

FOR LEASE

Former Rite Aid - State Park Rd, Travelers Rest

6414 State Park Rd | Travelers Rest, SC



Overview

BUILDING SIZE	13,820 SF
LEASE END DATE	4/19/2025
RATE	\$7.00 SF/yr (MG)

Description

Former Rite Aid building

- Located at busy lighted intersection, 5 miles outside of Greenville
- In the main big box trade area of the municipality with notable tenants such as Walmart and Tractor Supply Co.
- Just outside of Paris Mountain State Park



Demographics

	3 MILES	5 MILES	10 MILES
Median HH Income	\$54,943	\$47,183	\$44,098
Average HH Income	\$75,810	\$64,055	\$61,422
Households	5,475	16,103	94,664
Current Population	16,554	42,692	237,899

Year: 2017 | Source: ESRI

Contact

SCOTT TIERNAN

678.420.1385 | scott.tiernan@srsre.com

BRICE POLITO

404.231.9631 | brice.polito@srsre.com

Traffic Counts

State Park Rd	6,300 VPD
US-25	22,800 VPD

Year: 2017 | Source: SCDOT

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.

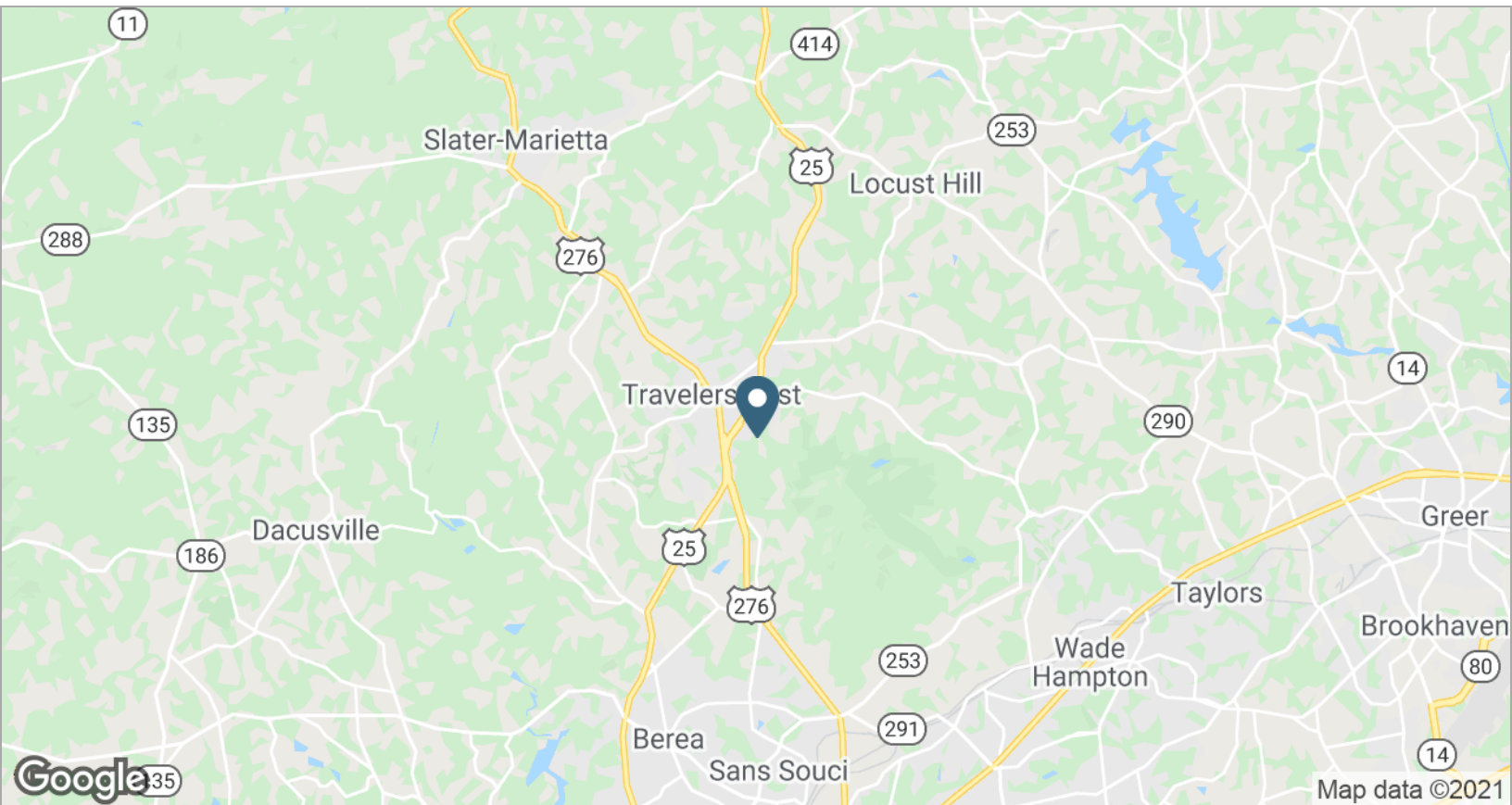
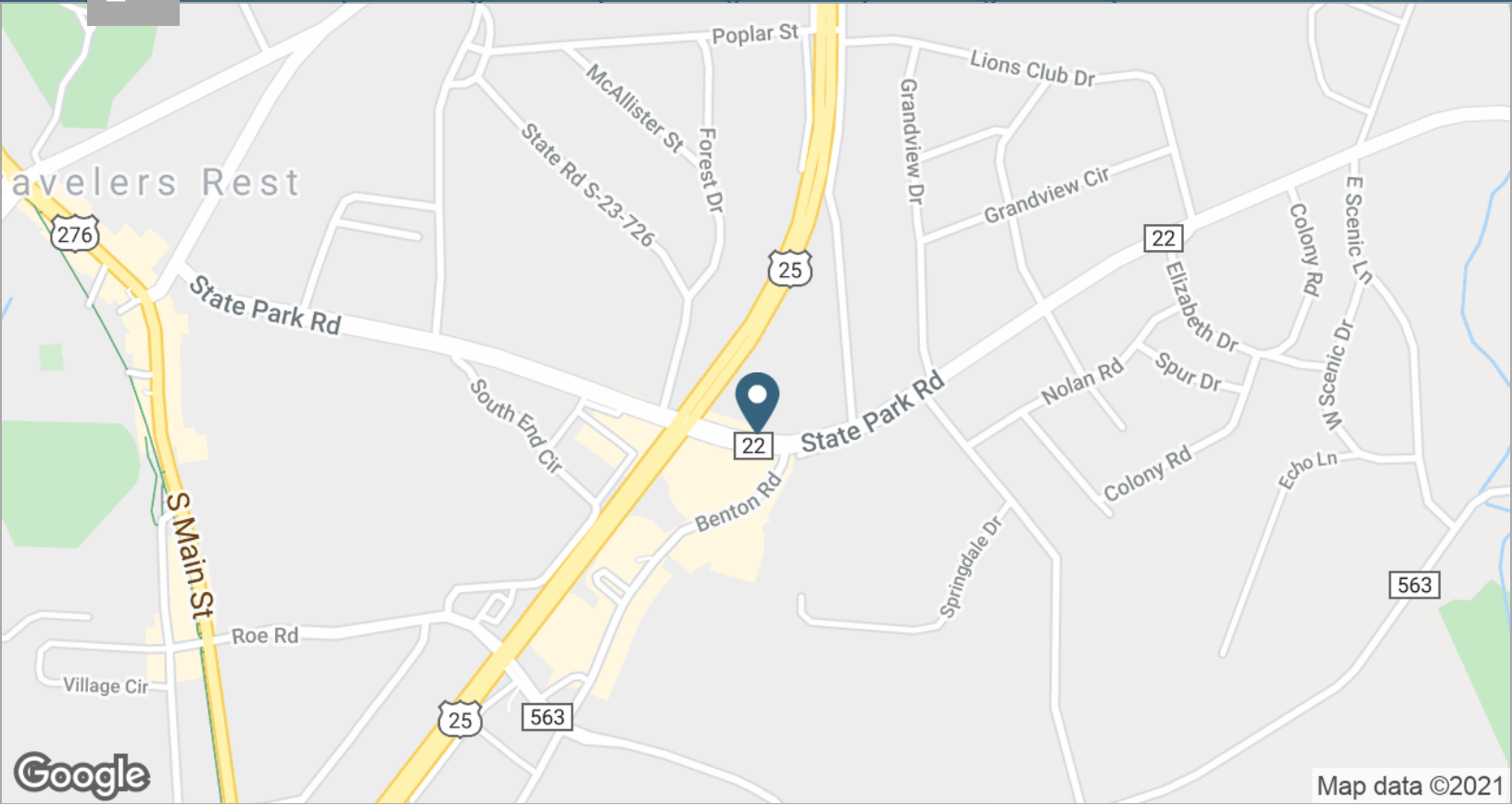
Former Rite Aid - State Park Rd, Travelers Rest

6414 State Park Rd | Travelers Rest, SC



Former Rite Aid - State Park Rd, Travelers Rest

6414 State Park Rd | Travelers Rest, SC



	3 miles	5 miles	10 miles
Population			
2017 Population	16,554	42,692	237,899
2000 Population	13,042	34,605	203,415
2010 Population	14,885	38,838	218,302
2022 Population	17,809	45,725	253,343
2000-2010 Annual Rate	1.33%	1.16%	0.71%
2010-2016 Annual Rate	1.48%	1.31%	1.19%
2016-2021 Annual Rate	1.47%	1.38%	1.27%
2017 Median Age	34.2	38.1	37.9
Households			
2000 Households	4,084	12,819	81,725
2010 Households	4,832	14,583	86,758
2017 Total Households	5,475	16,103	94,664
2022 Total Households	5,952	17,290	100,962
2000-2010 Annual Rate	1.70%	1.30%	0.60%
2010-2016 Annual Rate	1.74%	1.38%	1.21%
2016-2021 Annual Rate	1.68%	1.43%	1.30%
2017 Average Household Size	2.59	2.50	2.41
Housing Units			
2017 Total Housing Units	6,026	17,652	105,039
2017 Owner Occupied Housing Units	4,193	11,713	58,646
2017 Renter Occupied Housing Units	1,282	4,390	36,018
2017 Vacant Housing Units	551	1,549	10,375
Race and Ethnicity			
2017 White Alone	87.6%	83.8%	73.8%
2017 Black Alone	7.5%	8.9%	16.3%
2017 American Indian/Alaska Native Alone	0.2%	0.4%	0.4%
2017 Asian Alone	1.2%	1.2%	1.6%
2017 Pacific Islander Alone	0.0%	0.0%	0.1%
2017 Hispanic Origin (Any Race)	4.1%	7.4%	10.5%
Income			
2017 Median Household Income	\$54,943	\$47,183	\$44,098
2017 Average Household Income	\$75,810	\$64,055	\$61,422
Per Capita Income	\$29,079	\$25,711	\$25,198
2017 Population 25+ by Educational Attainment			
Total	9,823	28,284	161,748
High School Graduate	20.6%	22.7%	22.1%
GED/Alternative Credential	4.7%	4.3%	4.7%
Some College, No Degree	22.4%	21.8%	20.3%
Associate Degree	7.9%	9.7%	8.7%
Bachelor's Degree	19.9%	17.2%	18.4%
Graduate/Professional Degree	14.4%	11.1%	10.0%
Data for all businesses in area			
Total Businesses:	472	844	9,510
Total Employees:	5,226	8,643	113,752
Total Residential Population:	16,554	42,692	237,899
Employee/Residential Population Ratio:	0.32:1	0.2:1	0.48:1
2017 Total Daytime Population	14,596	32,317	249,710
Workers	5,767	9,275	122,456
Residents	8,829	23,042	127,254