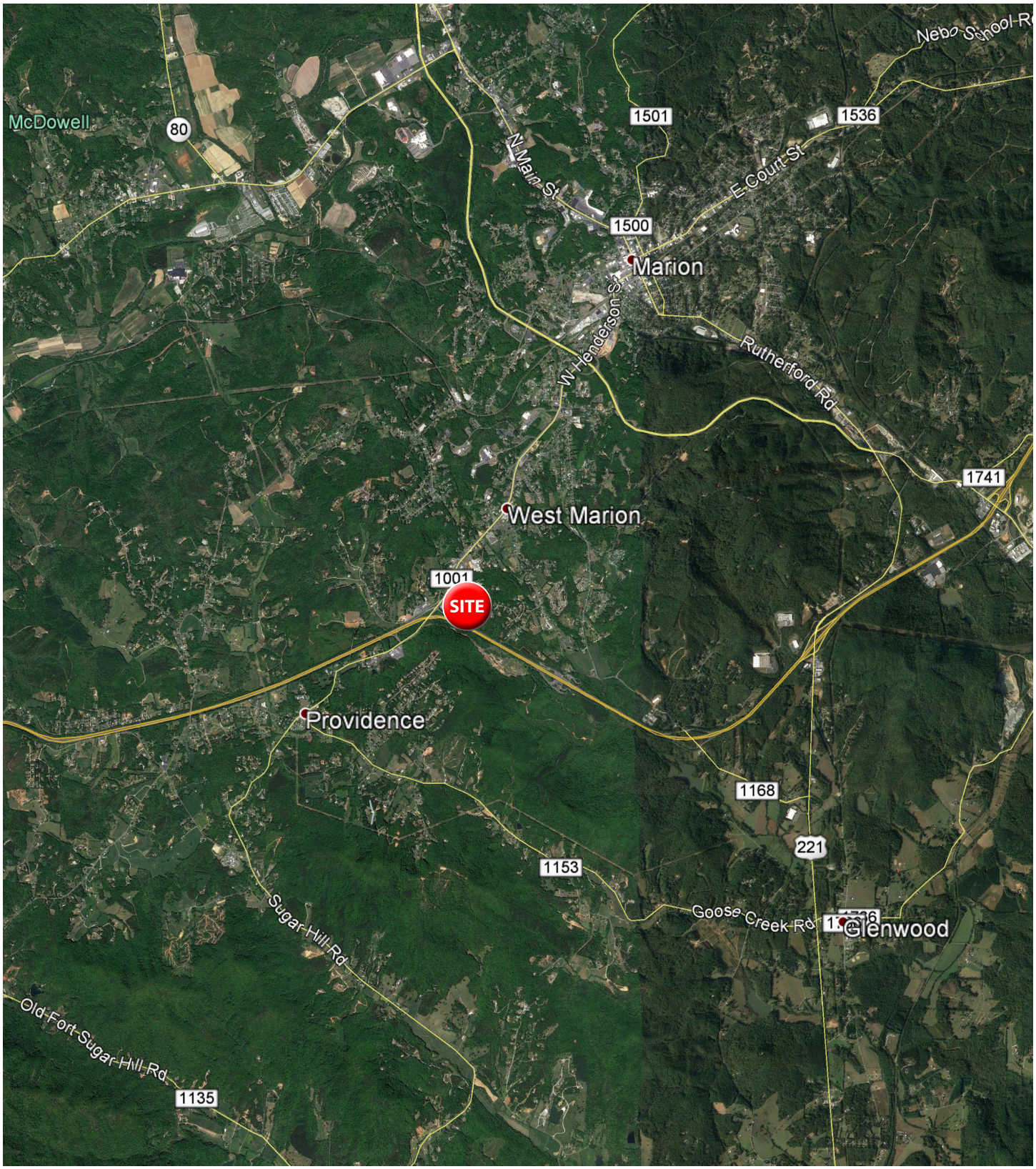
WRS INC
REAL ESTATE INVESTMENTS

GRANDVIEW STATION

2875 SUGAR HILL ROAD
MARION, NC 28752

Culler Bennett, Leasing
843.654.7879
cbennett@wrsrealty.com

LOCATION


McDowell
80
1501
1536
N Main St
E Court St
1500
Marion
W Henderson St
Rutherford Rd
1741
West Marion
1001
SITE
Providence
1168
221
1153
Sugar Hill Rd
Goose Creek Rd
Glenwood
Old Fort Sugar Hill Rd
1135

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 Restaurant
5	Video Games
6	Mexican Restaurant
7	Hwy 55 Restaurant
8	Chinese Buffet
9	Dollar Tree
10	AVAILABLE 4,500 SF
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

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

5 MILE DEMOGRAPHIC SNAPSHOT

Estimated Population
22,436

Estimated Households
9,077

Average HH Income
$64,022

Median HH Income
$50,767

Total Businesses
886

Total Employees
10,453

DEMOGRAPHIC REPORT

Lat/Lon: 35.6473/-82.0303

RF1

2875 Sugar Hill Rd Marion, NC 28752		1 mi radius	3 mi radius	5 mi radius
POPULATION	2021 Estimated Population	2,142	9,817	22,436
	2026 Projected Population	2,206	10,096	23,081
	2010 Census Population	2,148	9,973	22,884
	2000 Census Population	2,060	9,272	21,409
	Projected Annual Growth 2021 to 2026	0.6%	0.6%	0.6%
	Historical Annual Growth 2000 to 2021	0.2%	0.3%	0.2%
HOUSEHOLDS	2021 Estimated Households	916	4,130	9,077
	2026 Projected Households	928	4,176	9,188
	2010 Census Households	902	4,114	9,049
	2000 Census Households	860	3,848	8,525
	Projected Annual Growth 2021 to 2026	0.3%	0.2%	0.2%
	Historical Annual Growth 2000 to 2021	0.3%	0.3%	0.3%
AGE	2021 Est. Population Under 10 Years	10.6%	10.7%	10.6%
	2021 Est. Population 10 to 19 Years	12.3%	12.3%	12.0%
	2021 Est. Population 20 to 29 Years	11.7%	11.9%	12.3%
	2021 Est. Population 30 to 44 Years	17.0%	16.7%	17.1%
	2021 Est. Population 45 to 59 Years	19.0%	19.5%	19.6%
	2021 Est. Population 60 to 74 Years	19.9%	19.6%	18.9%
	2021 Est. Population 75 Years or Over	9.6%	9.2%	9.5%
	2021 Est. Median Age	42.7	42.5	42.2
MARITAL STATUS & GENDER	2021 Est. Male Population	48.5%	48.7%	49.4%
	2021 Est. Female Population	51.5%	51.3%	50.6%
	2021 Est. Never Married	22.3%	23.7%	24.9%
	2021 Est. Now Married	48.8%	49.9%	50.0%
	2021 Est. Separated or Divorced	20.5%	18.7%	17.9%
	2021 Est. Widowed	8.4%	7.7%	7.2%
INCOME	2021 Est. HH Income $200,000 or More	-	1.0%	1.9%
	2021 Est. HH Income $150,000 to $199,999	2.6%	2.3%	2.4%
	2021 Est. HH Income $100,000 to $149,999	13.1%	13.0%	12.2%
	2021 Est. HH Income $75,000 to $99,999	10.0%	12.9%	11.9%
	2021 Est. HH Income $50,000 to $74,999	24.4%	21.2%	21.6%
	2021 Est. HH Income $35,000 to $49,999	11.9%	16.5%	17.2%
	2021 Est. HH Income $25,000 to $34,999	13.1%	11.9%	12.3%
	2021 Est. HH Income $15,000 to $24,999	6.7%	6.5%	8.5%
	2021 Est. HH Income Under $15,000	18.1%	14.7%	12.0%
	2021 Est. Average Household Income	$59,196	$62,181	$64,022
	2021 Est. Median Household Income	$48,552	$51,002	$50,767
	2021 Est. Per Capita Income	$25,419	$26,363	$26,391
	2021 Est. Total Businesses	53	448	886
	2021 Est. Total Employees	544	4,744	10,453

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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Demographic Source: Applied Geographic Solutions 5/2021, TIGER Geography

DEMOGRAPHIC REPORT

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RF1

	2875 Sugar Hill Rd Marion, NC 28752	1 mi radius	3 mi radius	5 mi radius
RACE	2021 Est. White	86.6%	85.0%	86.1%
	2021 Est. Black	7.8%	7.4%	5.4%
	2021 Est. Asian or Pacific Islander	0.9%	0.8%	0.9%
	2021 Est. American Indian or Alaska Native	0.5%	0.4%	0.5%
	2021 Est. Other Races	4.1%	6.3%	7.1%
HISPANIC	2021 Est. Hispanic Population	146	736	1,894
	2021 Est. Hispanic Population	6.8%	7.5%	8.4%
	2026 Proj. Hispanic Population	7.4%	8.1%	9.0%
	2010 Hispanic Population	5.3%	6.1%	7.0%
EDUCATION (Adults 25 or Older)	2021 Est. Adult Population (25 Years or Over)	1,538	7,005	16,048
	2021 Est. Elementary (Grade Level 0 to 8)	2.4%	3.1%	4.9%
	2021 Est. Some High School (Grade Level 9 to 11)	8.9%	10.9%	10.8%
	2021 Est. High School Graduate	37.1%	30.7%	31.9%
	2021 Est. Some College	21.4%	22.5%	20.5%
	2021 Est. Associate Degree Only	13.9%	16.6%	14.6%
	2021 Est. Bachelor Degree Only	9.4%	10.4%	11.9%
	2021 Est. Graduate Degree	6.8%	5.9%	5.4%
HOUSING	2021 Est. Total Housing Units	1,040	4,734	10,578
	2021 Est. Owner-Occupied	60.3%	59.0%	60.0%
	2021 Est. Renter-Occupied	27.7%	28.3%	25.9%
	2021 Est. Vacant Housing	12.0%	12.8%	14.2%
HOMES BUILT BY YEAR	2021 Homes Built 2010 or later	3.4%	3.5%	4.2%
	2021 Homes Built 2000 to 2009	15.9%	11.9%	11.7%
	2021 Homes Built 1990 to 1999	20.2%	18.5%	15.6%
	2021 Homes Built 1980 to 1989	14.3%	14.9%	14.6%
	2021 Homes Built 1970 to 1979	8.5%	10.6%	11.8%
	2021 Homes Built 1960 to 1969	7.9%	9.0%	8.8%
	2021 Homes Built 1950 to 1959	6.4%	6.6%	7.3%
	2021 Homes Built Before 1949	11.5%	12.3%	11.9%
HOME VALUES	2021 Home Value $1,000,000 or More	-	-	0.3%
	2021 Home Value $500,000 to $999,999	0.6%	3.0%	2.5%
	2021 Home Value $400,000 to $499,999	2.5%	1.9%	1.7%
	2021 Home Value $300,000 to $399,999	6.3%	4.8%	4.7%
	2021 Home Value $200,000 to $299,999	5.6%	9.5%	11.2%
	2021 Home Value $150,000 to $199,999	18.2%	16.9%	14.8%
	2021 Home Value $100,000 to $149,999	20.5%	22.8%	20.4%
	2021 Home Value $50,000 to $99,999	21.0%	22.1%	27.2%
	2021 Home Value $25,000 to $49,999	4.8%	5.7%	6.0%
	2021 Home Value Under $25,000	20.5%	13.3%	11.1%
	2021 Median Home Value	$109,959	$119,540	$118,102
	2021 Median Rent	$526	$515	$503

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LABOR FORCE	2021 Est. Labor Population Age 16 Years or Over	1,757	8,036	18,415
	2021 Est. Civilian Employed	56.0%	53.0%	50.5%
	2021 Est. Civilian Unemployed	3.5%	3.2%	3.1%
	2021 Est. in Armed Forces	-	-	-
	2021 Est. not in Labor Force	40.5%	43.9%	46.5%
	2021 Labor Force Males	47.9%	47.9%	48.8%
	2021 Labor Force Females	52.1%	52.1%	51.2%
OCCUPATION	2021 Occupation: Population Age 16 Years or Over	983	4,255	9,292
	2021 Mgmt, Business, & Financial Operations	10.2%	9.2%	8.0%
	2021 Professional, Related	21.9%	19.5%	18.8%
	2021 Service	14.2%	17.3%	16.6%
	2021 Sales, Office	22.1%	18.4%	17.9%
	2021 Farming, Fishing, Forestry	0.2%	0.3%	0.9%
	2021 Construction, Extraction, Maintenance	10.2%	9.3%	10.3%
	2021 Production, Transport, Material Moving	21.3%	25.9%	27.6%
	2021 White Collar Workers	54.2%	47.1%	44.7%
	2021 Blue Collar Workers	45.8%	52.9%	55.3%
TRANSPORTATION TO WORK	2021 Drive to Work Alone	88.2%	85.6%	83.6%
	2021 Drive to Work in Carpool	6.8%	8.4%	10.4%
	2021 Travel to Work by Public Transportation	-	-	-
	2021 Drive to Work on Motorcycle	0.1%	0.2%	0.3%
	2021 Walk or Bicycle to Work	2.0%	1.0%	0.6%
	2021 Other Means	0.2%	0.9%	1.1%
	2021 Work at Home	2.7%	3.8%	3.9%
TRAVEL TIME	2021 Travel to Work in 14 Minutes or Less	37.1%	35.3%	31.4%
	2021 Travel to Work in 15 to 29 Minutes	38.7%	39.5%	40.8%
	2021 Travel to Work in 30 to 59 Minutes	30.9%	23.9%	23.8%
	2021 Travel to Work in 60 Minutes or More	6.5%	7.7%	5.8%
	2021 Average Travel Time to Work	21.3	19.9	19.9
CONSUMER EXPENDITURE	2021 Est. Total Household Expenditure	$44.88 M	$209.01 M	$468.19 M
	2021 Est. Apparel	$1.53 M	$7.17 M	$16.08 M
	2021 Est. Contributions, Gifts	$2.4 M	$11.25 M	$25.43 M
	2021 Est. Education, Reading	$1.26 M	$5.91 M	$13.35 M
	2021 Est. Entertainment	$2.47 M	$11.53 M	$25.87 M
	2021 Est. Food, Beverages, Tobacco	$7.02 M	$32.62 M	$72.89 M
	2021 Est. Furnishings, Equipment	$1.54 M	$7.18 M	$16.11 M
	2021 Est. Health Care, Insurance	$4.26 M	$19.8 M	$44.31 M
	2021 Est. Household Operations, Shelter, Utilities	$14.75 M	$68.5 M	$153.29 M
	2021 Est. Miscellaneous Expenses	$843.12 K	$3.93 M	$8.82 M
	2021 Est. Personal Care	$600.7 K	$2.8 M	$6.26 M
	2021 Est. Transportation	$8.22 M	$38.33 M	$85.78 M

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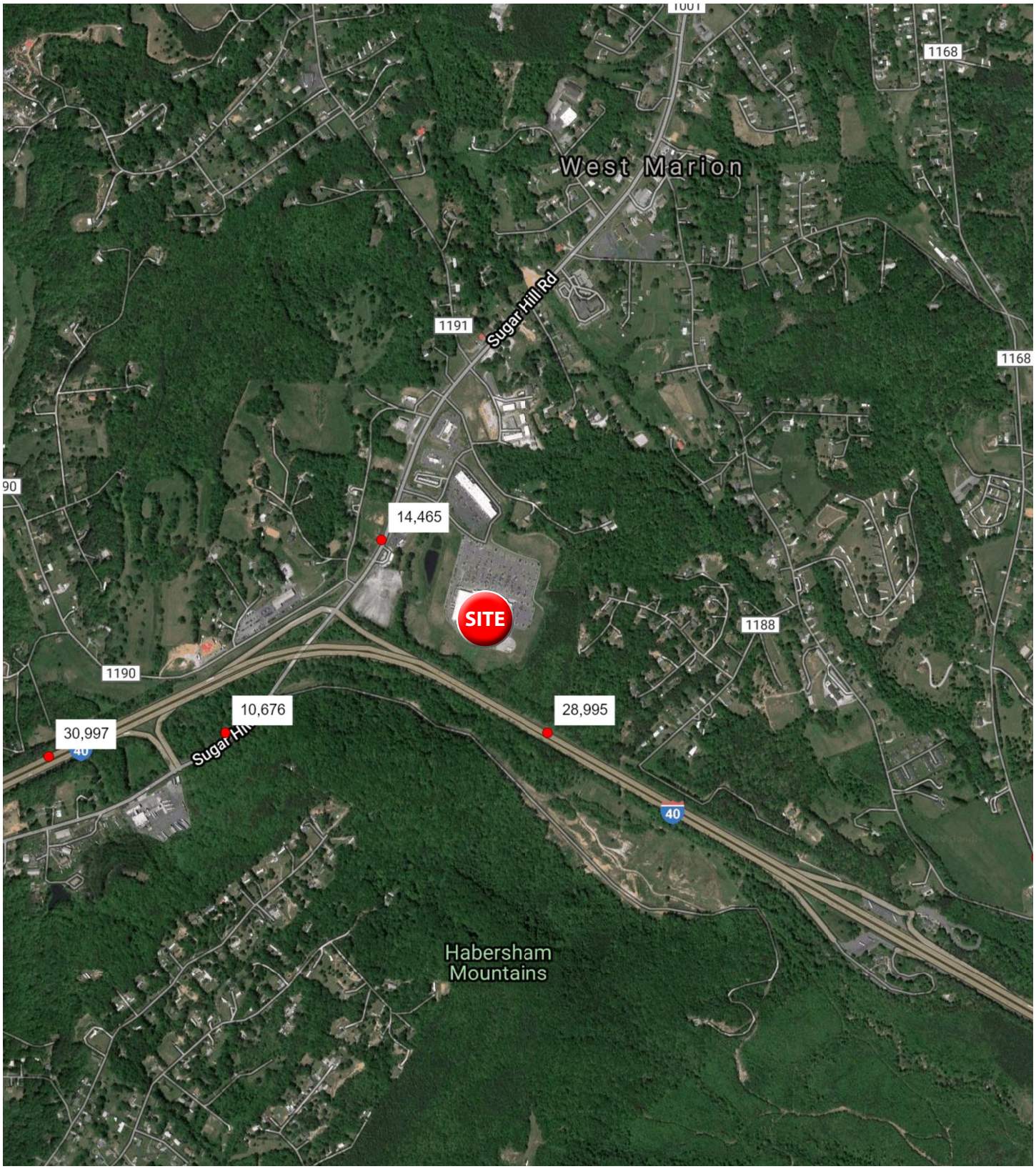
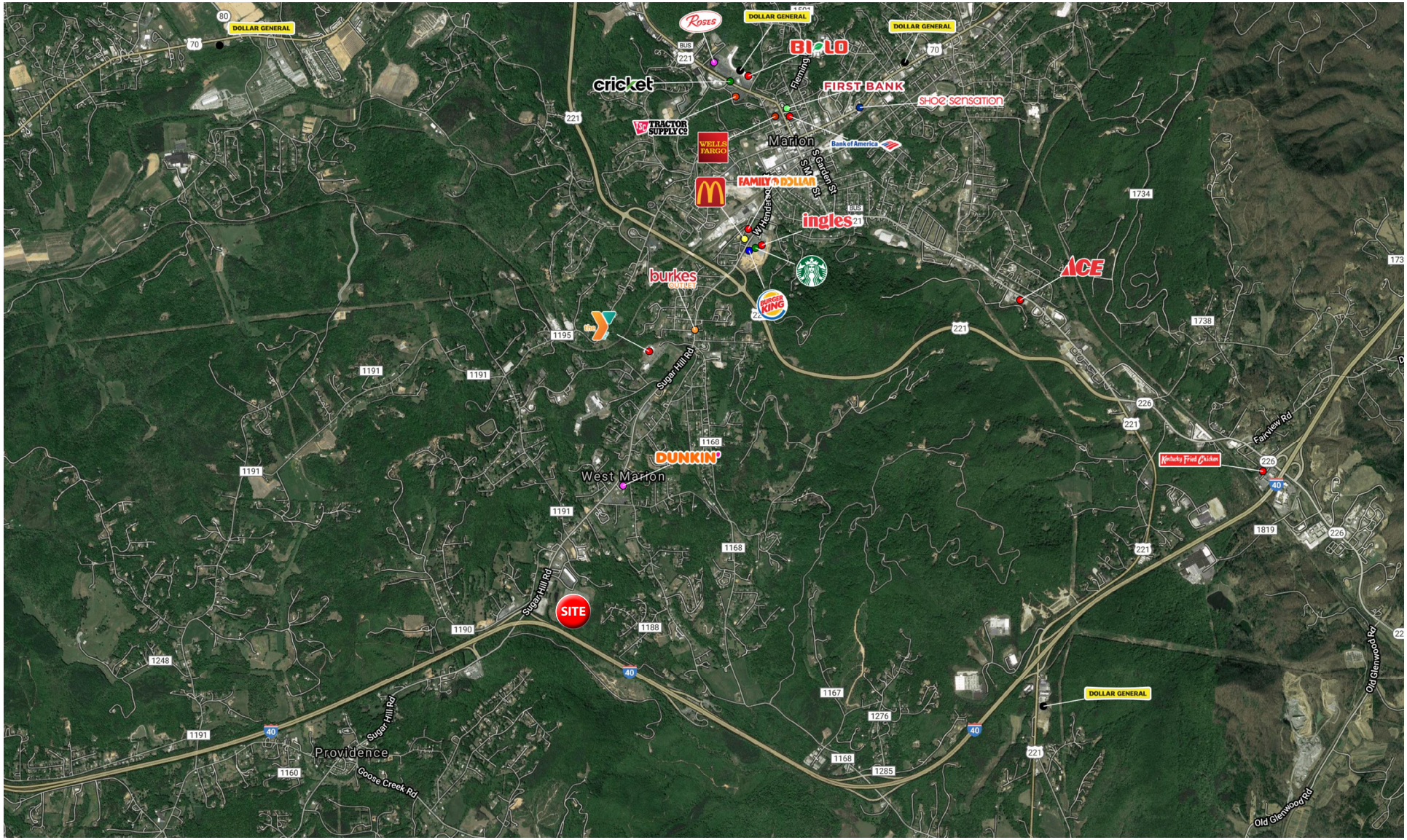
TRAFFIC COUNTS



COMMERCIAL AERIAL



WRS INC
REAL ESTATE INVESTMENTS

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