

FOR LEASE

Former Rite Aid - Forest Parkway, Forest Park, GA

833 Forest Pkwy | Forest Park, GA



Overview

AVAILABLE SF	11,291 SF
LEASE END DATE	1/9/2023
RATE	\$10.00 SF/yr (MG)



Description

Former Rite Aid building

Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$35,277	\$36,009	\$38,726
Average HH Income	\$44,902	\$46,714	\$49,675
Households	3,628	16,825	53,514
Current Population	10,238	51,239	151,630

Year: 2018 | Source: ESRI

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Traffic Counts

Forest Parkway	19,000 VPD
Jonesboro Rd	25,600 VPD

Year: 2016 | Source: GDOT

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.

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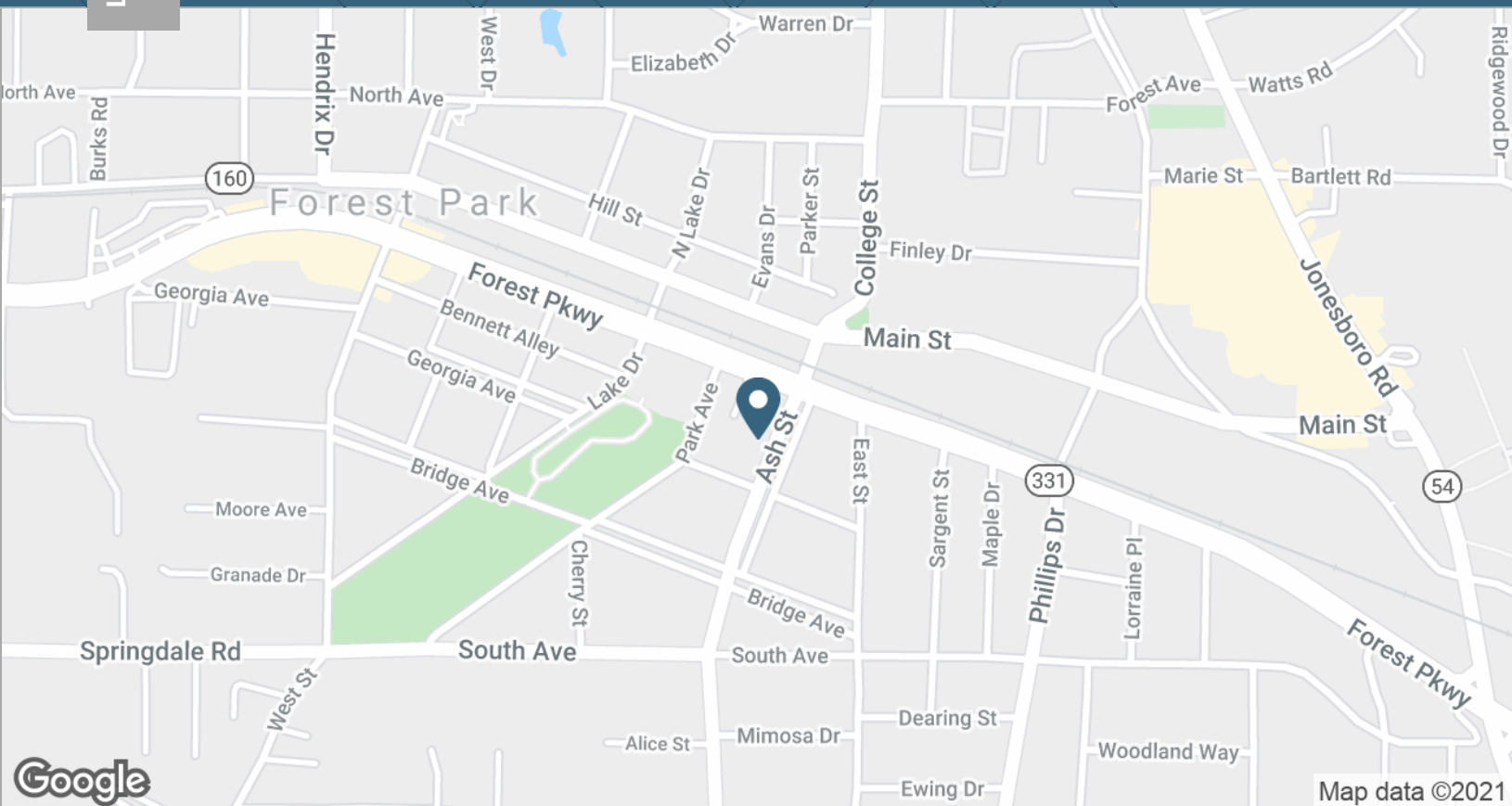
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	1 mile	3 miles	5 miles
Population			
2018 Population	10,238	51,239	151,630
2000 Population	10,785	52,289	147,499
2010 Population	9,508	47,590	141,828
2023 Population	10,834	54,083	159,992
2000-2010 Annual Rate	-1.25%	-0.94%	-0.39%
2010-2018 Population: Annual Growth Rate	0.90%	0.90%	0.81%
2018-2023 Population: Annual Growth Rate	1.14%	1.09%	1.08%
2018 Median Age	34.4	31.4	31.9
Households			
2000 Households	3,923	17,256	51,220
2010 Households	3,397	15,724	50,204
2018 Total Households	3,628	16,825	53,514
2023 Total Households	3,828	17,744	56,417
2000-2010 Annual Rate	-1.43%	-0.93%	-0.20%
2010-2018 Households: Annual Growth Rate	0.80%	0.82%	0.78%
2018-2023 Households: Annual Growth Rate	1.08%	1.07%	1.06%
2018 Average Household Size	2.77	2.98	2.80
Housing Units			
2018 Total Housing Units	4,346	20,446	62,664
2018 Owner Occupied Housing Units	1,520	7,079	21,773
2018 Renter Occupied Housing Units	2,108	9,745	31,741
2018 Vacant Housing Units	718	3,621	9,150
Race and Ethnicity			
2018 White Alone	26.0%	21.1%	14.2%
2018 Black Alone	43.4%	51.8%	67.0%
2018 American Indian/Alaska Native Alone	0.4%	0.4%	0.3%
2018 Asian Alone	8.7%	8.9%	7.1%
2018 Pacific Islander Alone	0.0%	0.1%	0.0%
2018 Hispanic Origin (Any Race)	31.5%	27.0%	15.8%
Income			
2018 Median Household Income	\$35,277	\$36,009	\$38,726
2018 Average Household Income	\$44,902	\$46,714	\$49,675
Per Capita Income	\$15,675	\$15,905	\$17,931
2018 Population 25+ by Educational Attainment			
Total	6,579	31,030	93,600
High School Graduate	29.8%	26.5%	28.3%
GED/Alternative Credential	7.4%	6.2%	4.7%
Some College, No Degree	17.8%	19.0%	22.5%
Associate Degree	5.2%	7.2%	7.7%
Bachelor's Degree	8.7%	9.5%	11.5%
Graduate/Professional Degree	1.3%	3.5%	5.1%
Data for all businesses in area			
Total Businesses:	486	2,480	6,165
Total Employees:	5,459	52,052	106,927
Total Residential Population:	10,238	51,239	151,630
Employee/Residential Population Ratio:	0.53:1	1.02:1	0.71:1
2018 Total Daytime Population	10,010	81,347	197,454
Workers	4,083	53,420	115,832
Residents	5,927	27,927	81,622