WRSINC
REAL ESTATE INVESTMENTS
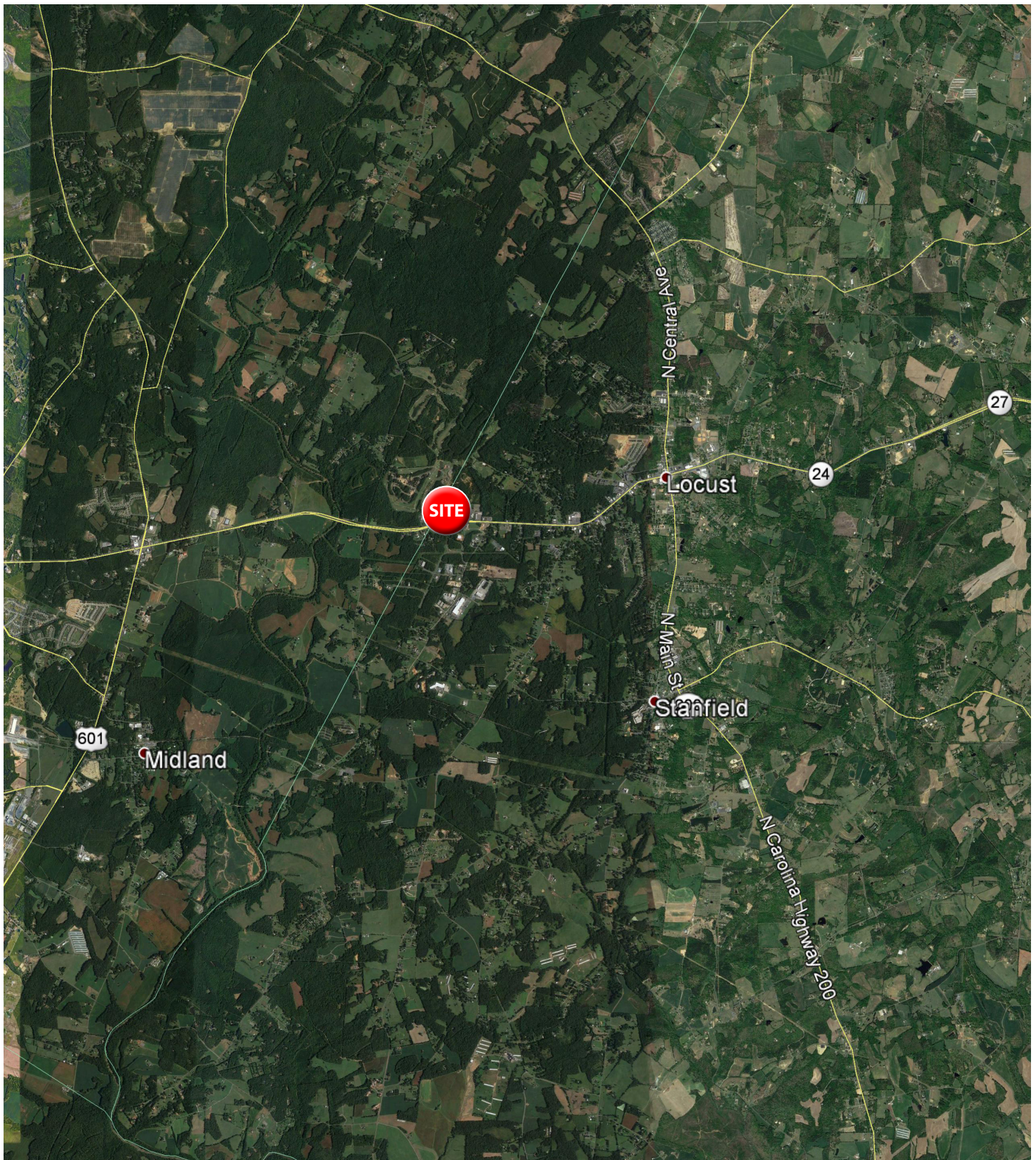
VILLAGE AT RED BRIDGE
1876 MAIN STREET W.
LOCUST, NC 28097

Culler Bennett, Leasing
843.654.7879
cbennett@wrsrealty.com

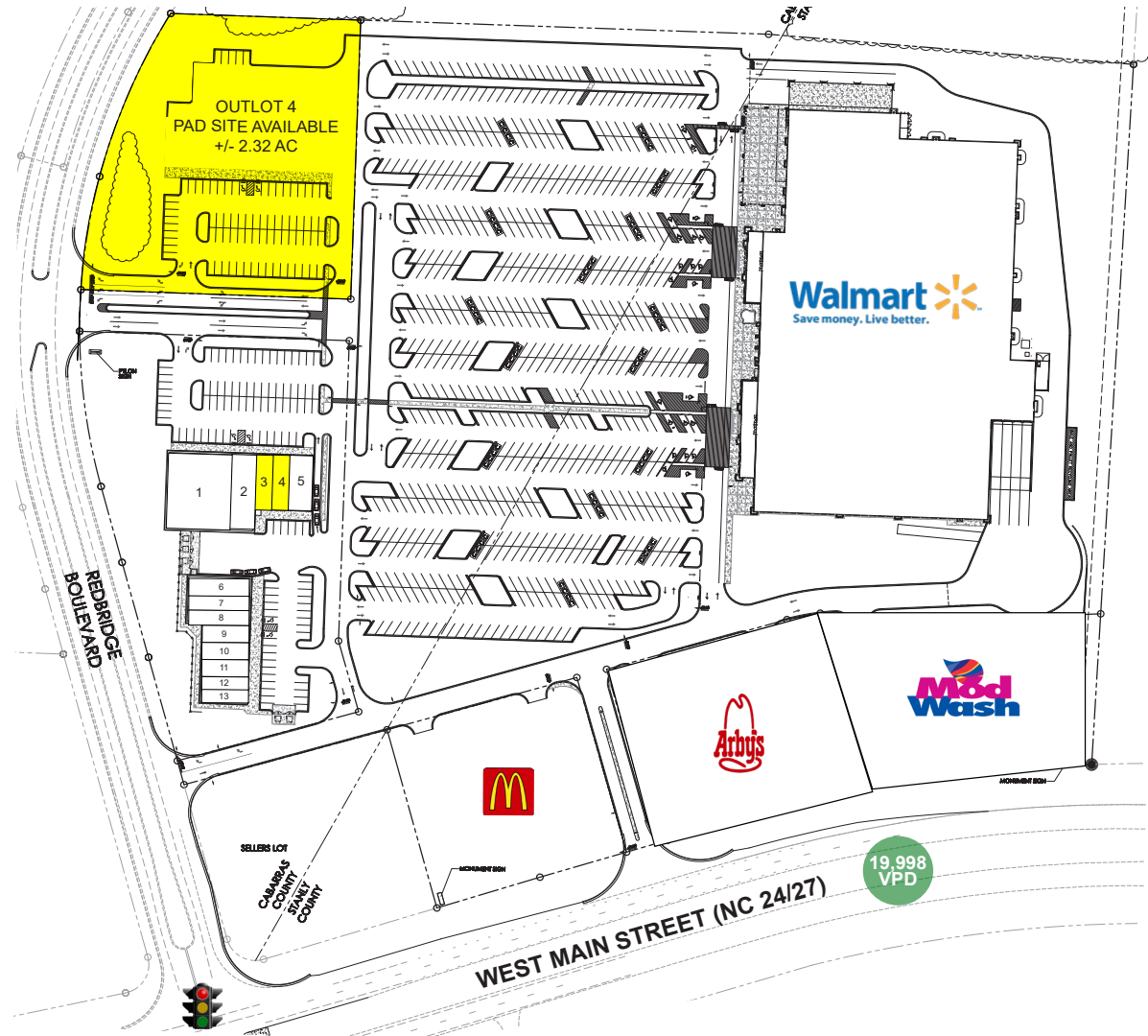**Mary Dufour**, Outparcels
803.644.2831
mdufour@wrsrealty.com

REDBRIDGE ROAD

NC 24/27

Walmart
Save money. Live better.

INLINE RETAIL & OUTPARCELS AVAILABLE

Space	Tenant
1	Dollar Tree
2	El Vaquero Mexican Rest.
3	AVAILABLE 1,400 SF
4	AVAILABLE 1,400 SF
5	La Casa De Los Churros
6	Pizza And Beyond
7	AT&T
8	Carolina Hemp Company
9	Tobacco & Vape Shop
10	Great Clips
11	Smart Phone Repair
12	Hello Nails
13	Verizon

Outparcels	Tenant
1	McDonalds
2	Arby's
3	ModWash
4	AVAILABLE 2.32 Ac

OUTLOT 4
PAD SITE AVAILABLE
+/- 2.32 AC

Walmart
Save money. Live better.

REDBRIDGE BOULEVARD

Arby's

Mod Wash

19,998 VPD

SELLERS LOT
CABARRUS COUNTY
STANLY COUNTY

WEST MAIN STREET (NC 24/27)

The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.
The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice.
WRS Inc. | 550 Long Point Road | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889

TRADE AREA SNAPSHOT

Estimated Population
48,128

Estimated Households
18,319

Average HH Income
$79,815

Median HH Income
$74,393

Total Businesses
1,311

Total Employees
8,979

TRADE AREA DEMOGRAPHIC REPORT

Lat/Lon: 35.2062/-80.3847

Trade Area	Trade Area
Population	
2022 Estimated Population	48,128
2027 Projected Population	50,942
2020 Census Population	46,853
2010 Census Population	40,831
Projected Annual Growth 2022 to 2027	1.2%
Historical Annual Growth 2010 to 2022	1.5%
Households	
2022 Estimated Households	18,319
2027 Projected Households	19,500
2020 Census Households	17,836
2010 Census Households	15,420
Projected Annual Growth 2022 to 2027	1.3%
Historical Annual Growth 2010 to 2022	0.2%
Age	
2022 Est. Population Under 10 Years	11.5%
2022 Est. Population 10 to 19 Years	13.3%
2022 Est. Population 20 to 29 Years	10.0%
2022 Est. Population 30 to 44 Years	19.8%
2022 Est. Population 45 to 59 Years	20.4%
2022 Est. Population 60 to 74 Years	19.0%
2022 Est. Population 75 Years or Over	6.0%
2022 Est. Median Age	40.9
Marital Status & Gender	
2022 Est. Male Population	50.5%
2022 Est. Female Population	49.5%
2022 Est. Never Married	26.1%
2022 Est. Now Married	56.5%
2022 Est. Separated or Divorced	11.7%
2022 Est. Widowed	5.8%
Income	
2022 Est. HH Income $200,000 or More	4.9%
2022 Est. HH Income $150,000 to $199,999	6.6%
2022 Est. HH Income $100,000 to $149,999	19.5%
2022 Est. HH Income $75,000 to $99,999	16.0%
2022 Est. HH Income $50,000 to $74,999	21.1%
2022 Est. HH Income $35,000 to $49,999	11.8%
2022 Est. HH Income $25,000 to $34,999	8.1%
2022 Est. HH Income $15,000 to $24,999	6.4%
2022 Est. HH Income Under $15,000	5.6%
2022 Est. Average Household Income	$79,815
2022 Est. Median Household Income	$74,393
2022 Est. Per Capita Income	$30,388
2022 Est. Total Businesses	1,311
2022 Est. Total Employees	8,979

Lat/Lon: 35.2062/-80.3847

Trade Area	Trade Area
Race	
2022 Est. White	81.5%
2022 Est. Black	7.2%
2022 Est. Asian or Pacific Islander	1.3%
2022 Est. American Indian or Alaska Native	0.5%
2022 Est. Other Races	9.6%
Hispanic	
2022 Est. Hispanic Population	3,523
2022 Est. Hispanic Population	7.3%
2027 Proj. Hispanic Population	7.4%
2020 Hispanic Population	8.0%
Education (Adults 25 & Older)	
2022 Est. Adult Population (25 Years or Over)	33,741
2022 Est. Elementary (Grade Level 0 to 8)	3.7%
2022 Est. Some High School (Grade Level 9 to 11)	6.7%
2022 Est. High School Graduate	29.1%
2022 Est. Some College	23.2%
2022 Est. Associate Degree Only	10.9%
2022 Est. Bachelor Degree Only	18.6%
2022 Est. Graduate Degree	7.9%
Housing	
2022 Est. Total Housing Units	19,495
2022 Est. Owner-Occupied	82.7%
2022 Est. Renter-Occupied	11.3%
2022 Est. Vacant Housing	6.0%
Homes Built by Year	
2022 Homes Built 2010 or later	11.0%
2022 Homes Built 2000 to 2009	18.7%
2022 Homes Built 1990 to 1999	20.6%
2022 Homes Built 1980 to 1989	12.8%
2022 Homes Built 1970 to 1979	10.5%
2022 Homes Built 1960 to 1969	5.4%
2022 Homes Built 1950 to 1959	6.5%
2022 Homes Built Before 1949	8.4%
Home Values	
2022 Home Value $1,000,000 or More	0.5%
2022 Home Value $500,000 to $999,999	5.2%
2022 Home Value $400,000 to $499,999	5.6%
2022 Home Value $300,000 to $399,999	15.9%
2022 Home Value $200,000 to $299,999	28.9%
2022 Home Value $150,000 to $199,999	16.2%
2022 Home Value $100,000 to $149,999	13.5%
2022 Home Value $50,000 to $99,999	10.2%
2022 Home Value $25,000 to $49,999	1.6%
2022 Home Value Under $25,000	2.5%
2022 Median Home Value	$223,727
2022 Median Rent	$639

Lat/Lon: 35.2062/-80.3847

Trade Area	Trade Area
Labor Force	
2022 Est. Labor Population Age 16 Years or Over	38,588
2022 Est. Civilian Employed	62.3%
2022 Est. Civilian Unemployed	1.1%
2022 Est. in Armed Forces	-
2022 Est. not in Labor Force	36.6%
2022 Labor Force Males	50.0%
2022 Labor Force Females	50.0%
Occupation	
2022 Occupation: Population Age 16 Years or Over	24,032
2022 Mgmt, Business, & Financial Operations	14.7%
2022 Professional, Related	20.2%
2022 Service	17.0%
2022 Sales, Office	19.6%
2022 Farming, Fishing, Forestry	1.2%
2022 Construction, Extraction, Maintenance	13.7%
2022 Production, Transport, Material Moving	13.7%
2022 White Collar Workers	54.5%
2022 Blue Collar Workers	45.5%
Transportation to Work	
2022 Drive to Work Alone	81.5%
2022 Drive to Work in Carpool	9.8%
2022 Travel to Work by Public Transportation	0.3%
2022 Drive to Work on Motorcycle	-
2022 Walk or Bicycle to Work	0.9%
2022 Other Means	0.6%
2022 Work at Home	6.7%
Travel Time	
2022 Travel to Work in 14 Minutes or Less	18.2%
2022 Travel to Work in 15 to 29 Minutes	29.5%
2022 Travel to Work in 30 to 59 Minutes	42.1%
2022 Travel to Work in 60 Minutes or More	10.1%
2022 Average Travel Time to Work	28.5
Consumer Expenditure	
2022 Est. Total Household Expenditure	$1.1 B
2022 Est. Apparel	$38.42 M
2022 Est. Contributions, Gifts	$61.94 M
2022 Est. Education, Reading	$33.74 M
2022 Est. Entertainment	$62.51 M
2022 Est. Food, Beverages, Tobacco	$168.94 M
2022 Est. Furnishings, Equipment	$38.87 M
2022 Est. Health Care, Insurance	$102.55 M
2022 Est. Household Operations, Shelter, Utilities	$354.34 M
2022 Est. Miscellaneous Expenses	$20.81 M
2022 Est. Personal Care	$14.76 M
2022 Est. Transportation	$203.11 M
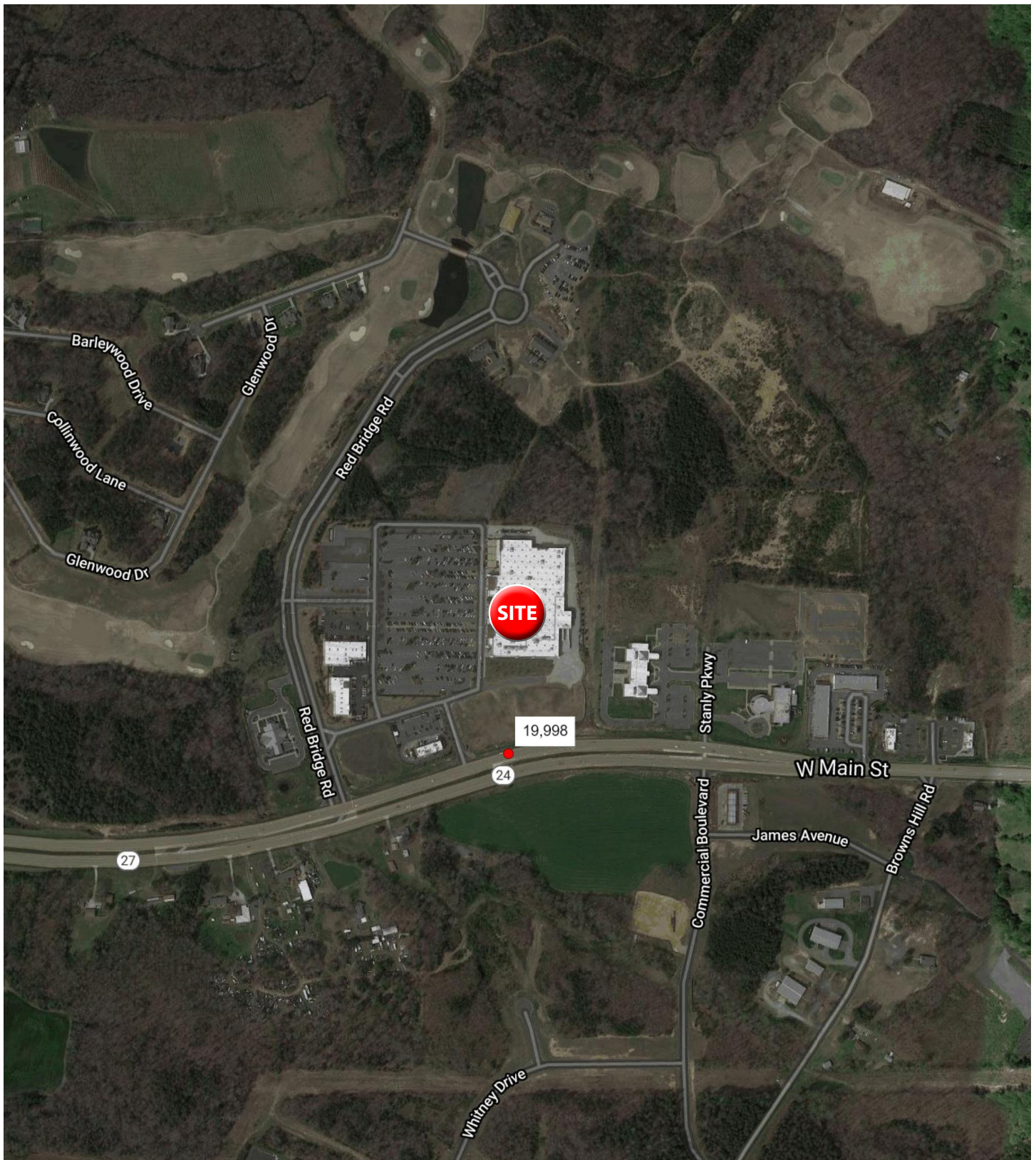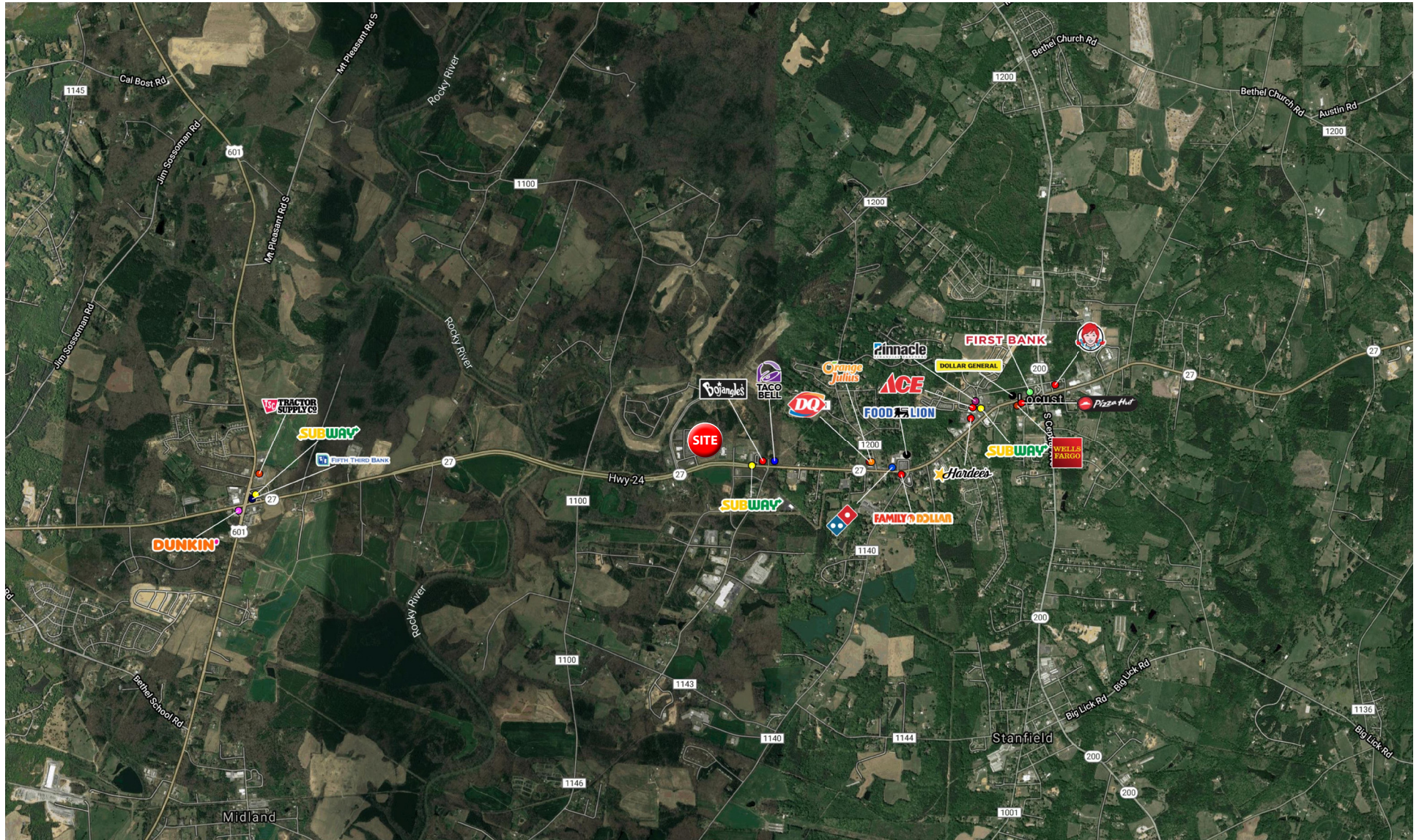
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REAL ESTATE INVESTMENTS

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