

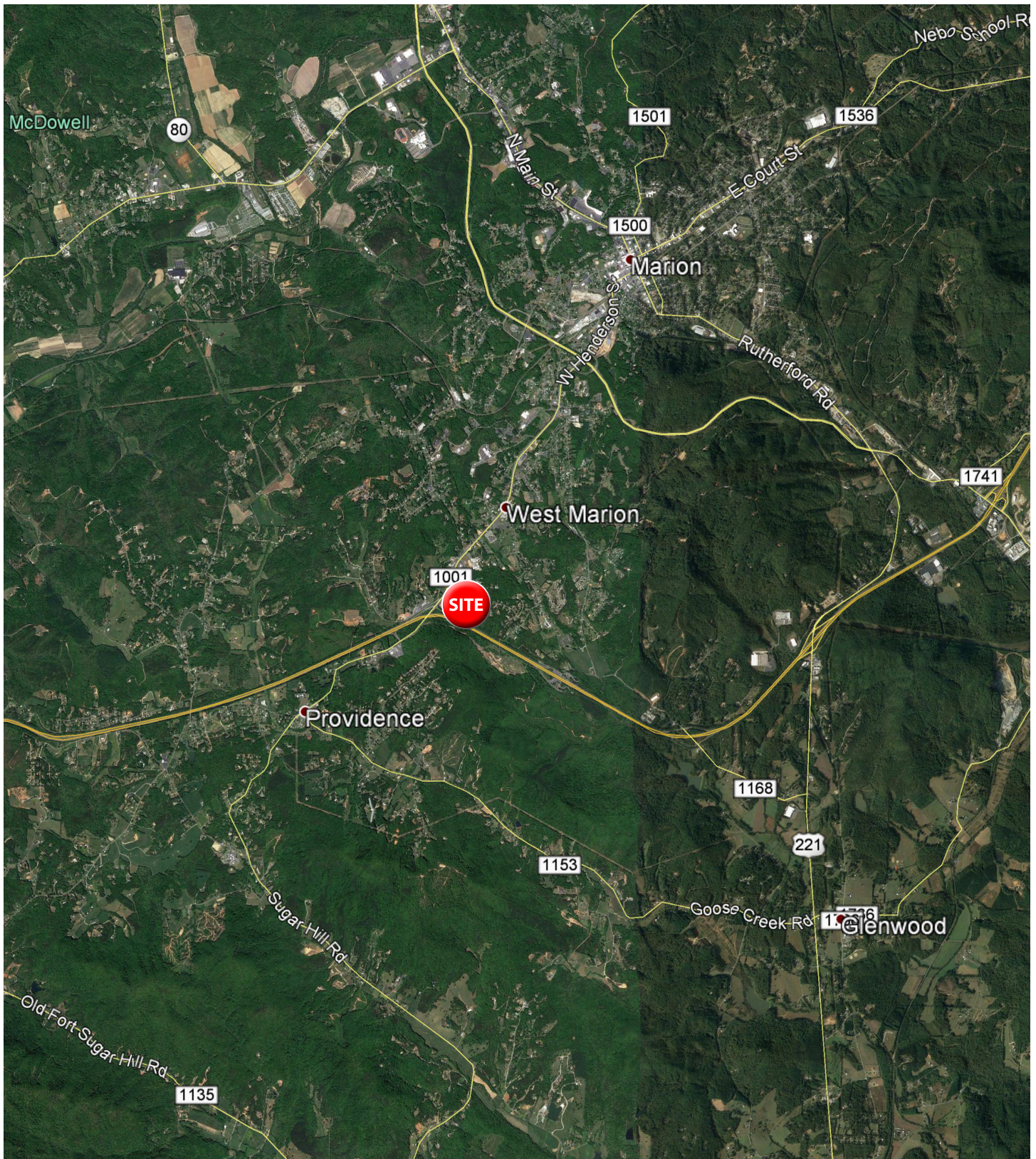
GRANDVIEW STATION

2875 SUGAR HILL ROAD
MARION, NC 28752



Max Dufour, Leasing
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LOCATION





INLINE RETAIL AVAILABLE

Space	Tenant
1 & 2	Forno Italian Restaurant
3	Tobacco Store
4	Japanese Restaurant
5	Marion's Video Games
6	Mexican Restaurant
7	Sakura Japanese Ramen
8	Chinese Buffet
9	Dollar Tree
10	Hopscotch Health
11 & 12	Shoe Show
13	Manpower Group
14	Great Clips
15	Sally Beauty
16	Nail Salon
17	US Cellular

Outparcels	Tenant
1	Bojangles'
2	Arby's
3	Murphy Oil



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WRS Inc. | 410 Mill Street, Bldg. 1, Suite 200 | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889

PROPERTY PHOTOS



TRADE AREA SNAPSHOT



**Estimated
Population**
49,549



**Estimated
Households**
20,377



**Average HH
Income**
\$82,083



**Median HH
Income**
\$54,136



**Total
Businesses**
1,338



**Total
Employees**
12,626



TRADE AREA DEMOGRAPHICS

Lat/Lon: 35.5838/-82.0482

Trade Area	Trade Area
Population	
2023 Estimated Population	49,549
2028 Projected Population	49,974
2020 Census Population	49,251
2010 Census Population	49,763
Projected Annual Growth 2023 to 2028	0.2%
Historical Annual Growth 2010 to 2023	-
Households	
2023 Estimated Households	20,377
2028 Projected Households	20,378
2020 Census Households	20,031
2010 Census Households	19,771
Projected Annual Growth 2023 to 2028	-
Historical Annual Growth 2010 to 2023	0.2%
Age	
2023 Est. Population Under 10 Years	9.8%
2023 Est. Population 10 to 19 Years	11.6%
2023 Est. Population 20 to 29 Years	11.1%
2023 Est. Population 30 to 44 Years	17.3%
2023 Est. Population 45 to 59 Years	21.1%
2023 Est. Population 60 to 74 Years	20.8%
2023 Est. Population 75 Years or Over	8.3%
2023 Est. Median Age	44.2
Marital Status & Gender	
2023 Est. Male Population	50.5%
2023 Est. Female Population	49.5%
2023 Est. Never Married	25.1%
2023 Est. Now Married	54.7%
2023 Est. Separated or Divorced	13.6%
2023 Est. Widowed	6.7%
Income	
2023 Est. HH Income \$200,000 or More	4.2%
2023 Est. HH Income \$150,000 to \$199,999	6.1%
2023 Est. HH Income \$100,000 to \$149,999	10.3%
2023 Est. HH Income \$75,000 to \$99,999	12.7%
2023 Est. HH Income \$50,000 to \$74,999	20.2%
2023 Est. HH Income \$35,000 to \$49,999	13.9%
2023 Est. HH Income \$25,000 to \$34,999	12.7%
2023 Est. HH Income \$15,000 to \$24,999	9.1%
2023 Est. HH Income Under \$15,000	10.7%
2023 Est. Average Household Income	\$82,083
2023 Est. Median Household Income	\$54,136
2023 Est. Per Capita Income	\$34,185
2023 Est. Total Businesses	1,338
2023 Est. Total Employees	12,626

TRADE AREA DEMOGRAPHICS

Lat/Lon: 35.5838/-82.0482

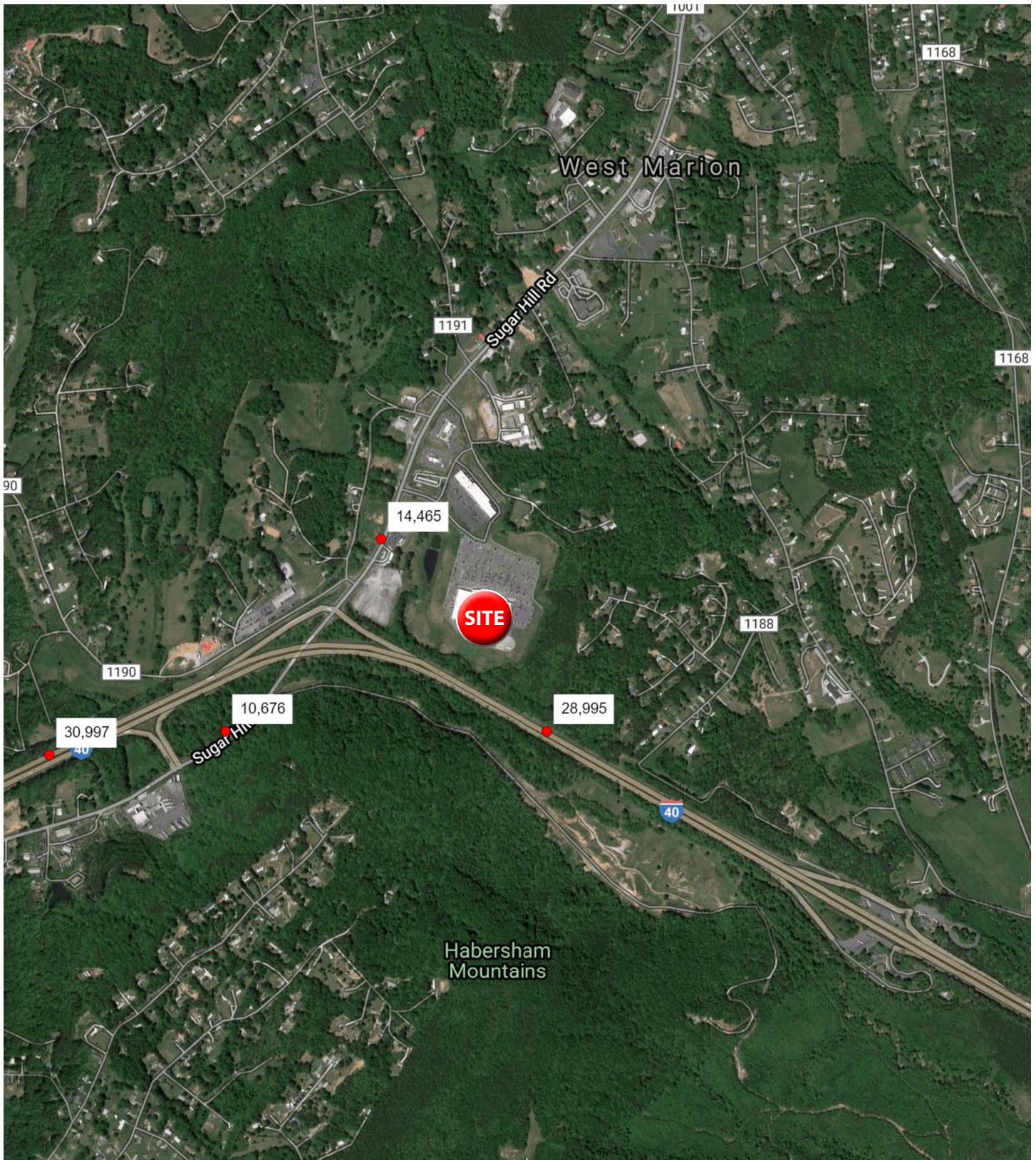
Trade Area	Trade Area
Race	
2023 Est. White	86.2%
2023 Est. Black	6.1%
2023 Est. Asian or Pacific Islander	1.3%
2023 Est. American Indian or Alaska Native	0.3%
2023 Est. Other Races	6.0%
Hispanic	
2023 Est. Hispanic Population	3,042
2023 Est. Hispanic Population	6.1%
2028 Proj. Hispanic Population	6.1%
2020 Hispanic Population	6.1%
Education (Adults 25 & Older)	
2023 Est. Adult Population (25 Years or Over)	36,351
2023 Est. Elementary (Grade Level 0 to 8)	4.9%
2023 Est. Some High School (Grade Level 9 to 11)	8.8%
2023 Est. High School Graduate	32.1%
2023 Est. Some College	21.0%
2023 Est. Associate Degree Only	12.4%
2023 Est. Bachelor Degree Only	13.9%
2023 Est. Graduate Degree	6.9%
Housing	
2023 Est. Total Housing Units	24,251
2023 Est. Owner-Occupied	65.8%
2023 Est. Renter-Occupied	18.2%
2023 Est. Vacant Housing	16.0%
Homes Built by Year	
2023 Homes Built 2010 or later	6.0%
2023 Homes Built 2000 to 2009	15.5%
2023 Homes Built 1990 to 1999	15.0%
2023 Homes Built 1980 to 1989	13.1%
2023 Homes Built 1970 to 1979	11.0%
2023 Homes Built 1960 to 1969	7.6%
2023 Homes Built 1950 to 1959	5.8%
2023 Homes Built Before 1949	10.2%
Home Values	
2023 Home Value \$1,000,000 or More	1.8%
2023 Home Value \$500,000 to \$999,999	5.0%
2023 Home Value \$400,000 to \$499,999	3.6%
2023 Home Value \$300,000 to \$399,999	7.1%
2023 Home Value \$200,000 to \$299,999	15.6%
2023 Home Value \$150,000 to \$199,999	15.5%
2023 Home Value \$100,000 to \$149,999	19.1%
2023 Home Value \$50,000 to \$99,999	20.5%
2023 Home Value \$25,000 to \$49,999	3.8%
2023 Home Value Under \$25,000	8.1%
2023 Median Home Value	\$157,763
2023 Median Rent	\$530

TRADE AREA DEMOGRAPHICS

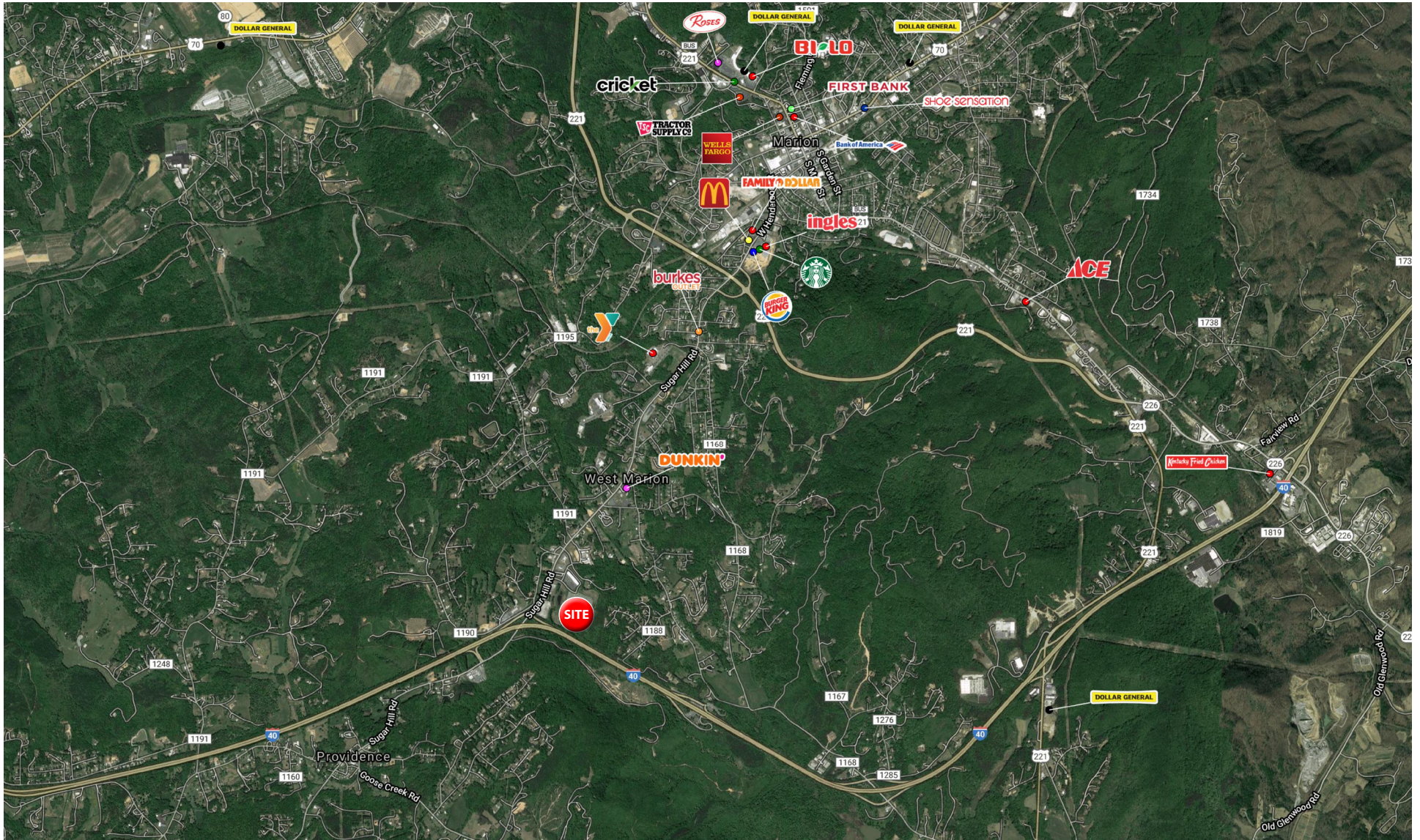
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Trade Area	Trade Area
Labor Force	
2023 Est. Labor Population Age 16 Years or Over	41,067
2023 Est. Civilian Employed	53.4%
2023 Est. Civilian Unemployed	1.7%
2023 Est. in Armed Forces	-
2023 Est. not in Labor Force	44.9%
2023 Labor Force Males	49.9%
2023 Labor Force Females	50.1%
Occupation	
2023 Occupation: Population Age 16 Years or Over	21,949
2023 Mgmt, Business, & Financial Operations	11.1%
2023 Professional, Related	17.4%
2023 Service	16.4%
2023 Sales, Office	17.6%
2023 Farming, Fishing, Forestry	0.6%
2023 Construction, Extraction, Maintenance	10.8%
2023 Production, Transport, Material Moving	26.2%
2023 White Collar Workers	46.1%
2023 Blue Collar Workers	53.9%
Transportation to Work	
2023 Drive to Work Alone	82.8%
2023 Drive to Work in Carpool	8.8%
2023 Travel to Work by Public Transportation	-
2023 Drive to Work on Motorcycle	-
2023 Walk or Bicycle to Work	1.3%
2023 Other Means	0.5%
2023 Work at Home	6.4%
Travel Time	
2023 Travel to Work in 14 Minutes or Less	25.6%
2023 Travel to Work in 15 to 29 Minutes	42.1%
2023 Travel to Work in 30 to 59 Minutes	26.5%
2023 Travel to Work in 60 Minutes or More	5.8%
2023 Average Travel Time to Work	21.6
Consumer Expenditure	
2023 Est. Total Household Expenditure	\$1.25 B
2023 Est. Apparel	\$43.22 M
2023 Est. Contributions, Gifts	\$69.98 M
2023 Est. Education, Reading	\$37.73 M
2023 Est. Entertainment	\$70.04 M
2023 Est. Food, Beverages, Tobacco	\$192.55 M
2023 Est. Furnishings, Equipment	\$43.52 M
2023 Est. Health Care, Insurance	\$117.57 M
2023 Est. Household Operations, Shelter, Utilities	\$406.94 M
2023 Est. Miscellaneous Expenses	\$23.65 M
2023 Est. Personal Care	\$16.72 M
2023 Est. Transportation	\$227.76 M

TRAFFIC COUNTS



COMMERCIAL AERIAL





WRSINC
REAL ESTATE INVESTMENTS

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