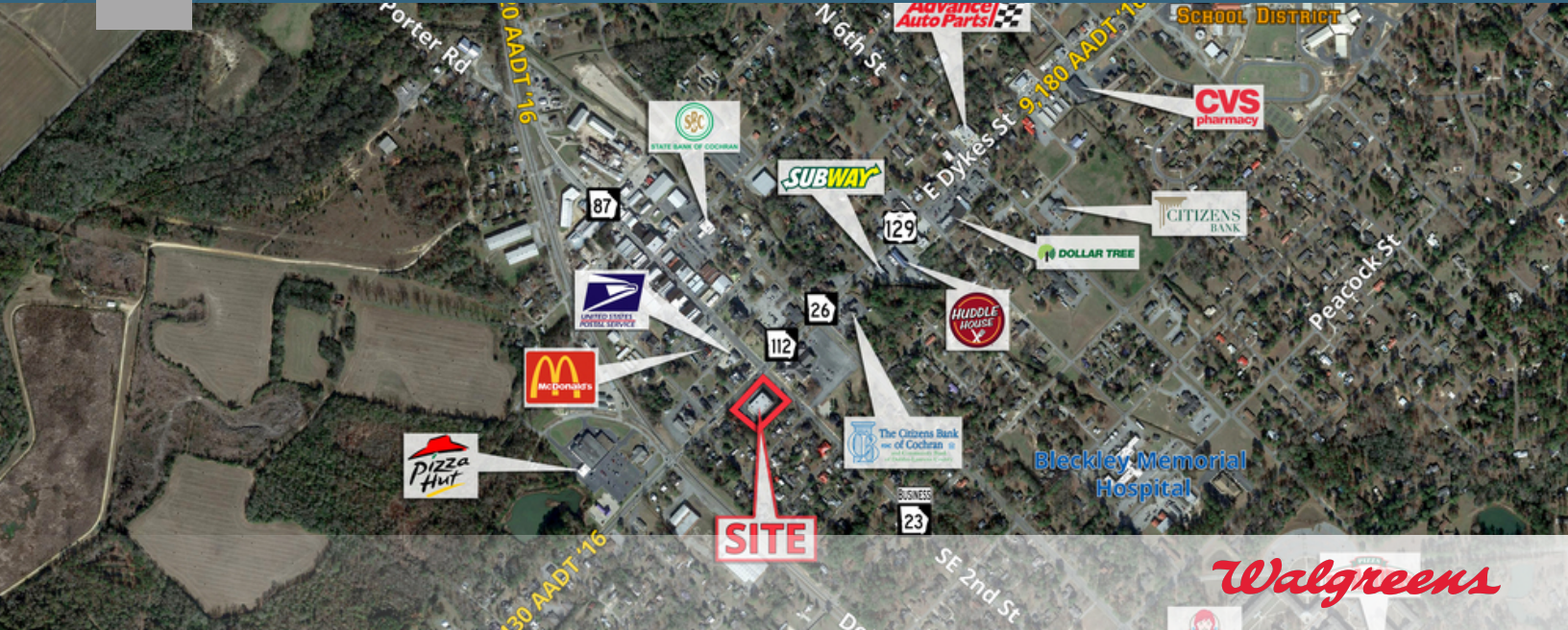


FOR SALE

Former Walgreens - Cochran, GA

102 S 2nd Street | Cochran, GA



Overview

BUILDING SIZE	13,580 SF
LEASE END DATE	Owned
RATE	\$41.00 SF

Description

Former Walgreens building

- Located at lighted intersection
- Less than 1 mile from Middle Georgia State University
- Nearby Bleckley County School District



Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$43,253	\$43,228	\$42,987
Average HH Income	\$59,472	\$59,506	\$59,305
Households	1,260	2,652	3,781
Current Population	4,234	7,981	10,768

Year: 2017 | Source: ESRI

Contact

ADRIENNE CRAWFORD

678.420.1383 | adrienne.crawford@srsre.com

LILY H. HEIMBURGER

404.231.1335 | lily.heimburger@srsre.com

Traffic Counts

E Dykes St	9,180 VPD
2nd St	5,420 VPD
Dohl St	1,610 VPD

Year: 2016 | Source: GDOT

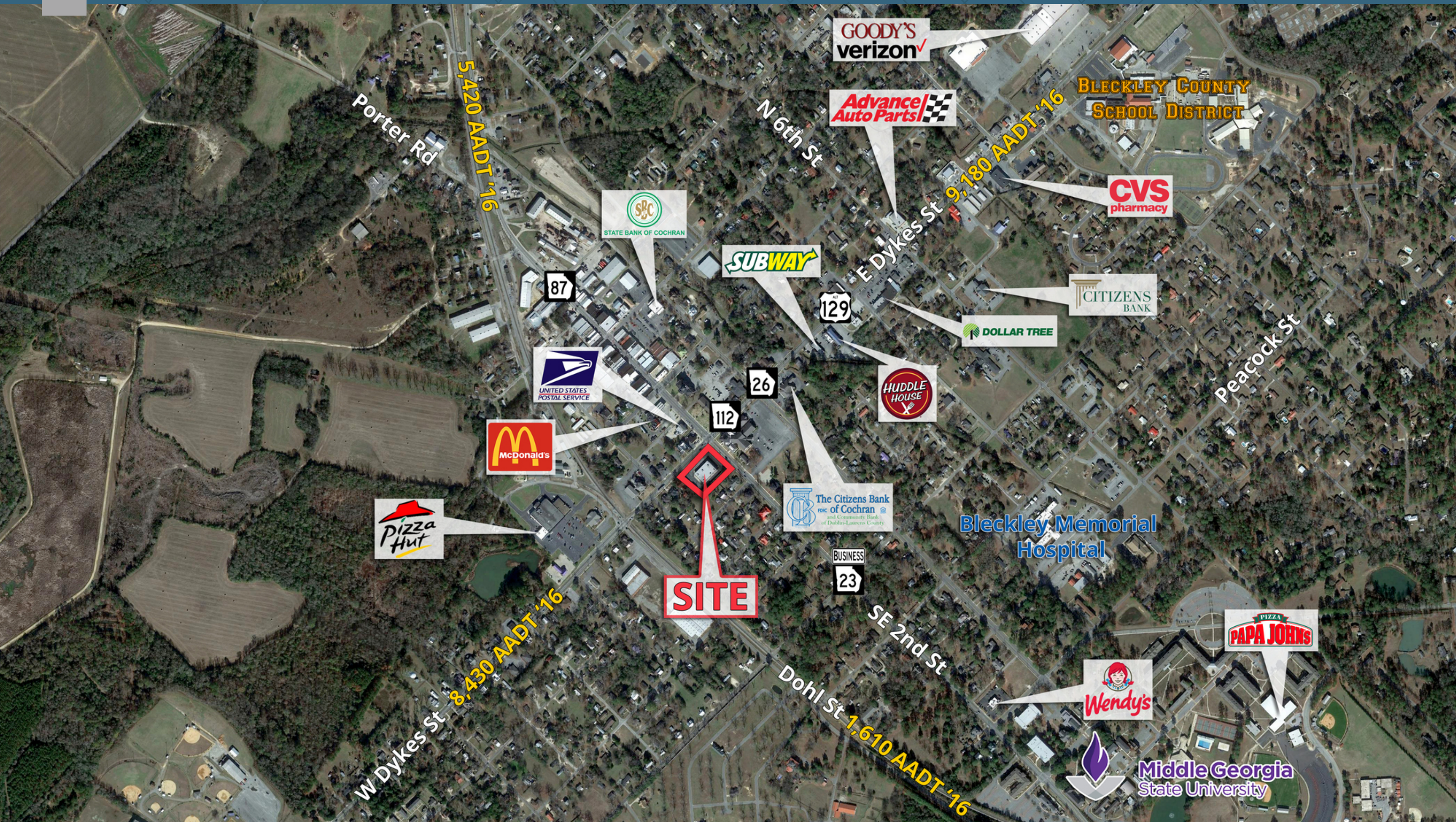
SRS REAL ESTATE PARTNERS | 3445 Peachtree Road NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

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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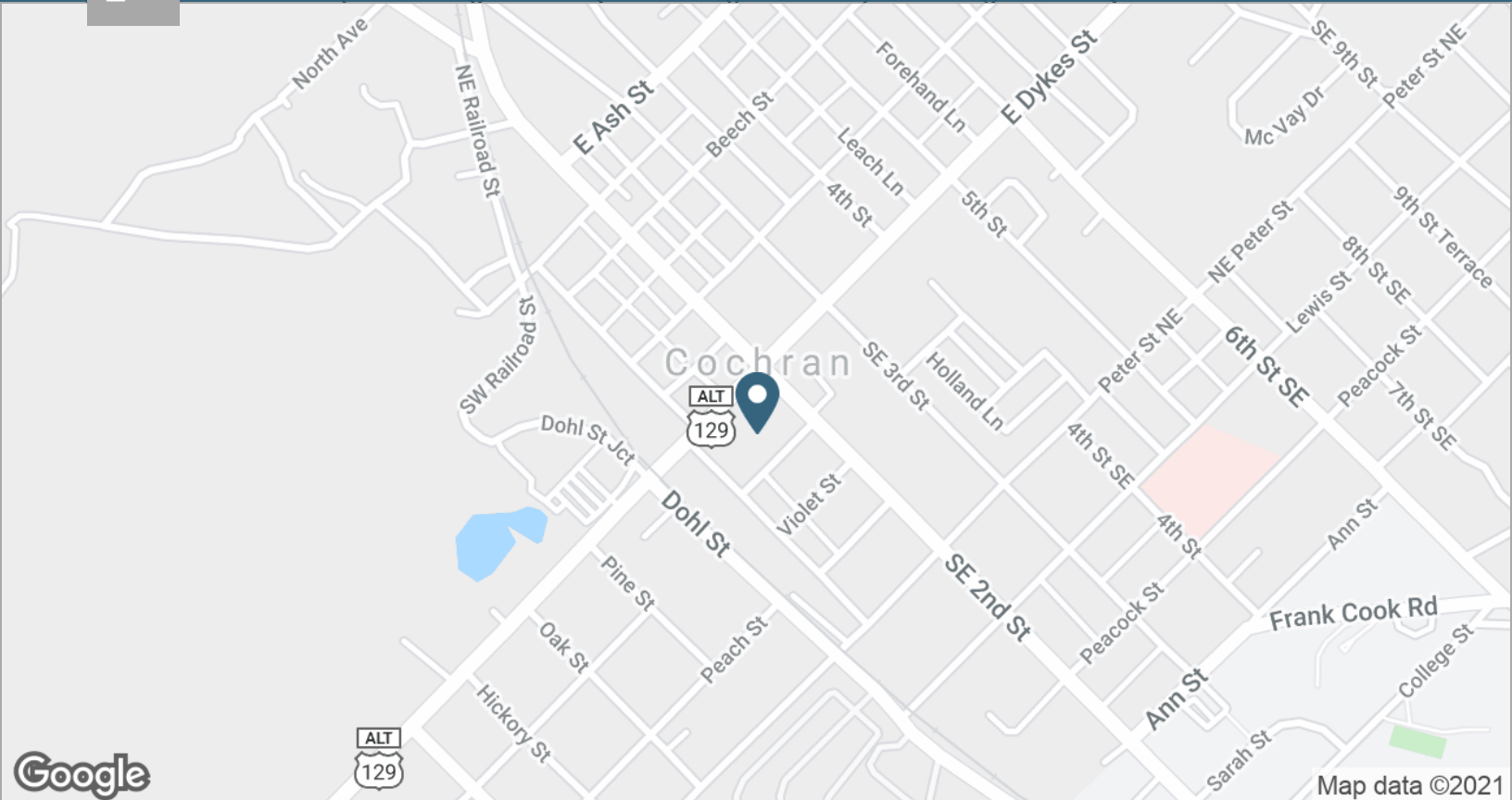
Former Walgreens - Cochran, GA

102 S 2nd Street | Cochran, GA



Former Walgreens - Cochran, GA

102 S 2nd Street | Cochran, GA



Former Walgreens - Cochran, GA

102 S 2nd Street | Cochran, GA



1 mile 3 miles 5 miles

Population

2017 Population	4,234	7,981	10,768
2000 Population	3,746	7,117	9,546
2010 Population	4,317	7,975	10,685
2022 Population	4,233	8,045	10,885
2000-2010 Annual Rate	1.43%	1.14%	1.13%
2010-2016 Annual Rate	-0.27%	0.01%	0.11%
2016-2021 Annual Rate	0.00%	0.16%	0.22%
2017 Median Age	28.0	33.0	35.4

Households

2000 Households	1,315	2,588	3,560
2010 Households	1,300	2,651	3,749
2017 Total Households	1,260	2,652	3,781
2022 Total Households	1,257	2,677	3,827
2000-2010 Annual Rate	-0.11%	0.24%	0.52%
2010-2016 Annual Rate	-0.43%	0.01%	0.12%
2016-2021 Annual Rate	-0.05%	0.19%	0.24%
2017 Average Household Size	2.45	2.48	2.48

Housing Units

2017 Total Housing Units	1,587	3,104	4,357
2017 Owner Occupied Housing Units	743	1,663	2,450
2017 Renter Occupied Housing Units	517	988	1,331
2017 Vacant Housing Units	327	452	576

Race and Ethnicity

2017 White Alone	59.0%	65.0%	69.5%
2017 Black Alone	36.1%	30.8%	26.6%
2017 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2017 Asian Alone	2.3%	1.7%	1.5%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Hispanic Origin (Any Race)	3.3%	3.2%	3.2%

Income

2017 Median Household Income	\$43,253	\$43,228	\$42,987
2017 Average Household Income	\$59,472	\$59,506	\$59,305
Per Capita Income	\$20,589	\$21,521	\$22,012

2017 Population 25+ by Educational Attainment

Total	2,258	4,736	6,695
High School Graduate	33.8%	35.6%	35.7%
GED/Alternative Credential	7.3%	7.5%	8.1%
Some College, No Degree	12.6%	14.6%	15.4%
Associate Degree	5.9%	6.8%	7.1%
Bachelor's Degree	10.9%	10.4%	10.2%
Graduate/Professional Degree	9.7%	7.6%	7.2%

Data for all businesses in area

Total Businesses:	221	296	326
Total Employees:	1,995	2,893	3,116
Total Residential Population:	4,234	7,981	10,768
Employee/Residential Population Ratio:	0.47:1	0.36:1	0.29:1
2017 Total Daytime Population	4,833	8,227	10,068
Workers	1,657	2,650	2,758
Residents	3,176	5,577	7,310