

SHOPPES AT RAEFORD

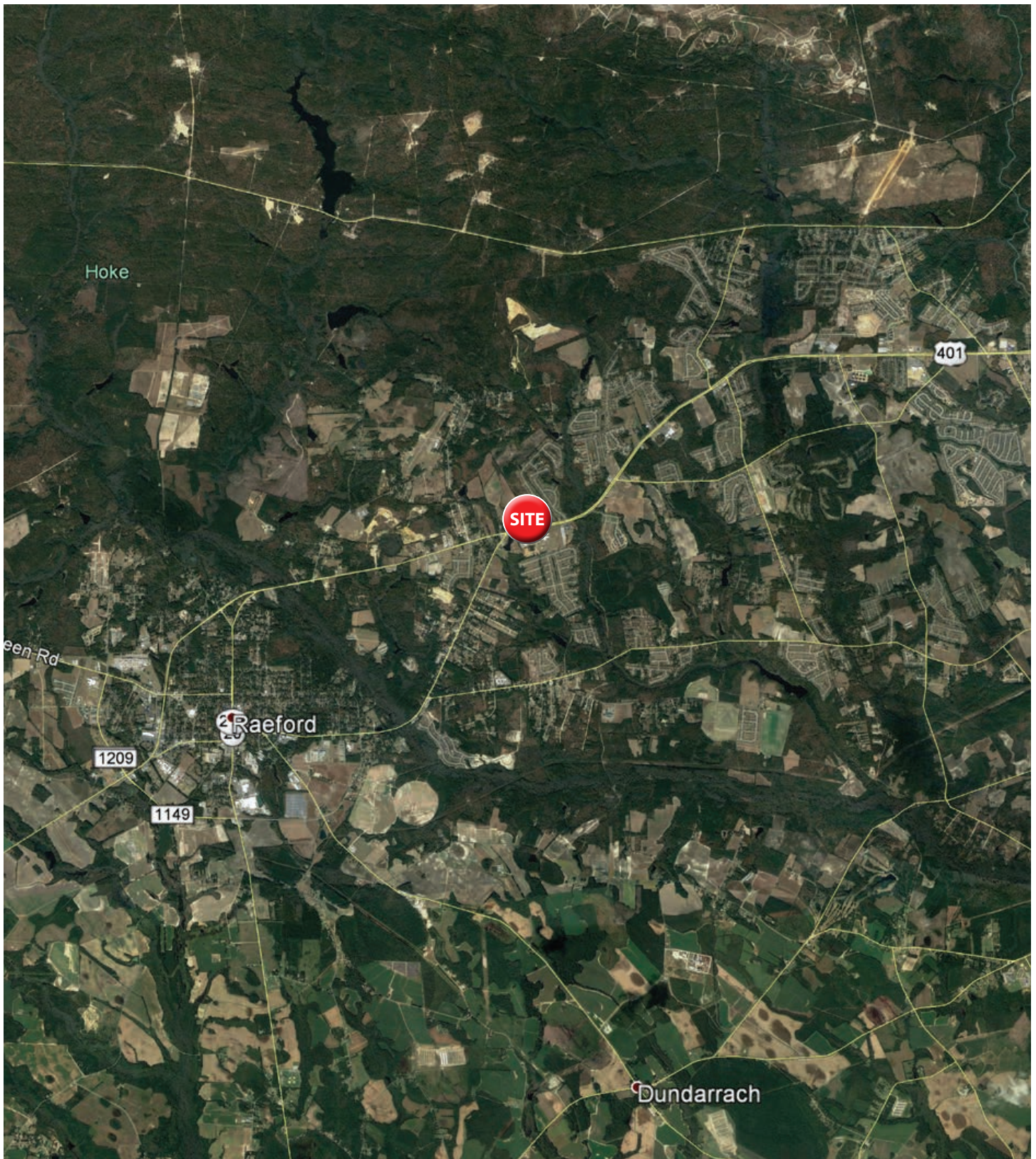
4545 FAYETTEVILLE ROAD
RAEFORD (FAYETTEVILLE)
NC 28376



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LOCATION





INLINE RETAIL & OUTPARCELS AVAILABLE

Space	Tenant
2	Tobacco & Vape
3	Nail Salon
4	Cricket Wireless
5	Qwik Pack & Ship
6 & 7	RaeFord Pediatrics
8	Rio Jiu-Jitsu Academy
9	Jersey Mike's
10	Pizza Hut
11	Sakura Jr.
12	Hempie's
13	AVAILABLE 1,600 SF
14, 15 & 16	Dentist Office
17	AVAILABLE 2,000 SF
18	HalfTime Hangout Sports Bar
19	World Beauty
20	Dollar Tree
21	Petsense
Outparcels	Tenant
1	First Health of the Carolinas
2	Murphy Oil
3	Verizon Wireless
4	TLC Car Wash
Excess Parcel	Tenant
1	AVAILABLE 3.97 AC



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TRADE AREA SNAPSHOT



Estimated
Population

34,614



Estimated
Households

12,763



Average HH
Income

\$108,457



Median HH
Income

\$75,903



Total
Businesses

955



Total
Employees

7,346



TRADE AREA DEMOGRAPHICS

Lat/Lon: 35.0096/-79.1751

4545 Fayetteville Rd Raeford, NC 28376	3 mi radius	4 mi radius	5 mi radius
Population			
2026 Estimated Population	15,625	24,687	34,614
2031 Projected Population	16,305	25,880	36,154
2020 Census Population	15,049	22,914	32,589
2010 Census Population	13,893	20,799	28,110
Projected Annual Growth 2026 to 2031	0.9%	1.0%	0.9%
Historical Annual Growth 2010 to 2026	0.8%	1.2%	1.4%
Households			
2026 Estimated Households	5,756	9,131	12,763
2031 Projected Households	5,936	9,460	13,195
2020 Census Households	5,201	8,055	11,560
2010 Census Households	4,777	7,260	9,963
Projected Annual Growth 2026 to 2031	0.6%	0.7%	0.7%
Historical Annual Growth 2010 to 2026	1.3%	1.6%	1.8%
Age			
2026 Est. Population Under 10 Years	16.0%	15.9%	16.3%
2026 Est. Population 10 to 19 Years	13.4%	13.4%	13.3%
2026 Est. Population 20 to 29 Years	14.4%	13.8%	13.5%
2026 Est. Population 30 to 44 Years	24.6%	24.4%	24.8%
2026 Est. Population 45 to 59 Years	16.6%	16.2%	15.9%
2026 Est. Population 60 to 74 Years	11.7%	12.3%	12.1%
2026 Est. Population 75 Years or Over	3.4%	4.0%	4.0%
2026 Est. Median Age	32.7	33.5	33.4
Marital Status & Gender			
2026 Est. Male Population	49.4%	49.4%	49.3%
2026 Est. Female Population	50.6%	50.6%	50.7%
2026 Est. Never Married	35.8%	35.5%	34.1%
2026 Est. Now Married	42.7%	43.2%	44.9%
2026 Est. Separated or Divorced	18.3%	16.6%	16.1%
2026 Est. Widowed	3.2%	4.7%	4.9%
Income			
2026 Est. HH Income \$200,000 or More	5.2%	7.6%	8.9%
2026 Est. HH Income \$150,000 to \$199,999	7.0%	7.3%	7.3%
2026 Est. HH Income \$100,000 to \$149,999	19.5%	19.5%	19.6%
2026 Est. HH Income \$75,000 to \$99,999	12.4%	11.9%	11.8%
2026 Est. HH Income \$50,000 to \$74,999	19.8%	17.3%	17.1%
2026 Est. HH Income \$35,000 to \$49,999	11.6%	11.9%	11.2%
2026 Est. HH Income \$25,000 to \$34,999	8.0%	7.3%	6.8%
2026 Est. HH Income \$15,000 to \$24,999	6.1%	6.0%	6.3%
2026 Est. HH Income Under \$15,000	10.4%	11.2%	10.9%
2026 Est. Average Household Income	\$91,509	\$100,911	\$108,457
2026 Est. Median Household Income	\$67,740	\$72,472	\$75,903
2026 Est. Per Capita Income	\$33,712	\$37,367	\$40,043
2026 Est. Total Businesses	399	708	955
2026 Est. Total Employees	2,485	5,480	7,346

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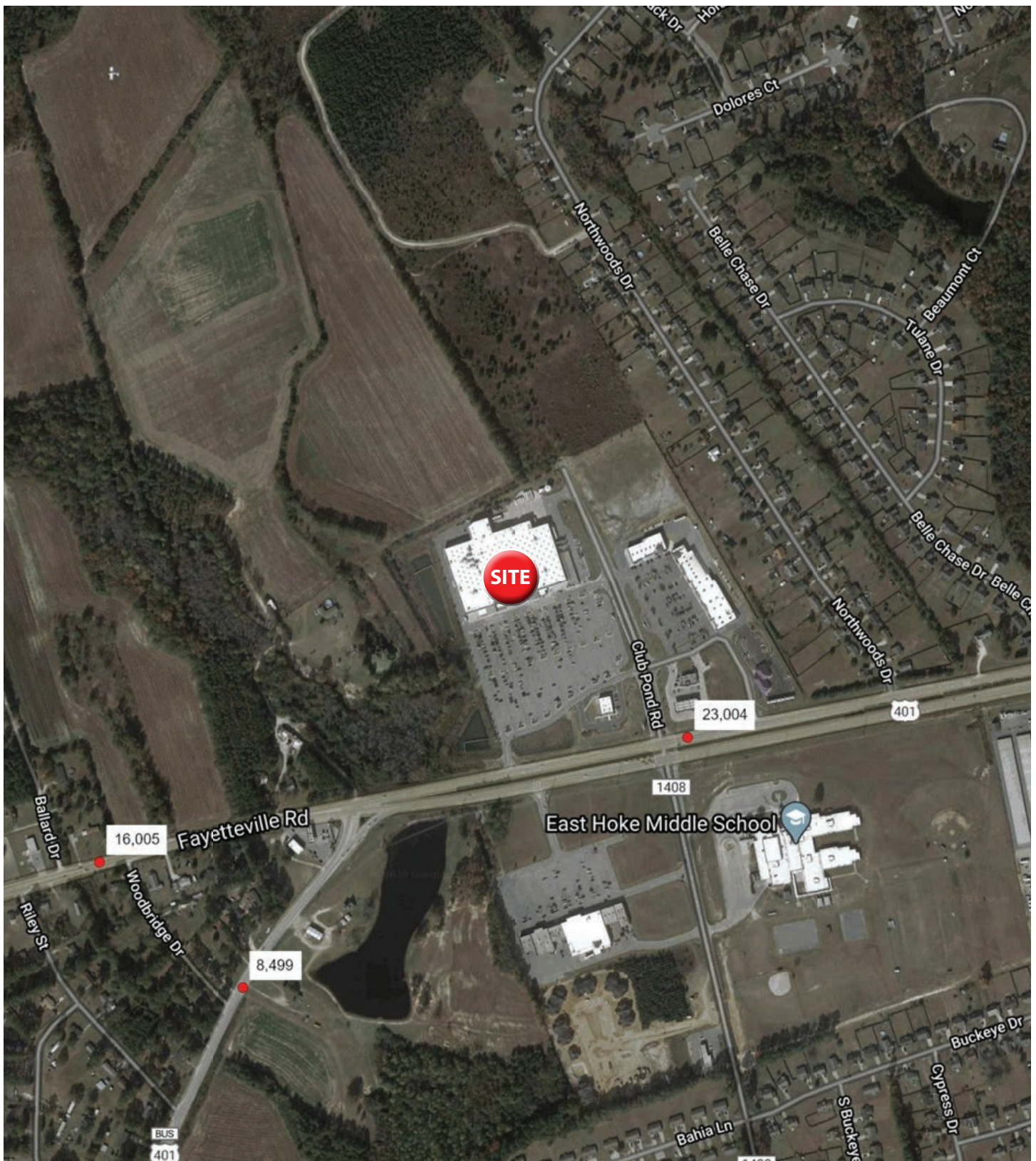
4545 Fayetteville Rd Raeford, NC 28376	3 mi radius	4 mi radius	5 mi radius
Race			
2026 Est. White	35.7%	36.0%	37.4%
2026 Est. Black	40.5%	41.0%	39.9%
2026 Est. Asian or Pacific Islander	2.5%	2.6%	2.8%
2026 Est. American Indian or Alaska Native	2.3%	2.1%	2.2%
2026 Est. Other Races	19.0%	18.4%	17.8%
Hispanic			
2026 Est. Hispanic Population	2,647	4,130	5,615
2026 Est. Hispanic Population	16.9%	16.7%	16.2%
2031 Proj. Hispanic Population	17.7%	17.5%	17.1%
2020 Hispanic Population	20.0%	18.3%	16.9%
Education (Adults 25 & Older)			
2026 Est. Adult Population (25 Years or Over)	10,074	16,008	22,430
2026 Est. Elementary (Grade Level 0 to 8)	3.3%	3.4%	3.5%
2026 Est. Some High School (Grade Level 9 to 11)	4.9%	5.4%	5.3%
2026 Est. High School Graduate	30.1%	28.0%	26.2%
2026 Est. Some College	19.7%	20.7%	21.1%
2026 Est. Associate Degree Only	16.7%	15.3%	14.9%
2026 Est. Bachelor Degree Only	17.0%	18.3%	19.1%
2026 Est. Graduate Degree	8.4%	8.9%	9.8%
Housing			
2026 Est. Total Housing Units	6,156	9,794	13,712
2026 Est. Owner-Occupied	59.4%	58.8%	59.5%
2026 Est. Renter-Occupied	34.1%	34.4%	33.6%
2026 Est. Vacant Housing	6.5%	6.8%	6.9%
Homes Built by Year			
2026 Homes Built 2010 or later	23.8%	23.4%	25.3%
2026 Homes Built 2000 to 2009	32.8%	29.8%	29.3%
2026 Homes Built 1990 to 1999	14.6%	15.2%	14.6%
2026 Homes Built 1980 to 1989	7.9%	7.2%	6.4%
2026 Homes Built 1970 to 1979	6.8%	7.6%	7.7%
2026 Homes Built 1960 to 1969	2.9%	3.9%	4.1%
2026 Homes Built 1950 to 1959	3.2%	3.3%	3.0%
2026 Homes Built Before 1949	1.5%	2.9%	2.6%
Home Values			
2026 Home Value \$1,000,000 or More	0.9%	0.7%	0.6%
2026 Home Value \$500,000 to \$999,999	4.0%	3.4%	3.1%
2026 Home Value \$400,000 to \$499,999	5.2%	6.1%	6.1%
2026 Home Value \$300,000 to \$399,999	15.1%	16.6%	18.9%
2026 Home Value \$200,000 to \$299,999	39.9%	39.2%	38.6%
2026 Home Value \$150,000 to \$199,999	11.8%	12.3%	11.4%
2026 Home Value \$100,000 to \$149,999	5.7%	5.4%	6.0%
2026 Home Value \$50,000 to \$99,999	8.1%	8.0%	7.7%
2026 Home Value \$25,000 to \$49,999	3.0%	3.1%	3.1%
2026 Home Value Under \$25,000	6.3%	5.1%	4.5%
2026 Median Home Value	\$234,798	\$239,131	\$241,090
2026 Median Rent	\$891	\$886	\$915

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Labor Force			
2026 Est. Labor Population Age 16 Years or Over	11,777	18,644	25,989
2026 Est. Civilian Employed	50.2%	49.9%	49.3%
2026 Est. Civilian Unemployed	2.0%	1.8%	2.0%
2026 Est. in Armed Forces	9.8%	10.1%	10.2%
2026 Est. not in Labor Force	38.0%	38.2%	38.6%
2026 Labor Force Males	48.4%	48.4%	48.3%
2026 Labor Force Females	51.6%	51.6%	51.7%
Occupation			
2026 Occupation: Population Age 16 Years or Over	5,916	9,305	12,800
2026 Mgmt, Business, & Financial Operations	13.0%	12.9%	12.7%
2026 Professional, Related	22.0%	22.7%	24.3%
2026 Service	18.0%	18.7%	18.1%
2026 Sales, Office	19.4%	20.2%	20.6%
2026 Farming, Fishing, Forestry	0.7%	0.5%	0.5%
2026 Construction, Extraction, Maintenance	8.4%	7.6%	6.9%
2026 Production, Transport, Material Moving	18.5%	17.5%	16.9%
2026 White Collar Workers	54.3%	55.8%	57.6%
2026 Blue Collar Workers	45.7%	44.2%	42.4%
Transportation to Work			
2026 Drive to Work Alone	76.5%	78.7%	80.0%
2026 Drive to Work in Carpool	14.1%	11.1%	10.4%
2026 Travel to Work by Public Transportation	0.5%	1.6%	1.4%
2026 Drive to Work on Motorcycle	0.1%	0.1%	-
2026 Walk or Bicycle to Work	0.4%	1.0%	1.1%
2026 Other Means	0.9%	0.7%	0.7%
2026 Work at Home	7.4%	6.8%	6.3%
Travel Time			
2026 Travel to Work in 14 Minutes or Less	15.3%	18.4%	18.1%
2026 Travel to Work in 15 to 29 Minutes	31.7%	34.8%	37.0%
2026 Travel to Work in 30 to 59 Minutes	46.6%	41.0%	38.8%
2026 Travel to Work in 60 Minutes or More	6.3%	5.8%	6.1%
2026 Average Travel Time to Work	29.1	27.0	26.5
Consumer Expenditure			
2026 Est. Total Household Expenditure	\$492.06 M	\$803.34 M	\$1.15 B
2026 Est. Apparel	\$11.14 M	\$18.01 M	\$25.6 M
2026 Est. Contributions, Tax and Retirement	\$105.92 M	\$184.8 M	\$271.76 M
2026 Est. Education	\$7.88 M	\$13.03 M	\$18.72 M
2026 Est. Entertainment	\$25.21 M	\$40.75 M	\$57.9 M
2026 Est. Food, Beverages, Tobacco	\$69.78 M	\$111.17 M	\$156.91 M
2026 Est. Health Care	\$35.47 M	\$56.72 M	\$79.13 M
2026 Est. Household Furnishings and Equipment	\$12.81 M	\$20.86 M	\$29.76 M
2026 Est. Household Operations, Shelter, Utilities	\$133.28 M	\$214.15 M	\$302.8 M
2026 Est. Miscellaneous Expenses	\$7.47 M	\$12.16 M	\$17.33 M
2026 Est. Personal Care	\$6.18 M	\$9.79 M	\$13.8 M
2026 Est. Transportation	\$76.93 M	\$121.91 M	\$173.92 M

TRAFFIC COUNTS







WRSINC
REAL ESTATE INVESTMENTS

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