WRS INC
REAL ESTATE INVESTMENTS

GRANDVIEW STATION

2875 SUGAR HILL ROAD
MARION, NC 28752





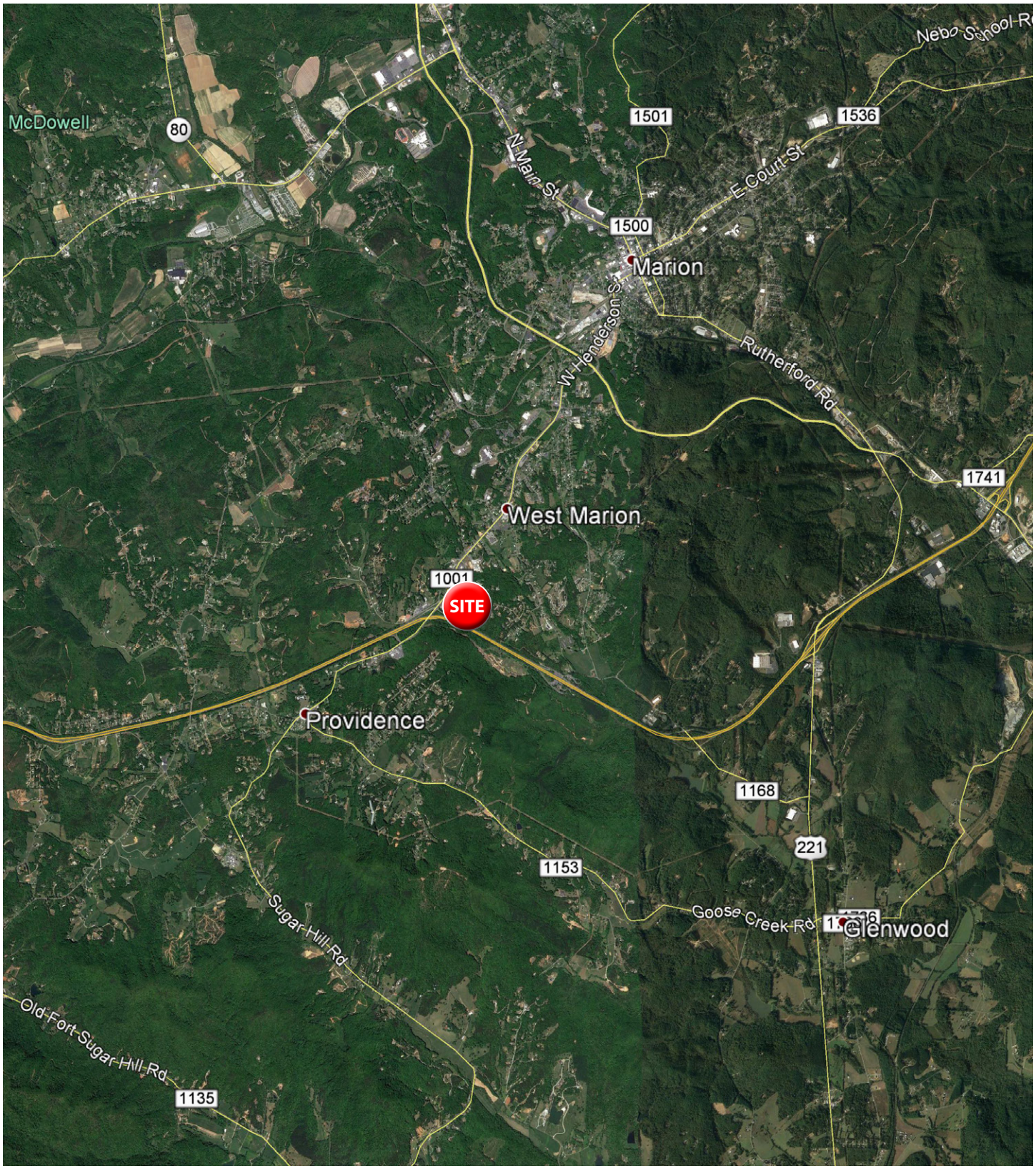




Max Dufour, Leasing
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LOCATION

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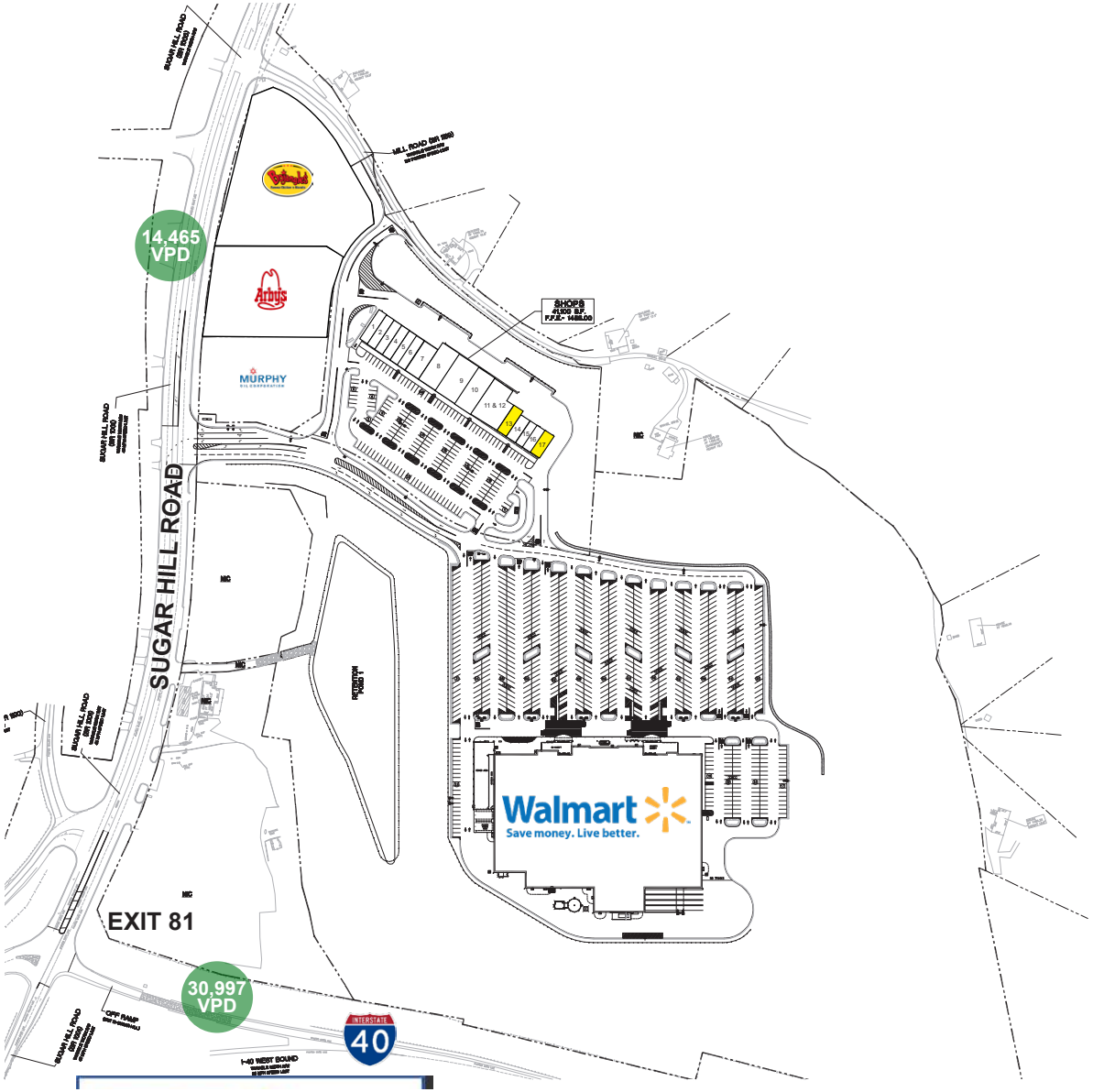
AERIAL


SUGAR HILL ROAD
INTERSTATE 40
Walmart
Save money. Live better.

INLINE RETAIL AVAILABLE

Space	Tenant
1 & 2	Forno Italian Restaurant
3	Tobacco Store
4	Japanese Express
5	Marion's Video Games
6&7	Nopales Mexican Restaurant
8	Chinese Buffet
9	Dollar Tree
10	Hopscotch Health
11 & 12	Shoe Show
13	1,600 SF AVAILABLE
14	Great Clips
15	Sally Beauty
16	Nail Salon
17	1,400 SF AVAILABLE

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



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

PROPERTY PHOTOS

WRS INC
REAL ESTATE INVESTMENTS





TRADE AREA SNAPSHOT

WRS INC
REAL ESTATE INVESTMENTS

Estimated Population
49,659

Estimated Households
23,653

Average HH Income
$86,931

Median HH Income
$61,733

Total Businesses
1,318

Total Employees
12,651



TRADE AREA DEMOGRAPHICS

WRS INC
REAL ESTATE INVESTMENTS

Lat/Lon: 35.6529/-82.0567

Trade Area	Trade Area
Population	
2026 Estimated Population	46,615
2031 Projected Population	47,423
2020 Census Population	45,811
2010 Census Population	46,224
Projected Annual Growth 2026 to 2031	0.3%
Historical Annual Growth 2010 to 2026	-
Households	
2026 Estimated Households	19,458
2031 Projected Households	19,535
2020 Census Households	18,409
2010 Census Households	18,200
Projected Annual Growth 2026 to 2031	-
Historical Annual Growth 2010 to 2026	0.4%
Age	
2026 Est. Population Under 10 Years	9.4%
2026 Est. Population 10 to 19 Years	11.2%
2026 Est. Population 20 to 29 Years	11.7%
2026 Est. Population 30 to 44 Years	18.1%
2026 Est. Population 45 to 59 Years	20.1%
2026 Est. Population 60 to 74 Years	20.4%
2026 Est. Population 75 Years or Over	9.0%
2026 Est. Median Age	43.7
Marital Status & Gender	
2026 Est. Male Population	51.5%
2026 Est. Female Population	48.5%
2026 Est. Never Married	25.7%
2026 Est. Now Married	51.4%
2026 Est. Separated or Divorced	15.8%
2026 Est. Widowed	7.2%
Income	
2026 Est. HH Income $200,000 or More	5.1%
2026 Est. HH Income $150,000 to $199,999	5.7%
2026 Est. HH Income $100,000 to $149,999	16.1%
2026 Est. HH Income $75,000 to $99,999	14.0%
2026 Est. HH Income $50,000 to $74,999	20.5%
2026 Est. HH Income $35,000 to $49,999	12.7%
2026 Est. HH Income $25,000 to $34,999	8.4%
2026 Est. HH Income $15,000 to $24,999	8.4%
2026 Est. HH Income Under $15,000	9.2%
2026 Est. Average Household Income	$83,687
2026 Est. Median Household Income	$62,874
2026 Est. Per Capita Income	$35,077
2026 Est. Total Businesses	1,316
2026 Est. Total Employees	13,047

TRADE AREA DEMOGRAPHICS

WRS INC
REAL ESTATE INVESTMENTS

Lat/Lon: 35.6529/-82.0567

Trade Area	Trade Area
Race	
2026 Est. White	86.6%
2026 Est. Black	4.8%
2026 Est. Asian or Pacific Islander	1.5%
2026 Est. American Indian or Alaska Native	0.4%
2026 Est. Other Races	6.8%
Hispanic	
2026 Est. Hispanic Population	3,333
2026 Est. Hispanic Population	7.1%
2031 Proj. Hispanic Population	8.7%
2020 Hispanic Population	6.6%
Education (Adults 25 & Older)	
2026 Est. Adult Population (25 Years or Over)	34,309
2026 Est. Elementary (Grade Level 0 to 8)	3.7%
2026 Est. Some High School (Grade Level 9 to 11)	9.4%
2026 Est. High School Graduate	35.3%
2026 Est. Some College	18.1%
2026 Est. Associate Degree Only	12.7%
2026 Est. Bachelor Degree Only	13.6%
2026 Est. Graduate Degree	7.2%
Housing	
2026 Est. Total Housing Units	22,631
2026 Est. Owner-Occupied	62.1%
2026 Est. Renter-Occupied	23.9%
2026 Est. Vacant Housing	14.0%
Homes Built by Year	
2026 Homes Built 2010 or later	7.5%
2026 Homes Built 2000 to 2009	13.4%
2026 Homes Built 1990 to 1999	13.7%
2026 Homes Built 1980 to 1989	14.1%
2026 Homes Built 1970 to 1979	12.2%
2026 Homes Built 1960 to 1969	9.1%
2026 Homes Built 1950 to 1959	6.6%
2026 Homes Built Before 1949	9.3%
Home Values	
2026 Home Value $1,000,000 or More	3.4%
2026 Home Value $500,000 to $999,999	6.8%
2026 Home Value $400,000 to $499,999	5.7%
2026 Home Value $300,000 to $399,999	14.5%
2026 Home Value $200,000 to $299,999	18.6%
2026 Home Value $150,000 to $199,999	13.5%
2026 Home Value $100,000 to $149,999	14.0%
2026 Home Value $50,000 to $99,999	14.1%
2026 Home Value $25,000 to $49,999	2.9%
2026 Home Value Under $25,000	6.3%
2026 Median Home Value	$208,994
2026 Median Rent	$659

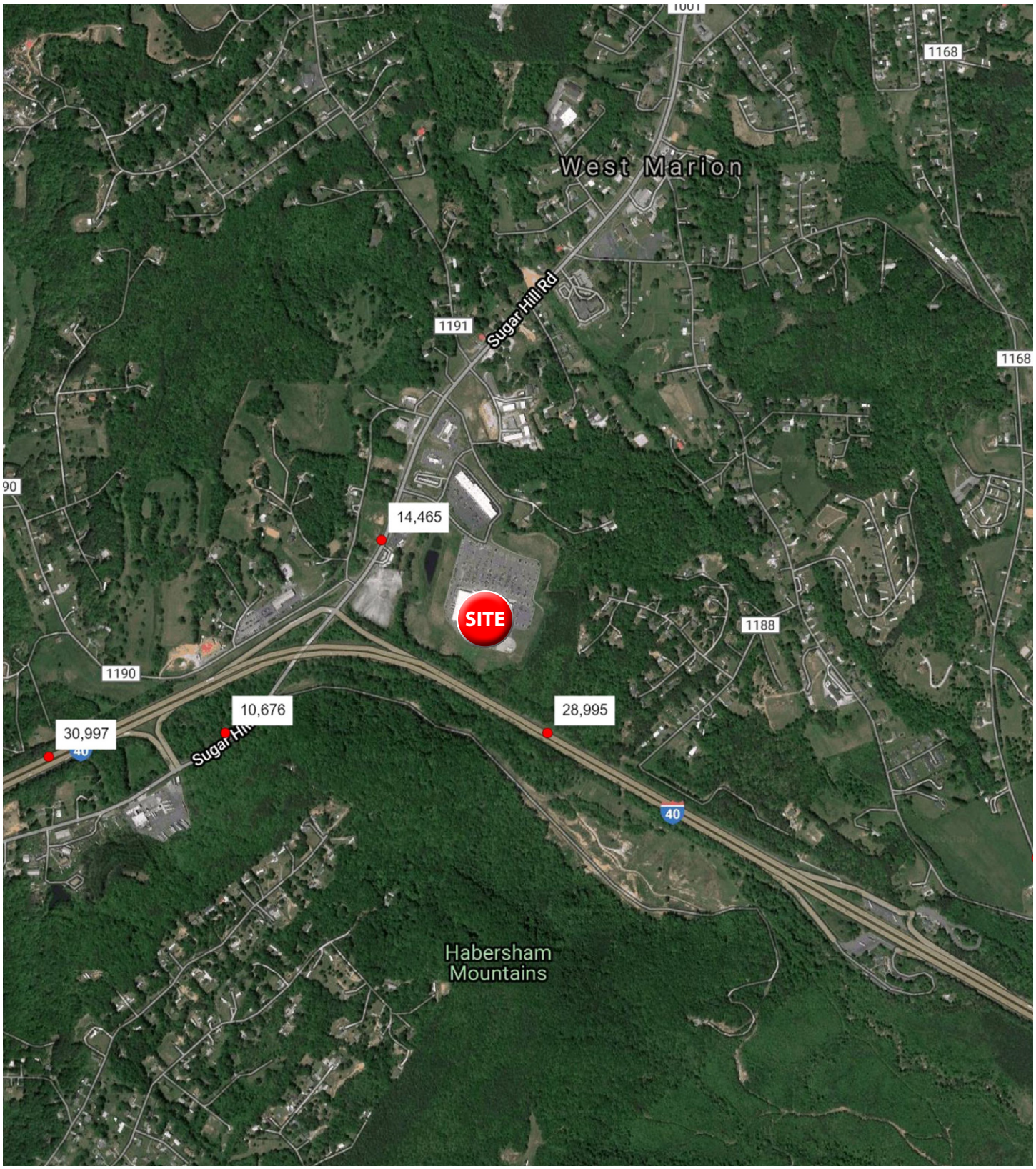
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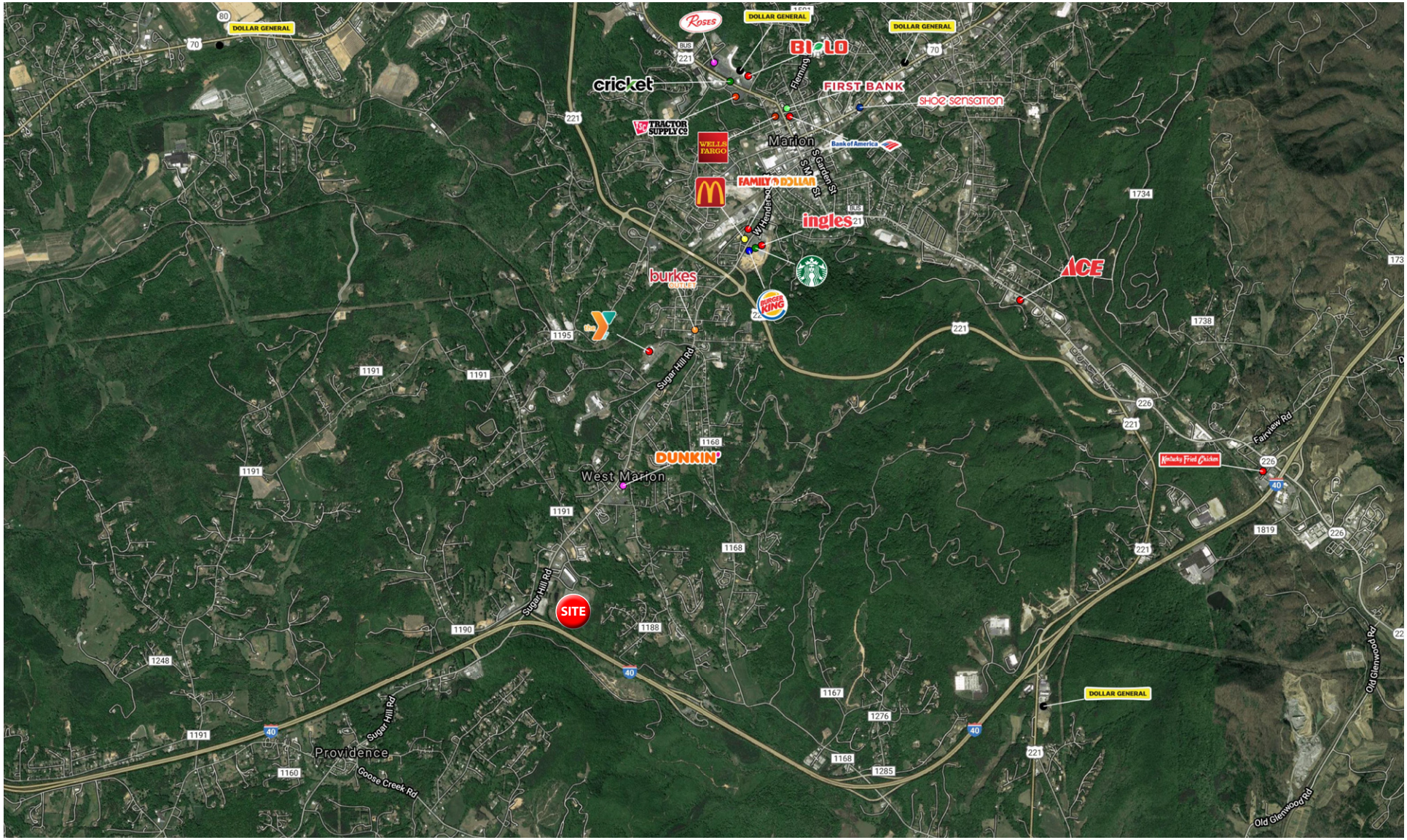
Trade Area	Trade Area
Labor Force	
2026 Est. Labor Population Age 16 Years or Over	39,143
2026 Est. Civilian Employed	51.3%
2026 Est. Civilian Unemployed	1.8%
2026 Est. in Armed Forces	-
2026 Est. not in Labor Force	46.9%
2026 Labor Force Males	51.4%
2026 Labor Force Females	48.6%
Occupation	
2026 Occupation: Population Age 16 Years or Over	20,089
2026 Mgmt, Business, & Financial Operations	12.2%
2026 Professional, Related	20.0%
2026 Service	16.0%
2026 Sales, Office	15.9%
2026 Farming, Fishing, Forestry	0.7%
2026 Construction, Extraction, Maintenance	11.2%
2026 Production, Transport, Material Moving	24.0%
2026 White Collar Workers	48.1%
2026 Blue Collar Workers	51.9%
Transportation to Work	
2026 Drive to Work Alone	82.7%
2026 Drive to Work in Carpool	9.0%
2026 Travel to Work by Public Transportation	0.1%
2026 Drive to Work on Motorcycle	-
2026 Walk or Bicycle to Work	1.4%
2026 Other Means	0.6%
2026 Work at Home	6.2%
Travel Time	
2026 Travel to Work in 14 Minutes or Less	25.0%
2026 Travel to Work in 15 to 29 Minutes	39.9%
2026 Travel to Work in 30 to 59 Minutes	29.8%
2026 Travel to Work in 60 Minutes or More	5.3%
2026 Average Travel Time to Work	22.7
Consumer Expenditure	
2026 Est. Total Household Expenditure	$1.55 B
2026 Est. Apparel	$33.96 M
2026 Est. Contributions, Tax and Retirement	$340.59 M
2026 Est. Education	$24.88 M
2026 Est. Entertainment	$76.78 M
2026 Est. Food, Beverages, Tobacco	$208.07 M
2026 Est. Health Care	$132.96 M
2026 Est. Household Furnishings and Equipment	$39.54 M
2026 Est. Household Operations, Shelter, Utilities	$398 M
2026 Est. Miscellaneous Expenses	$23.15 M
2026 Est. Personal Care	$18.27 M
2026 Est. Transportation	$252.85 M

TRAFFIC COUNTS



COMMERCIAL AERIAL

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