

# WRS INC

REAL ESTATE INVESTMENTS

## AIRPORT PLAZA

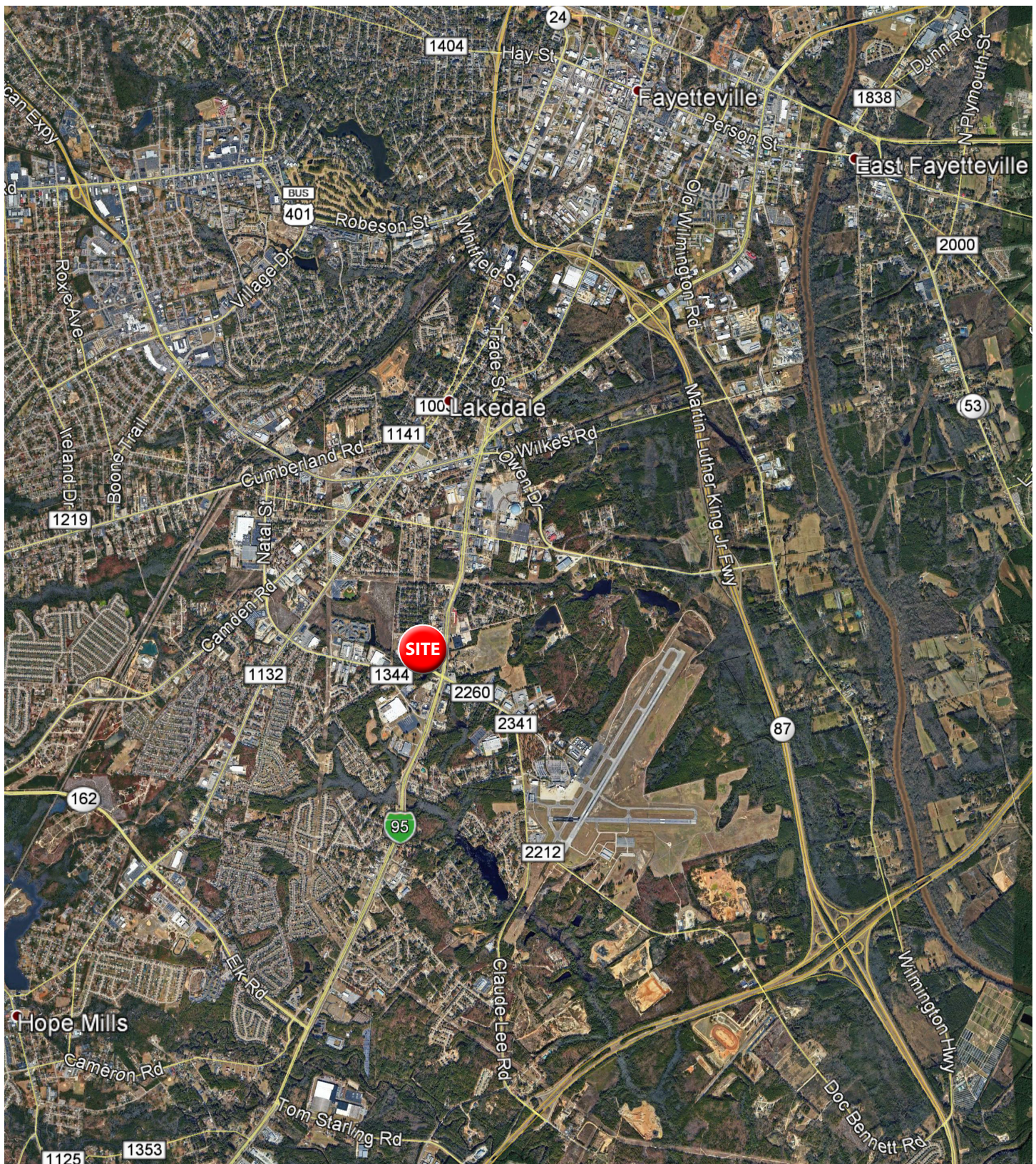
2800 GILLESPIE STREET  
FAYETTEVILLE, NC 28306



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



# LOCATION







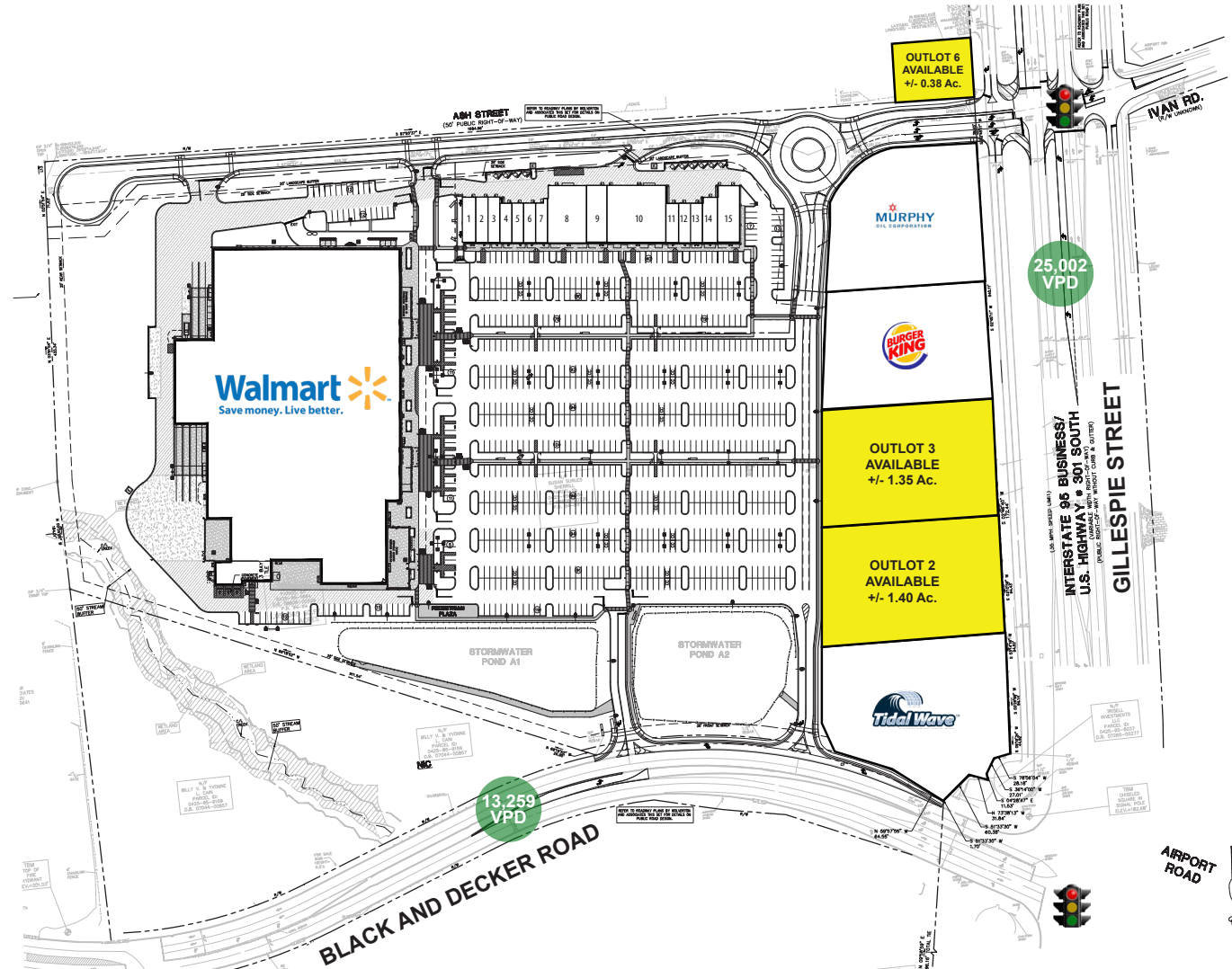


# OUTPARCELS AVAILABLE

Space	Tenant
1	Highway 55
2	VACANT 1,600 SF
3	Nail Salon
4	VACANT 1,400 SF
5	Total Wireless
6	GNC
7	Sally Beauty
8	Rue 21
9	Shoe Show
10	Dollar Tree
11	Cricket Wireless
12	Brite Care Dental
13	Tobacco & Vape Shop
14	Asian Cuisine
15	Mexican Restaurant

## Outparcels Tenant

1	Tidal Wave Car Wash
2	AVAILABLE 1.40 Ac
3	AVAILABLE 1.35 Ac
4	Burger King
5	Murphy Oil
6	AVAILABLE 0.38 Ac



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.

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# TRADE AREA SNAPSHOT



**Estimated  
Population**

**82,616**



**Estimated  
Households**

**33,225**



**Average HH  
Income**

**\$81,701**



**Median HH  
Income**

**\$62,439**



**Total  
Businesses**

**4,571**



**Total  
Employees**

**42,907**





# TRADE AREA DEMOGRAPHICS

Lat/Lon: 34.9679/-78.8088

Trade Area	Trade Area
<b>Population</b>	
2023 Estimated Population	82,616
2028 Projected Population	84,096
2020 Census Population	81,450
2010 Census Population	78,145
Projected Annual Growth 2023 to 2028	0.4%
Historical Annual Growth 2010 to 2023	0.4%
<b>Households</b>	
2023 Estimated Households	33,225
2028 Projected Households	33,192
2020 Census Households	32,376
2010 Census Households	30,863
Projected Annual Growth 2023 to 2028	-
Historical Annual Growth 2010 to 2023	0.6%
<b>Age</b>	
2023 Est. Population Under 10 Years	13.4%
2023 Est. Population 10 to 19 Years	13.8%
2023 Est. Population 20 to 29 Years	12.8%
2023 Est. Population 30 to 44 Years	20.5%
2023 Est. Population 45 to 59 Years	17.8%
2023 Est. Population 60 to 74 Years	15.5%
2023 Est. Population 75 Years or Over	6.2%
2023 Est. Median Age	36.8
<b>Marital Status &amp; Gender</b>	
2023 Est. Male Population	48.5%
2023 Est. Female Population	51.5%
2023 Est. Never Married	31.5%
2023 Est. Now Married	45.1%
2023 Est. Separated or Divorced	17.2%
2023 Est. Widowed	6.2%
<b>Income</b>	
2023 Est. HH Income \$200,000 or More	5.7%
2023 Est. HH Income \$150,000 to \$199,999	5.8%
2023 Est. HH Income \$100,000 to \$149,999	14.6%
2023 Est. HH Income \$75,000 to \$99,999	13.6%
2023 Est. HH Income \$50,000 to \$74,999	16.6%
2023 Est. HH Income \$35,000 to \$49,999	11.1%
2023 Est. HH Income \$25,000 to \$34,999	7.6%
2023 Est. HH Income \$15,000 to \$24,999	10.5%
2023 Est. HH Income Under \$15,000	14.5%
2023 Est. Average Household Income	\$81,701
2023 Est. Median Household Income	\$62,439
2023 Est. Per Capita Income	\$33,025
2023 Est. Total Businesses	4,571
2023 Est. Total Employees	42,907



# TRADE AREA DEMOGRAPHICS

Lat/Lon: 34.9679/-78.8088

Trade Area	Trade Area
<b>Race</b>	
2023 Est. White	50.9%
2023 Est. Black	34.6%
2023 Est. Asian or Pacific Islander	1.8%
2023 Est. American Indian or Alaska Native	1.9%
2023 Est. Other Races	10.8%
<b>Hispanic</b>	
2023 Est. Hispanic Population	7,692
2023 Est. Hispanic Population	9.3%
2028 Proj. Hispanic Population	9.3%
2020 Hispanic Population	8.8%
<b>Education (Adults 25 &amp; Older)</b>	
2023 Est. Adult Population (25 Years or Over)	55,223
2023 Est. Elementary (Grade Level 0 to 8)	2.7%
2023 Est. Some High School (Grade Level 9 to 11)	6.9%
2023 Est. High School Graduate	28.6%
2023 Est. Some College	25.2%
2023 Est. Associate Degree Only	11.1%
2023 Est. Bachelor Degree Only	16.4%
2023 Est. Graduate Degree	9.1%
<b>Housing</b>	
2023 Est. Total Housing Units	36,527
2023 Est. Owner-Occupied	61.5%
2023 Est. Renter-Occupied	29.5%
2023 Est. Vacant Housing	9.0%
<b>Homes Built by Year</b>	
2023 Homes Built 2010 or later	13.1%
2023 Homes Built 2000 to 2009	17.3%
2023 Homes Built 1990 to 1999	16.1%
2023 Homes Built 1980 to 1989	10.6%
2023 Homes Built 1970 to 1979	12.5%
2023 Homes Built 1960 to 1969	10.9%
2023 Homes Built 1950 to 1959	4.8%
2023 Homes Built Before 1949	5.7%
<b>Home Values</b>	
2023 Home Value \$1,000,000 or More	0.6%
2023 Home Value \$500,000 to \$999,999	3.1%
2023 Home Value \$400,000 to \$499,999	2.6%
2023 Home Value \$300,000 to \$399,999	11.3%
2023 Home Value \$200,000 to \$299,999	25.7%
2023 Home Value \$150,000 to \$199,999	18.2%
2023 Home Value \$100,000 to \$149,999	16.2%
2023 Home Value \$50,000 to \$99,999	12.7%
2023 Home Value \$25,000 to \$49,999	2.7%
2023 Home Value Under \$25,000	6.9%
2023 Median Home Value	\$186,891
2023 Median Rent	\$708



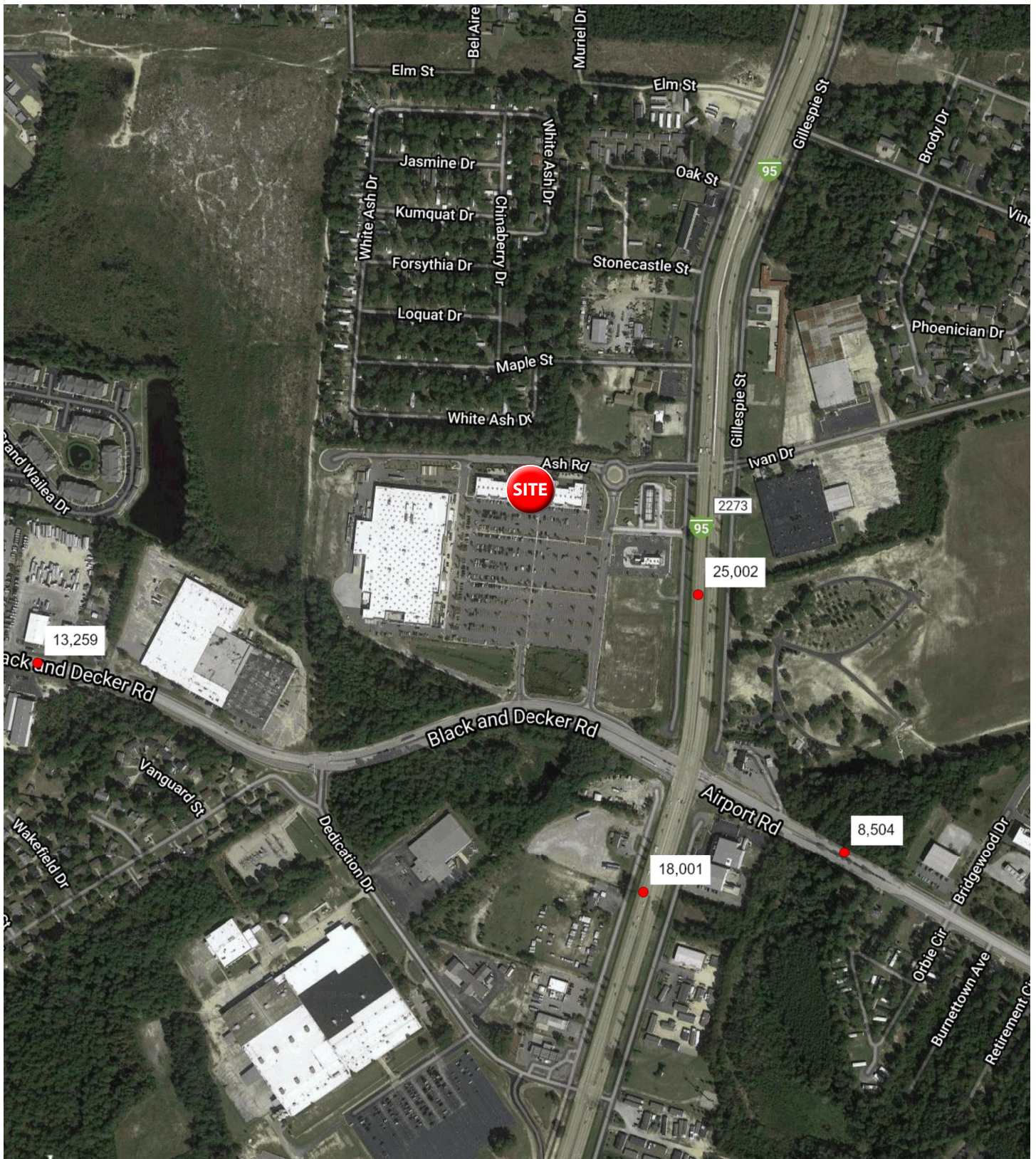
# TRADE AREA DEMOGRAPHICS

Lat/Lon: 34.9679/-78.8088

Trade Area	Trade Area
<b>Labor Force</b>	
2023 Est. Labor Population Age 16 Years or Over	64,542
2023 Est. Civilian Employed	53.3%
2023 Est. Civilian Unemployed	2.5%
2023 Est. in Armed Forces	5.1%
2023 Est. not in Labor Force	39.0%
2023 Labor Force Males	47.8%
2023 Labor Force Females	52.2%
<b>Occupation</b>	
2023 Occupation: Population Age 16 Years or Over	34,415
2023 Mgmt, Business, & Financial Operations	13.5%
2023 Professional, Related	23.0%
2023 Service	15.2%
2023 Sales, Office	24.7%
2023 Farming, Fishing, Forestry	0.2%
2023 Construction, Extraction, Maintenance	7.2%
2023 Production, Transport, Material Moving	16.2%
2023 White Collar Workers	61.2%
2023 Blue Collar Workers	38.8%
<b>Transportation to Work</b>	
2023 Drive to Work Alone	78.0%
2023 Drive to Work in Carpool	6.8%
2023 Travel to Work by Public Transportation	0.3%
2023 Drive to Work on Motorcycle	-
2023 Walk or Bicycle to Work	3.7%
2023 Other Means	1.1%
2023 Work at Home	10.0%
<b>Travel Time</b>	
2023 Travel to Work in 14 Minutes or Less	30.9%
2023 Travel to Work in 15 to 29 Minutes	41.2%
2023 Travel to Work in 30 to 59 Minutes	23.6%
2023 Travel to Work in 60 Minutes or More	4.3%
2023 Average Travel Time to Work	20.1
<b>Consumer Expenditure</b>	
2023 Est. Total Household Expenditure	\$2.02 B
2023 Est. Apparel	\$71.02 M
2023 Est. Contributions, Gifts	\$113.92 M
2023 Est. Education, Reading	\$64.18 M
2023 Est. Entertainment	\$113.8 M
2023 Est. Food, Beverages, Tobacco	\$312.07 M
2023 Est. Furnishings, Equipment	\$70.72 M
2023 Est. Health Care, Insurance	\$186.27 M
2023 Est. Household Operations, Shelter, Utilities	\$658.04 M
2023 Est. Miscellaneous Expenses	\$38.18 M
2023 Est. Personal Care	\$27.16 M
2023 Est. Transportation	\$368.18 M

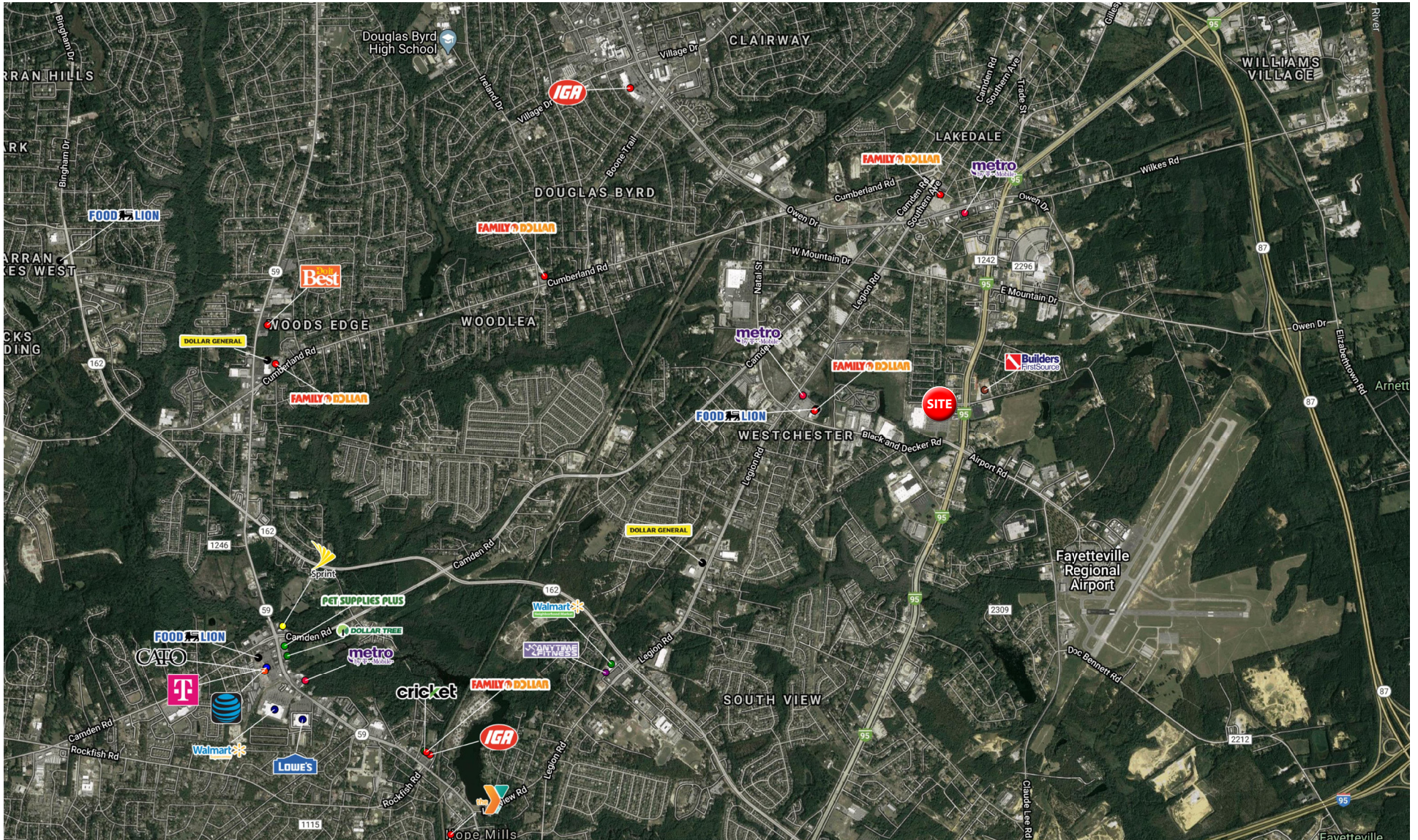


# TRAFFIC COUNTS





# COMMERCIAL AERIAL







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