid for lease located at the intersection of Hiram Lithia Springs Rd and Brownsville Rd.
- All offers are subject to approval by Walgreens Real Estate Committee.

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Population	3,942	34,386	93,591
Households	1,383	11,697	32,573
Median HH Income	\$76,185	\$69,388	\$64,119
Daytime Population	405	5,516	20,723

Year: 2021 | Source: Esri

Contact

STEWART PRESTON

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Traffic Counts

Brownsville Rd	15,230 VPD
Hiram Lithia Springs Rd	7,230 VPD

Year: 2020 | Source: CoStar

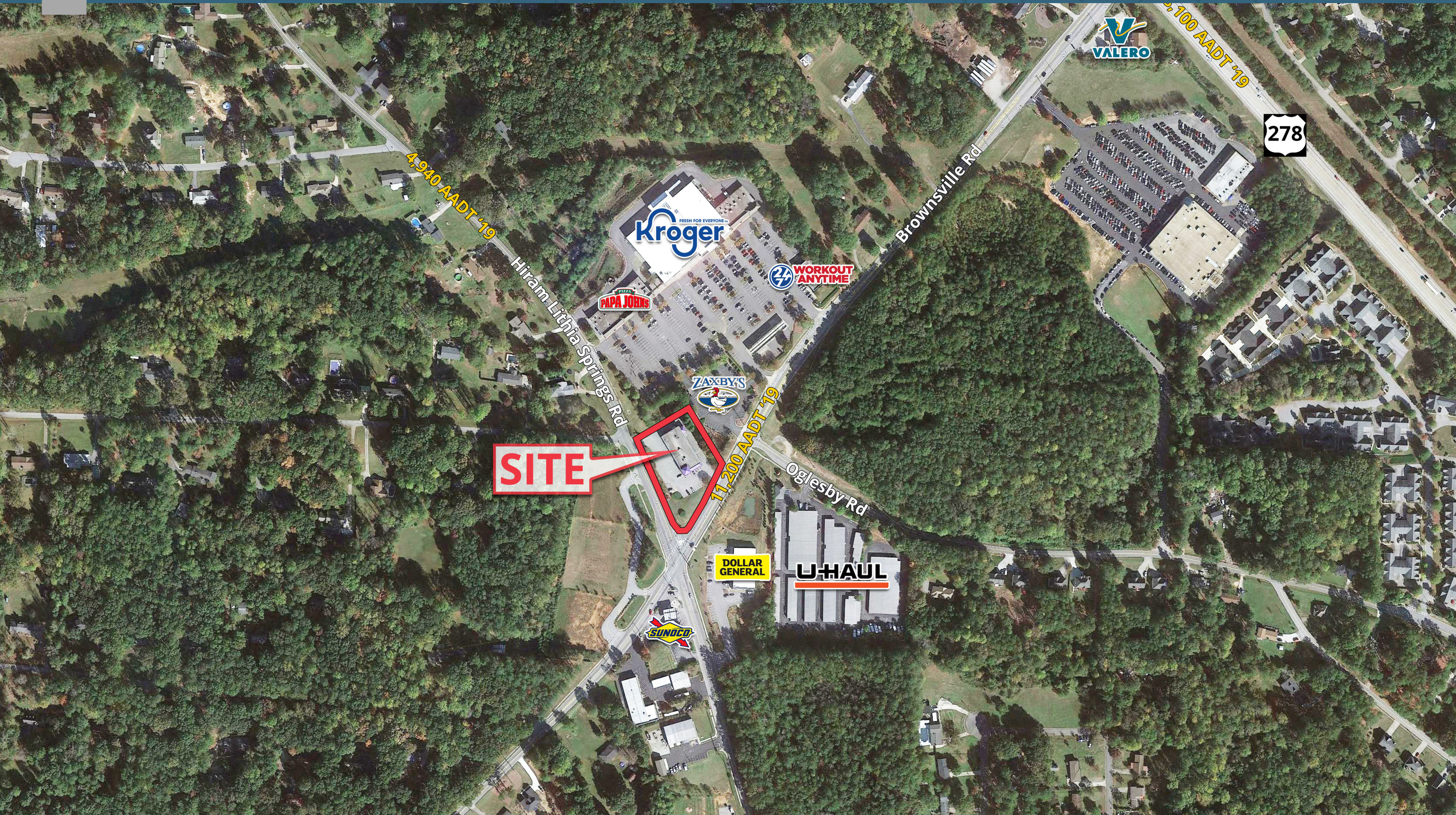
SRS REAL ESTATE PARTNERS | 3445 Peachtree Road NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

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	1 mile	3 miles	5 miles
Population			
2021 Population	3,942	34,386	93,591
2000 Population	2,544	24,098	66,491
2010 Population	3,589	31,448	83,629
2026 Population	4,151	35,868	98,497
2000-2010 Annual Rate	3.50%	2.70%	2.32%
2010-2020 Population: Annual Growth Rate	0.84%	0.80%	1.01%
2021-2026 Population: Annual Growth Rate	1.04%	0.85%	1.03%
2021 Median Age	37.3	38.0	37.3
Households			
2000 Households	887	8,129	23,155
2010 Households	1,266	10,726	29,150
2021 Total Households	1,383	11,697	32,573
2026 Total Households	1,454	12,188	34,265
2000-2010 Annual Rate	3.62%	2.81%	2.33%
2010-2020 Households: Annual Growth Rate	0.79%	0.77%	0.99%
2021-2026 Households: Annual Growth Rate	1.01%	0.83%	1.02%
2021 Average Household Size	2.85	2.93	2.86
Housing Units			
2021 Total Housing Units	1,508	12,792	35,579
2021 Owner Occupied Housing Units	1,246	9,843	25,409
2021 Renter Occupied Housing Units	137	1,855	7,164
2021 Vacant Housing Units	125	1,095	3,006
Race and Ethnicity			
2021 White Alone	37.1%	39.8%	40.5%
2021 Black Alone	53.8%	51.0%	48.8%
2021 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2021 Asian Alone	1.8%	1.7%	1.8%
2021 Pacific Islander Alone	0.0%	0.0%	0.1%
2021 Hispanic Origin (Any Race)	7.9%	8.6%	11.3%
Income			
2021 Median Household Income	\$76,185	\$69,388	\$64,119
2021 Average Household Income	\$98,169	\$86,567	\$80,504
2021 Per Capita Income	\$32,797	\$29,494	\$27,812
2021 Population 25+ by Educational Attainment			
Total	2,709	23,775	63,629
High School Graduate	21.5%	22.9%	24.5%
GED/Alternative Credential	4.9%	3.9%	3.9%
Some College, No Degree	23.7%	22.0%	21.9%
Associate Degree	8.2%	8.9%	9.0%
Bachelor's Degree	23.8%	22.1%	20.1%
Graduate/Professional Degree	10.0%	11.0%	10.4%
Data for all businesses in area			
Total Businesses:	72	715	2,413
Total Employees:	405	5,516	20,723
Total Residential Population:	3,942	34,386	93,591
Employee/Residential Population Ratio:	0:1	0:1	0:1
2021 Total Daytime Population	2,881	26,976	78,927
Workers	1,145	10,327	32,446
Residents	1,736	16,649	46,481