

SHOPPES AT RAEFORD

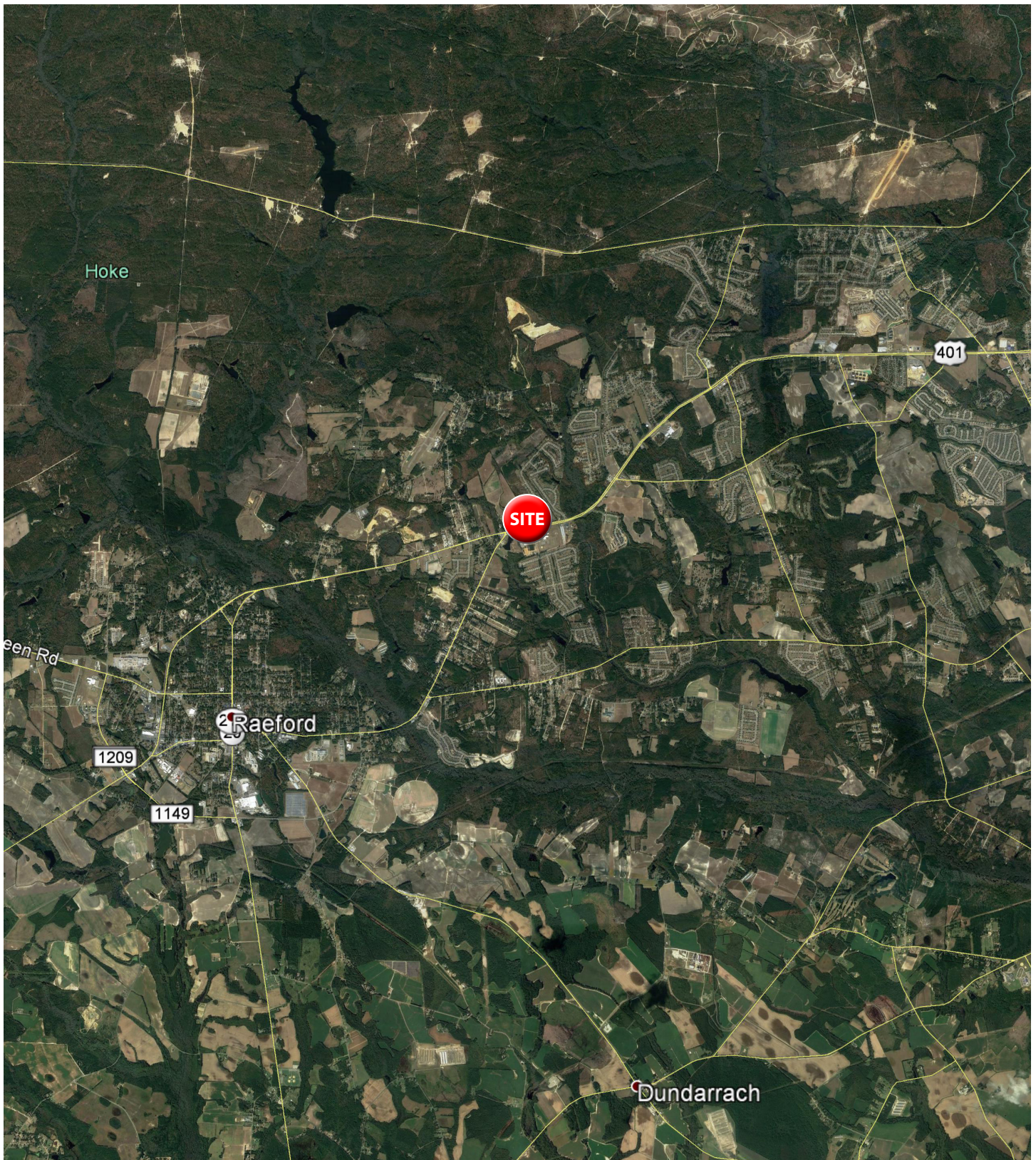
4545 FAYETTEVILLE ROAD
RAEFORD (FAYETTEVILLE)
NC 28376



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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	AVAILABLE 1,600 SF
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**
52,102



**Estimated
Households**
18,507



**Average HH
Income**
\$75,112



**Median HH
Income**
\$55,132



**Total
Businesses**
1,334



**Total
Employees**
9,593



TRADE AREA DEMOGRAPHICS

Lat/Lon: 34.9997/-79.1761

Trade Area	Trade Area
Population	
2023 Estimated Population	52,102
2028 Projected Population	54,901
2020 Census Population	50,337
2010 Census Population	47,744
Projected Annual Growth 2023 to 2028	1.1%
Historical Annual Growth 2010 to 2023	0.7%
Households	
2023 Estimated Households	18,507
2028 Projected Households	19,994
2020 Census Households	17,682
2010 Census Households	16,674
Projected Annual Growth 2023 to 2028	1.6%
Historical Annual Growth 2010 to 2023	0.8%
Age	
2023 Est. Population Under 10 Years	15.7%
2023 Est. Population 10 to 19 Years	14.3%
2023 Est. Population 20 to 29 Years	14.2%
2023 Est. Population 30 to 44 Years	21.7%
2023 Est. Population 45 to 59 Years	17.1%
2023 Est. Population 60 to 74 Years	13.2%
2023 Est. Population 75 Years or Over	3.9%
2023 Est. Median Age	34.0
Marital Status & Gender	
2023 Est. Male Population	49.2%
2023 Est. Female Population	50.8%
2023 Est. Never Married	38.1%
2023 Est. Now Married	40.9%
2023 Est. Separated or Divorced	14.3%
2023 Est. Widowed	6.7%
Income	
2023 Est. HH Income \$200,000 or More	4.6%
2023 Est. HH Income \$150,000 to \$199,999	7.0%
2023 Est. HH Income \$100,000 to \$149,999	11.0%
2023 Est. HH Income \$75,000 to \$99,999	11.8%
2023 Est. HH Income \$50,000 to \$74,999	16.5%
2023 Est. HH Income \$35,000 to \$49,999	10.6%
2023 Est. HH Income \$25,000 to \$34,999	10.2%
2023 Est. HH Income \$15,000 to \$24,999	8.9%
2023 Est. HH Income Under \$15,000	19.4%
2023 Est. Average Household Income	\$75,112
2023 Est. Median Household Income	\$55,132
2023 Est. Per Capita Income	\$26,992
2023 Est. Total Businesses	1,334
2023 Est. Total Employees	9,593

TRADE AREA DEMOGRAPHICS

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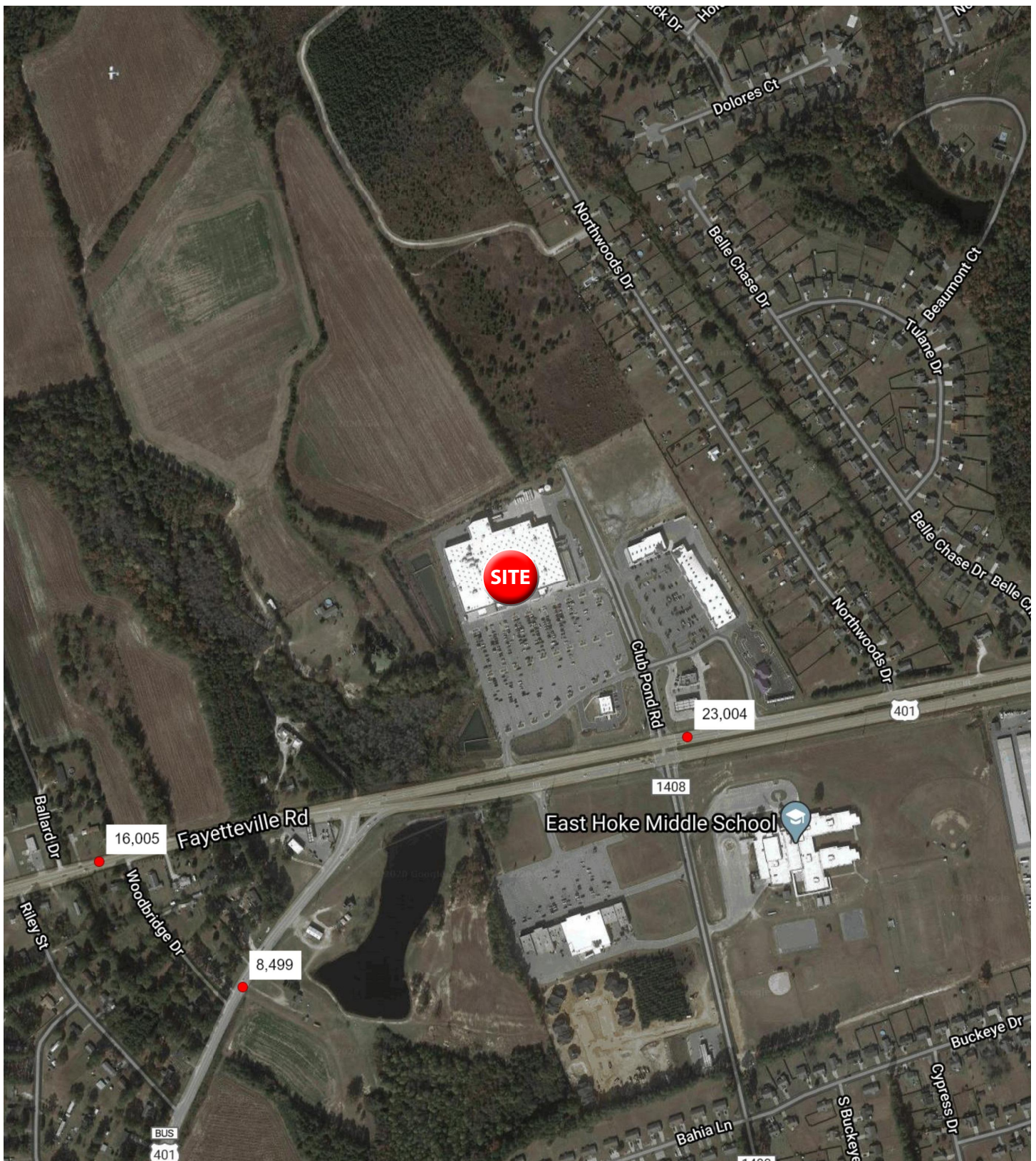
Trade Area	Trade Area
Race	
2023 Est. White	33.6%
2023 Est. Black	36.0%
2023 Est. Asian or Pacific Islander	1.7%
2023 Est. American Indian or Alaska Native	7.3%
2023 Est. Other Races	21.4%
Hispanic	
2023 Est. Hispanic Population	7,750
2023 Est. Hispanic Population	14.9%
2028 Proj. Hispanic Population	14.7%
2020 Hispanic Population	17.7%
Education (Adults 25 & Older)	
2023 Est. Adult Population (25 Years or Over)	33,088
2023 Est. Elementary (Grade Level 0 to 8)	5.5%
2023 Est. Some High School (Grade Level 9 to 11)	8.8%
2023 Est. High School Graduate	30.5%
2023 Est. Some College	22.8%
2023 Est. Associate Degree Only	13.4%
2023 Est. Bachelor Degree Only	12.7%
2023 Est. Graduate Degree	6.3%
Housing	
2023 Est. Total Housing Units	20,365
2023 Est. Owner-Occupied	66.8%
2023 Est. Renter-Occupied	24.1%
2023 Est. Vacant Housing	9.1%
Homes Built by Year	
2023 Homes Built 2010 or later	14.9%
2023 Homes Built 2000 to 2009	23.9%
2023 Homes Built 1990 to 1999	18.2%
2023 Homes Built 1980 to 1989	10.1%
2023 Homes Built 1970 to 1979	10.3%
2023 Homes Built 1960 to 1969	5.9%
2023 Homes Built 1950 to 1959	3.9%
2023 Homes Built Before 1949	3.6%
Home Values	
2023 Home Value \$1,000,000 or More	0.8%
2023 Home Value \$500,000 to \$999,999	1.0%
2023 Home Value \$400,000 to \$499,999	2.2%
2023 Home Value \$300,000 to \$399,999	5.2%
2023 Home Value \$200,000 to \$299,999	19.2%
2023 Home Value \$150,000 to \$199,999	21.9%
2023 Home Value \$100,000 to \$149,999	16.1%
2023 Home Value \$50,000 to \$99,999	20.1%
2023 Home Value \$25,000 to \$49,999	5.9%
2023 Home Value Under \$25,000	7.6%
2023 Median Home Value	\$146,493
2023 Median Rent	\$607

TRADE AREA DEMOGRAPHICS

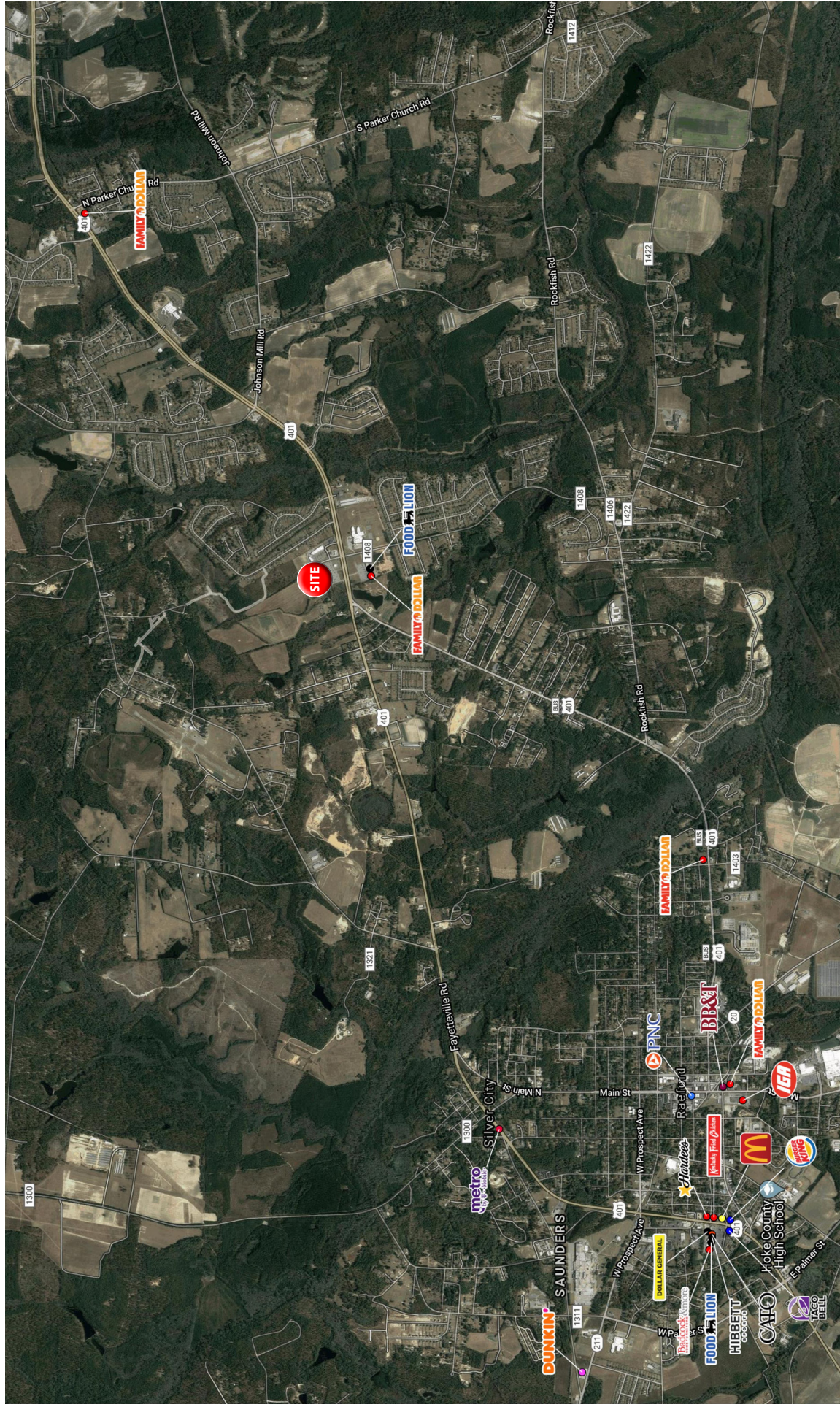
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Trade Area	Trade Area
Labor Force	
2023 Est. Labor Population Age 16 Years or Over	39,193
2023 Est. Civilian Employed	48.8%
2023 Est. Civilian Unemployed	2.7%
2023 Est. in Armed Forces	5.3%
2023 Est. not in Labor Force	43.2%
2023 Labor Force Males	48.8%
2023 Labor Force Females	51.2%
Occupation	
2023 Occupation: Population Age 16 Years or Over	19,132
2023 Mgmt, Business, & Financial Operations	9.4%
2023 Professional, Related	20.1%
2023 Service	19.4%
2023 Sales, Office	20.7%
2023 Farming, Fishing, Forestry	1.3%
2023 Construction, Extraction, Maintenance	8.4%
2023 Production, Transport, Material Moving	20.7%
2023 White Collar Workers	50.2%
2023 Blue Collar Workers	49.8%
Transportation to Work	
2023 Drive to Work Alone	82.8%
2023 Drive to Work in Carpool	9.5%
2023 Travel to Work by Public Transportation	0.8%
2023 Drive to Work on Motorcycle	0.1%
2023 Walk or Bicycle to Work	1.4%
2023 Other Means	1.1%
2023 Work at Home	4.2%
Travel Time	
2023 Travel to Work in 14 Minutes or Less	18.0%
2023 Travel to Work in 15 to 29 Minutes	35.3%
2023 Travel to Work in 30 to 59 Minutes	39.3%
2023 Travel to Work in 60 Minutes or More	7.4%
2023 Average Travel Time to Work	26.9
Consumer Expenditure	
2023 Est. Total Household Expenditure	\$1.06 B
2023 Est. Apparel	\$37.32 M
2023 Est. Contributions, Gifts	\$58.56 M
2023 Est. Education, Reading	\$33.96 M
2023 Est. Entertainment	\$59.45 M
2023 Est. Food, Beverages, Tobacco	\$163.52 M
2023 Est. Furnishings, Equipment	\$36.83 M
2023 Est. Health Care, Insurance	\$96.72 M
2023 Est. Household Operations, Shelter, Utilities	\$344.46 M
2023 Est. Miscellaneous Expenses	\$19.85 M
2023 Est. Personal Care	\$14.15 M
2023 Est. Transportation	\$192.23 M

TRAFFIC COUNTS



COMMERCIAL AERIAL





WRSINC
REAL ESTATE INVESTMENTS

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