



**FOR SUBLEASE**

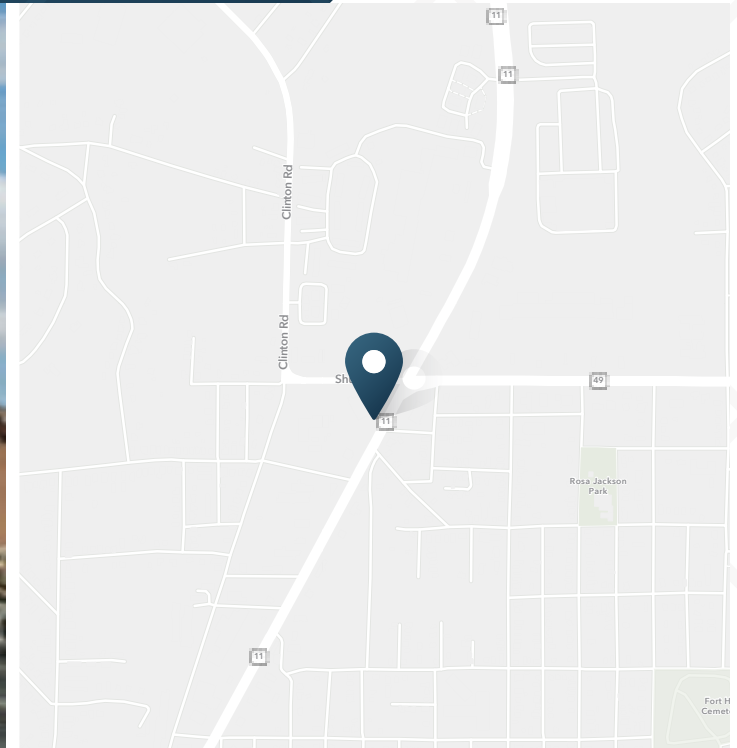
# Former Walgreens

1280 Gray Highway | Macon, GA 31211



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**FOR SUBLEASE**

*Walgreens*

15,035 SF

Available

06/30/2028

Lease Expiration

\$12 PSF

Asking Price

## DESCRIPTION

- 15,035 SF Former Walgreens with drive-thru
- Located at high traffic intersection of Gray Hwy and Shurling Dr in Macon, GA.
- Ample designated parking.
- All offers are subject to approval by Walgreens Real Estate Committee

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,363	31,402	74,595
Average HH Income	\$38,210	\$57,241	\$60,526
Total Daytime Population	8,322	51,469	94,123

Year: 2023 | Source: ESRI

## NEARBY RETAILERS



Bank of America



## TRAFFIC COUNTS

Gray Hwy  
Shurling Dr

38,000 VPD  
22,000 VPD

Year: 2023 | Source: GDOT



**NORTHEAST HIGH SCHOOL**

6,030 AADT '22

**Market Square**  
market home Aaron's CITITRENDS Waffle House PAPA JOHN'S

**Walnut Creek Plaza**  
Walmart Rainbow GameStop GNC CAFE SALLY BEAUTY HIBBETT SPORTS DOLLAR TREE

**JONES ELEMENTARY SCHOOL**

**Northeast Plaza**  
ROSES Advance Auto Parts LONG JOHN SILVER KFC

**APPLING MIDDLE SCHOOL**

22,000 AADT '22

38,000 AADT '22

**SITE**

Shurling Dr

**Town and Country Shopping Center**  
Cash America State Farm Hardee's DUNKIN' DONUTS

CVS pharmacy Shell cricket wireless DQ Exxon Wendy's jiffy lube

Chevron

**KING-DANFORTH ELEMENTARY SCHOOL**

**Shurlington Plaza**  
cricket wireless Allstate R&C

**BURDELL-HUNT ELEMENTARY SCHOOL**

O'Reilly

Arby's

U-HAUL

TACO BELL

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## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 Mile	3 Miles	5 Miles
2023 Estimated Population	6,236	31,402	74,595
2028 Projected Population	6,039	31,120	73,781
Projected Annual Growth 2023 to 2028	-0.64%	0.18%	0.22%

### Daytime Population

	1 Mile	3 Miles	5 Miles
2023 Daytime Population	8,322	51,469	94,123
Workers	3,897	31,906	47,104
Residents	4,425	19,563	47,019

### Income

	1 Mile	3 Miles	5 Miles
2023 Est. Average Household Income	\$38,210	\$57,341	\$60,526
2023 Est. Median Household Income	\$22,921	\$32,974	\$37,740

### Households & Growth

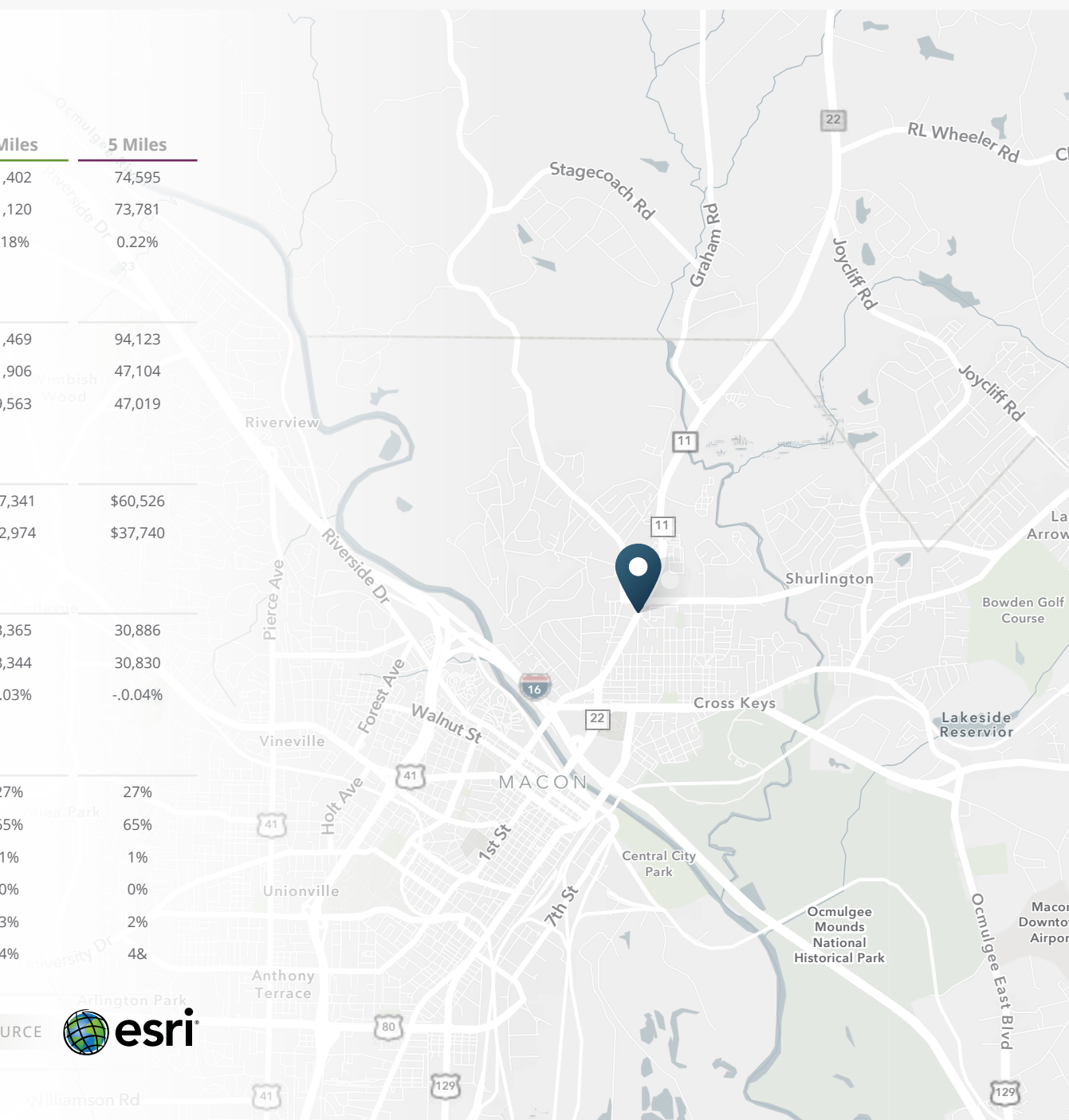
	1 Mile	3 Miles	5 Miles
2023 Estimated Households	2,826	13,365	30,886
2028 Projected Households	2,767	13,344	30,830
Projected Annual Growth 2023 to 2028	-0.42%	-0.03%	-0.04%

### Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2023 Est. White	17%	27%	27%
2023 Est. Black or African American	77%	65%	65%
2023 Est. Asian or Pacific Islander	1%	1%	1%
2023 Est. American Indian or Native Alaskan	1%	0%	0%
2023 Est. Other Races	1%	3%	2%
2023 Est. Hispanic	3%	4%	4%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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