

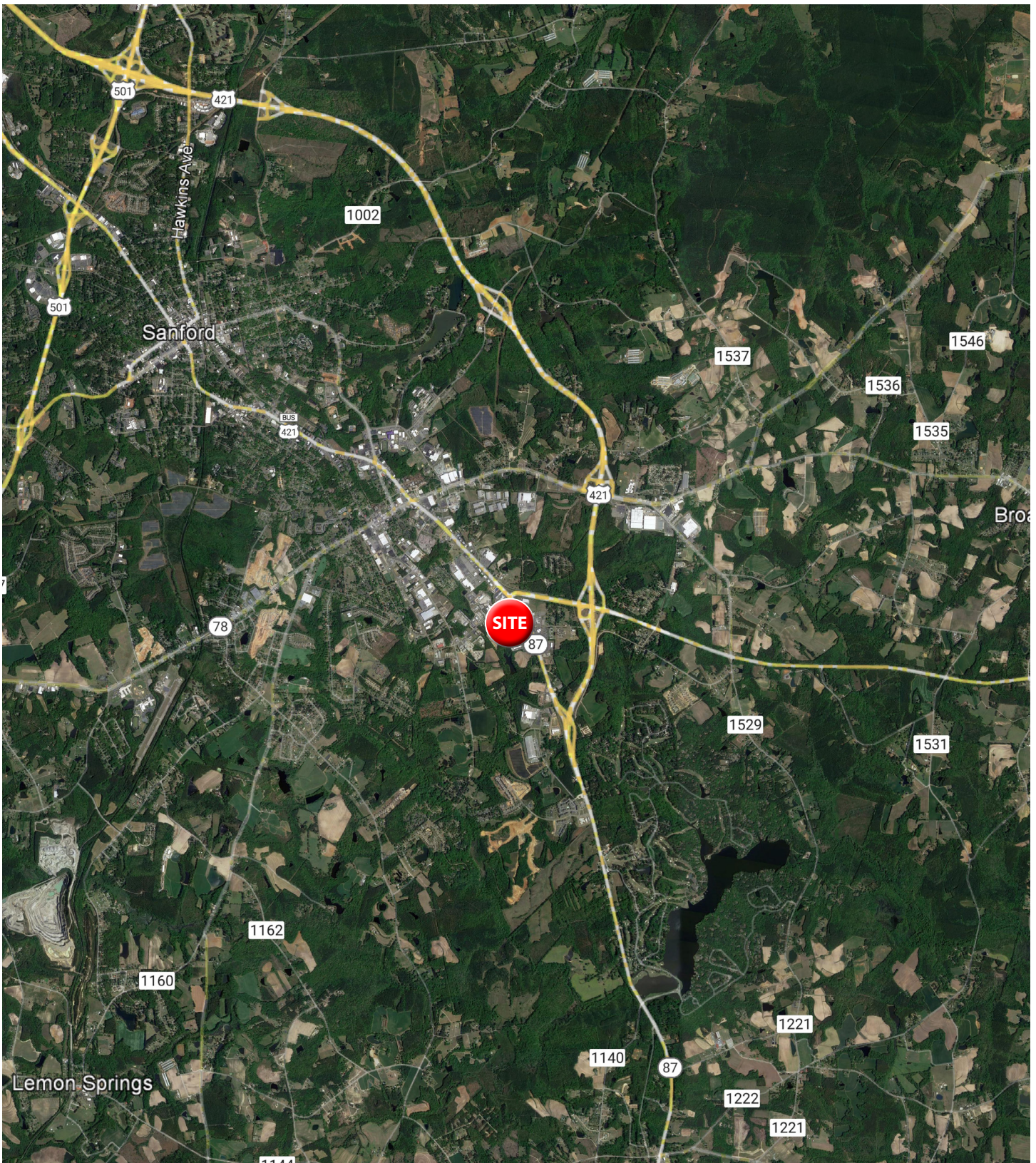
SHOPPES AT SANFORD

3294 NC-87 SOUTH
SANFORD, NC 27332



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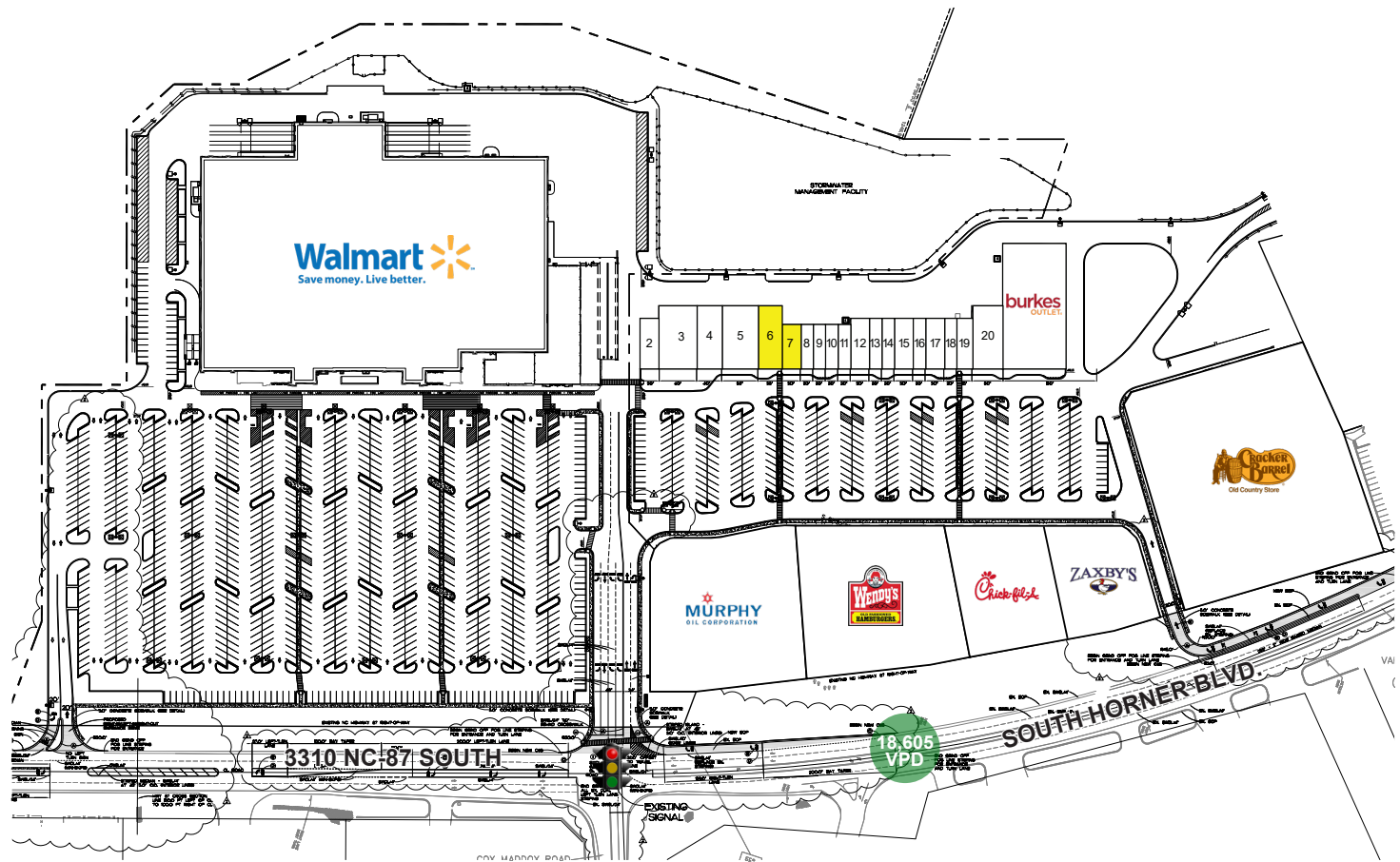
LOCATION





INLINE RETAIL AVAILABLE

Space	Tenant
2	GameStop
3	Rue 21
4	Affordable Dentures & Implants
5	Shoe Department
6	AVAILABLE 3,800 SF
7	AVAILABLE 2,100 SF
8	Fort Bragg Federal Credit
9	NutriShop
10	Vapor Maxx
11	The Cigar Barn
12	Corbett's
13	Firehouse Subs
14	Sally Beauty
15	Athlete's Foot
16	UltraTan
17	OneMain Financial
18	Queen Nail & Spa
19	Benchmark Physical Therapy
20	King Chinese



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TRADE AREA SNAPSHOT



**Estimated
Population**

91,562



**Estimated
Households**

35,865



**Average HH
Income**

\$84,364



**Median HH
Income**

\$62,686



**Total
Businesses**

2,839



**Total
Employees**

27,782



TRADE AREA DEMOGRAPHICS

Lat/Lon: 35.4813/-79.1549

Trade Area	Trade Area
Population	
2023 Estimated Population	91,562
2028 Projected Population	95,520
2020 Census Population	88,739
2010 Census Population	81,941
Projected Annual Growth 2023 to 2028	0.9%
Historical Annual Growth 2010 to 2023	0.9%
Households	
2023 Estimated Households	35,865
2028 Projected Households	37,393
2020 Census Households	34,339
2010 Census Households	31,215
Projected Annual Growth 2023 to 2028	0.9%
Historical Annual Growth 2010 to 2023	1.1%
Age	
2023 Est. Population Under 10 Years	12.4%
2023 Est. Population 10 to 19 Years	13.5%
2023 Est. Population 20 to 29 Years	11.8%
2023 Est. Population 30 to 44 Years	19.3%
2023 Est. Population 45 to 59 Years	19.8%
2023 Est. Population 60 to 74 Years	16.9%
2023 Est. Population 75 Years or Over	6.3%
2023 Est. Median Age	38.8
Marital Status & Gender	
2023 Est. Male Population	49.5%
2023 Est. Female Population	50.5%
2023 Est. Never Married	29.1%
2023 Est. Now Married	47.8%
2023 Est. Separated or Divorced	17.0%
2023 Est. Widowed	6.2%
Income	
2023 Est. HH Income \$200,000 or More	5.3%
2023 Est. HH Income \$150,000 to \$199,999	7.1%
2023 Est. HH Income \$100,000 to \$149,999	13.6%
2023 Est. HH Income \$75,000 to \$99,999	13.2%
2023 Est. HH Income \$50,000 to \$74,999	20.9%
2023 Est. HH Income \$35,000 to \$49,999	13.6%
2023 Est. HH Income \$25,000 to \$34,999	7.5%
2023 Est. HH Income \$15,000 to \$24,999	9.1%
2023 Est. HH Income Under \$15,000	9.8%
2023 Est. Average Household Income	\$84,364
2023 Est. Median Household Income	\$62,686
2023 Est. Per Capita Income	\$33,189
2023 Est. Total Businesses	2,839
2023 Est. Total Employees	27,782

TRADE AREA DEMOGRAPHICS

Lat/Lon: 35.4813/-79.1549

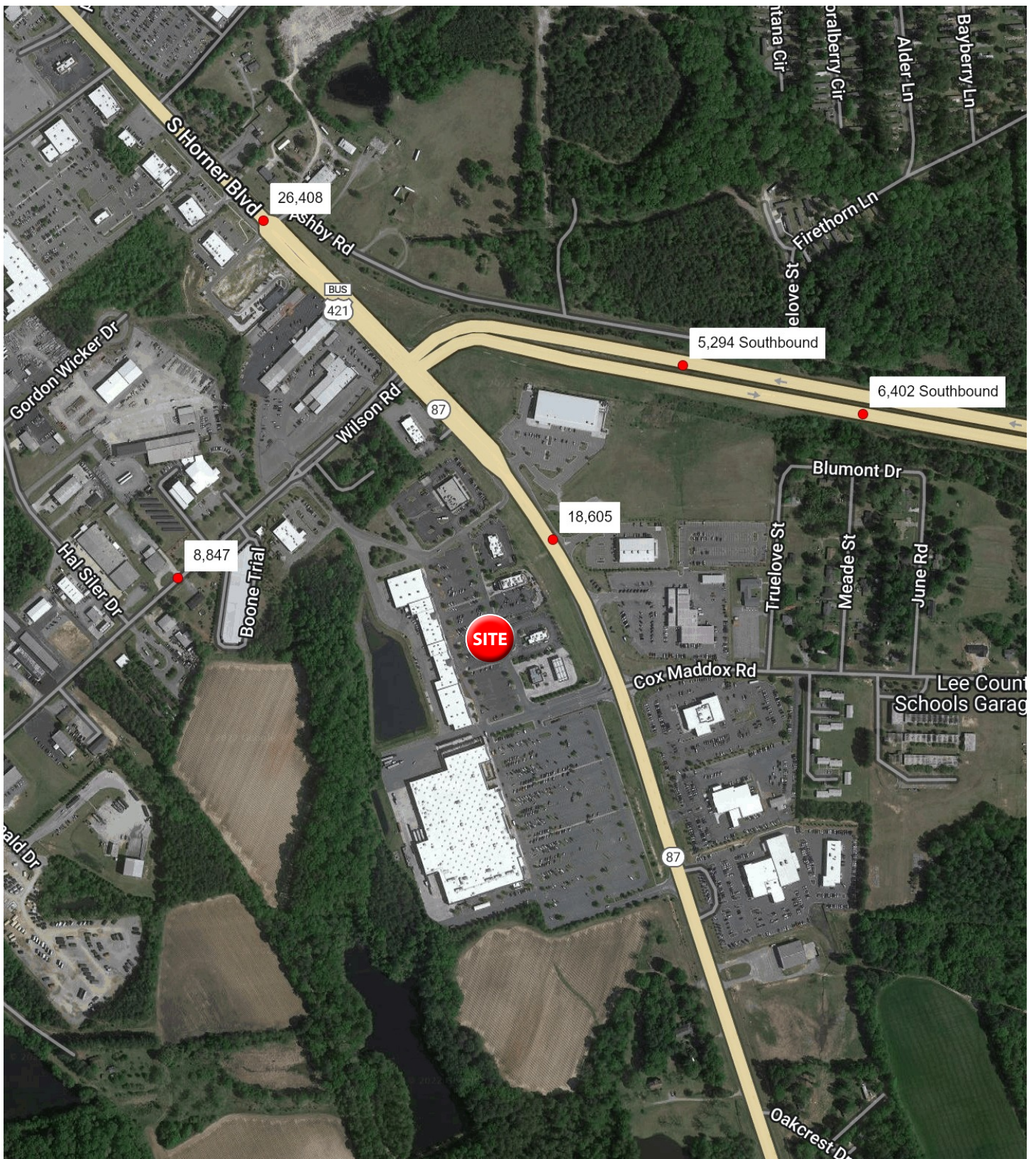
Trade Area	Trade Area
Race	
2023 Est. White	63.5%
2023 Est. Black	18.9%
2023 Est. Asian or Pacific Islander	1.4%
2023 Est. American Indian or Alaska Native	0.7%
2023 Est. Other Races	15.6%
Hispanic	
2023 Est. Hispanic Population	15,922
2023 Est. Hispanic Population	17.4%
2028 Proj. Hispanic Population	17.3%
2020 Hispanic Population	20.0%
Education (Adults 25 & Older)	
2023 Est. Adult Population (25 Years or Over)	62,711
2023 Est. Elementary (Grade Level 0 to 8)	5.4%
2023 Est. Some High School (Grade Level 9 to 11)	7.8%
2023 Est. High School Graduate	27.8%
2023 Est. Some College	23.8%
2023 Est. Associate Degree Only	13.6%
2023 Est. Bachelor Degree Only	14.4%
2023 Est. Graduate Degree	7.2%
Housing	
2023 Est. Total Housing Units	39,300
2023 Est. Owner-Occupied	73.0%
2023 Est. Renter-Occupied	18.3%
2023 Est. Vacant Housing	8.7%
Homes Built by Year	
2023 Homes Built 2010 or later	9.6%
2023 Homes Built 2000 to 2009	17.9%
2023 Homes Built 1990 to 1999	18.7%
2023 Homes Built 1980 to 1989	15.1%
2023 Homes Built 1970 to 1979	12.3%
2023 Homes Built 1960 to 1969	5.9%
2023 Homes Built 1950 to 1959	6.4%
2023 Homes Built Before 1949	5.3%
Home Values	
2023 Home Value \$1,000,000 or More	0.5%
2023 Home Value \$500,000 to \$999,999	4.2%
2023 Home Value \$400,000 to \$499,999	3.4%
2023 Home Value \$300,000 to \$399,999	8.9%
2023 Home Value \$200,000 to \$299,999	22.1%
2023 Home Value \$150,000 to \$199,999	17.7%
2023 Home Value \$100,000 to \$149,999	19.5%
2023 Home Value \$50,000 to \$99,999	15.1%
2023 Home Value \$25,000 to \$49,999	3.2%
2023 Home Value Under \$25,000	5.3%
2023 Median Home Value	\$180,127
2023 Median Rent	\$680

TRADE AREA DEMOGRAPHICS

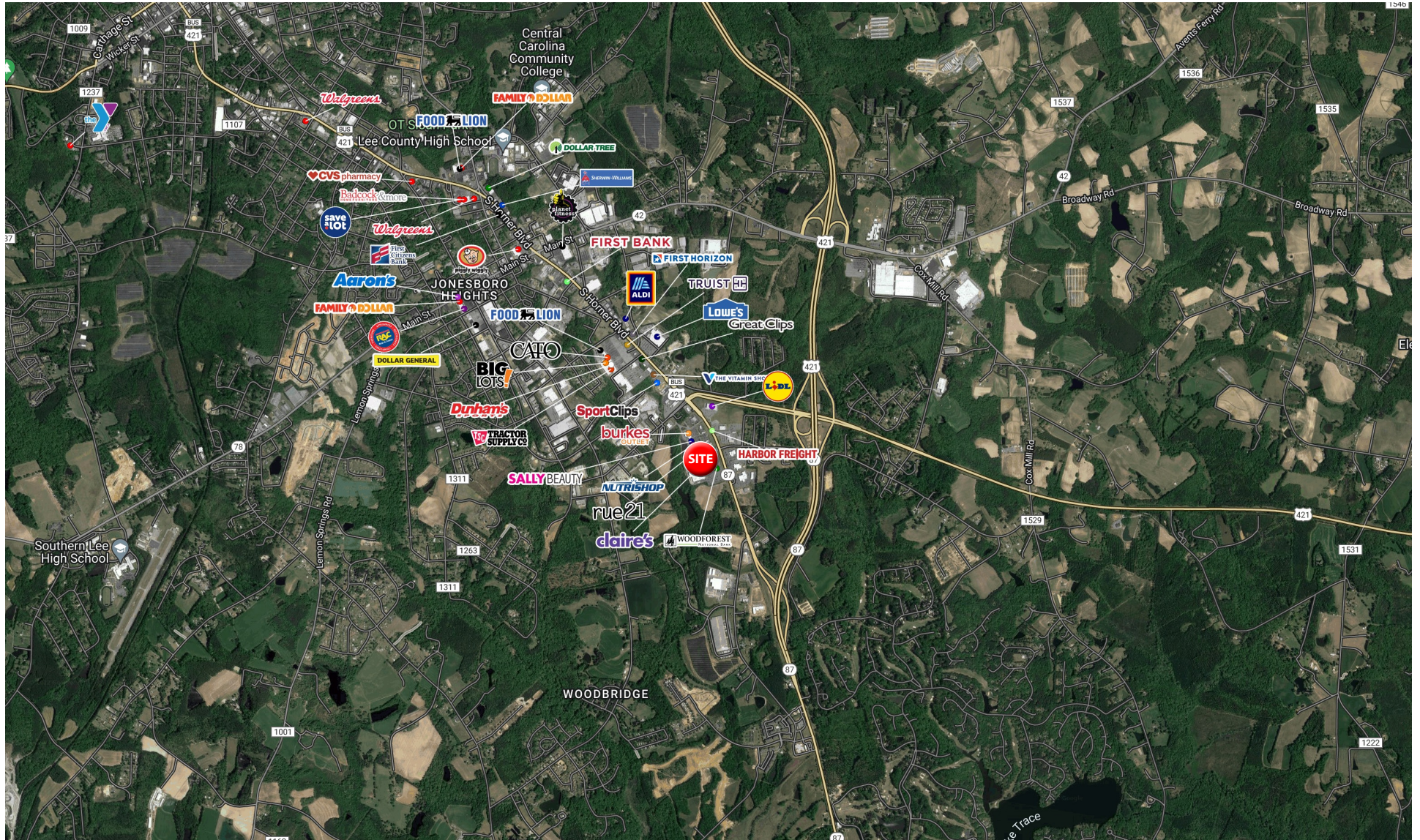
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Trade Area	Trade Area
Labor Force	
2023 Est. Labor Population Age 16 Years or Over	72,497
2023 Est. Civilian Employed	59.9%
2023 Est. Civilian Unemployed	2.4%
2023 Est. in Armed Forces	1.0%
2023 Est. not in Labor Force	36.6%
2023 Labor Force Males	49.0%
2023 Labor Force Females	51.0%
Occupation	
2023 Occupation: Population Age 16 Years or Over	43,441
2023 Mgmt, Business, & Financial Operations	12.9%
2023 Professional, Related	19.9%
2023 Service	17.0%
2023 Sales, Office	18.4%
2023 Farming, Fishing, Forestry	0.9%
2023 Construction, Extraction, Maintenance	11.1%
2023 Production, Transport, Material Moving	19.8%
2023 White Collar Workers	51.1%
2023 Blue Collar Workers	48.9%
Transportation to Work	
2023 Drive to Work Alone	80.8%
2023 Drive to Work in Carpool	10.7%
2023 Travel to Work by Public Transportation	0.6%
2023 Drive to Work on Motorcycle	0.2%
2023 Walk or Bicycle to Work	1.3%
2023 Other Means	1.4%
2023 Work at Home	5.0%
Travel Time	
2023 Travel to Work in 14 Minutes or Less	27.0%
2023 Travel to Work in 15 to 29 Minutes	33.6%
2023 Travel to Work in 30 to 59 Minutes	29.6%
2023 Travel to Work in 60 Minutes or More	9.8%
2023 Average Travel Time to Work	23.3
Consumer Expenditure	
2023 Est. Total Household Expenditure	\$2.23 B
2023 Est. Apparel	\$77.93 M
2023 Est. Contributions, Gifts	\$126.02 M
2023 Est. Education, Reading	\$69.34 M
2023 Est. Entertainment	\$126.08 M
2023 Est. Food, Beverages, Tobacco	\$343.29 M
2023 Est. Furnishings, Equipment	\$78.4 M
2023 Est. Health Care, Insurance	\$207.62 M
2023 Est. Household Operations, Shelter, Utilities	\$723.64 M
2023 Est. Miscellaneous Expenses	\$42.25 M
2023 Est. Personal Care	\$29.91 M
2023 Est. Transportation	\$408.78 M

TRAFFIC COUNTS



COMMERCIAL AERIAL





WRSINC
REAL ESTATE INVESTMENTS

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