



COMMERCIAL

Location

102 McReynolds Street & Ray St
Carthage, NC 28327
McReynolds Street- Downtown Carthage
US 15-501 to McNeill Street, Left on
Monroe, Right onto Traffic Circle -
Property located on Right

Availability

For sale

List Price

Available upon completion of Non-Disclosure Agreement

Additional Details

Square Footage: 17,812 Square Feet & DB 717 Page 85
Acreage: 1.58
Property Use: Retail Investment
Property Type: Commercial



Description

This property is located in Downtown Carthage with access on McReynolds Street and Barrett Street. Property consists of Fred's commercial retail building (102 McReynolds St) and adjacent land (106 Ray St).

For more info, please contact:

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Synergy Commercial Properties, LLC

281 W. Pennsylvania Avenue

Southern Pines, NC 28387

T 910-295-1801 | F 877-255-7990

synergy-commercial.com

Demographics

Population

2000 Population	1,909	4,158
2010 Population	1,986	4,462
2017 Population	2,173	4,926
2022 Population	2,337	5,250
2000-2010 Annual Rate	0.40%	0.71%
2010-2017 Annual Rate	1.25%	1.37%
2017-2022 Annual Rate	1.47%	1.28%
2017 Male Population	46.6%	48.0%
2017 Female Population	53.3%	52.0%
2017 Median Age	44.8	43.5

In the identified area, the current year population is 4,926. In 2010, the Census count in the area was 4,462. The rate of change since 2010 was 1.37% annually. The five-year projection for the population in the area is 5,250 representing a change of 1.28% annually from 2017 to 2022. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 44.8, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	73.1%	77.3%
2017 Black Alone	21.5%	17.6%
2017 American Indian/Alaska Native Alone	0.7%	0.7%
2017 Asian Alone	0.7%	0.8%
2017 Pacific Islander Alone	0.0%	0.0%
2017 Other Race	0.6%	0.9%
2017 Two or More Races	3.5%	2.7%
2017 Hispanic Origin (Any Race)	2.9%	3.6%

Persons of Hispanic origin represent 3.6% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 41.5 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	695	1,537
2010 Households	849	1,810
2017 Total Households	952	2,036
2022 Total Households	1,033	2,187
2000-2010 Annual Rate	2.02%	1.65%
2010-2017 Annual Rate	1.59%	1.64%
2017-2022 Annual Rate	1.65%	1.44%
2017 Average Household Size	2.18	2.36

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Demographics

Per Capita Income

2017 Per Capita Income	\$23,935	\$24,284
2022 Per Capita Income	\$27,958	\$28,838
2017-2022 Annual Rate	3.16%	3.50%

Households by Income

Current median household income is \$42,282 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$47,435 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$56,775 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$67,273 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$24,284 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$28,838 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	802	1,734
2000 Owner Occupied Housing Units	522	1,186
2000 Renter Occupied Housing Units	174	351
2000 Vacant Housing Units	106	197
2010 Total Housing Units	981	2,064
2010 Owner Occupied Housing Units	560	1,304
2010 Renter Occupied Housing Units	289	506
2010 Vacant Housing Units	132	254
2017 Total Housing Units	1,084	2,309
2017 Owner Occupied Housing Units	591	1,396
2017 Renter Occupied Housing Units	361	640
2017 Vacant Housing Units	132	273
2022 Total Housing Units	1,176	2,482
2022 Owner Occupied Housing Units	643	1,500
2022 Renter Occupied Housing Units	390	687
2022 Vacant Housing Units	143	295

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Population

2000 Population	1,581	3,878	11,541
2010 Population	1,639	4,149	13,305
2017 Population	1,807	4,811	14,848
2022 Population	1,943	4,917	15,983
2000-2010 Annual Rate	0.38%	0.68%	1.43%
2010-2017 Annual Rate	1.36%	1.47%	1.52%
2017-2022 Annual Rate	1.48%	1.28%	1.48%
2017 Male Population	46.5%	47.9%	48.4%
2017 Female Population	53.5%	52.1%	51.6%
2017 Median Age	45.0	43.6	43.8

In the identified area, the current year population is 14,848. In 2010, the Census count in the area was 13,305. The rate of change since 2010 was 1.52% annually. The five-year projection for the population in the area is 15,983 representing a change of 1.48% annually from 2017 to 2022. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 45.0, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	72.2%	70.9%	82.9%
2017 Black Alone	22.2%	17.9%	11.3%
2017 American Indian/Alaska Native Alone	0.7%	0.7%	0.7%
2017 Asian Alone	0.8%	0.8%	1.0%
2017 Pacific Islander Alone	0.0%	0.0%	0.1%
2017 Other Race	0.5%	0.9%	1.6%
2017 Two or More Races	3.6%	2.8%	2.6%
2017 Hispanic Origin (Any Race)	2.7%	3.5%	5.0%

Persons of Hispanic origin represent 5.0% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 35.7 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	542	1,428	4,454
2010 Households	659	1,683	5,319
2017 Total Households	744	1,906	6,007
2022 Total Households	808	2,048	6,506
2000-2010 Annual Rate	1.97%	1.67%	1.78%
2010-2017 Annual Rate	1.69%	1.72%	1.69%
2017-2022 Annual Rate	1.88%	1.48%	1.81%
2017 Average Household Size	2.32	2.36	2.44

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Median Household Income			
2017 Median Household Income	\$41,005	\$42,173	\$51,251
2022 Median Household Income	\$45,240	\$47,245	\$56,694
2017-2022 Annual Rate	1.39%	2.30%	2.04%
Average Household Income			
2017 Average Household Income	\$53,089	\$56,640	\$67,339
2022 Average Household Income	\$61,985	\$67,092	\$79,279
2017-2022 Annual Rate	3.15%	3.44%	3.32%
Per Capita Income			
2017 Per Capita Income	\$23,820	\$24,324	\$28,033
2022 Per Capita Income	\$27,928	\$28,879	\$33,134
2017-2022 Annual Rate	3.15%	3.49%	3.40%

Current median household income is \$51,251 in the area, compared to \$55,124 for all U.S. households. Median household income is projected to be \$56,694 in five years, compared to \$62,318 for all U.S. households

Current average household income is \$67,339 in this area, compared to \$60,675 for all U.S. households. Average household income is projected to be \$79,279 in five years, compared to \$91,565 for all U.S. households

Current per capita income is \$28,033 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$33,134 in five years, compared to \$34,828 for all U.S. households

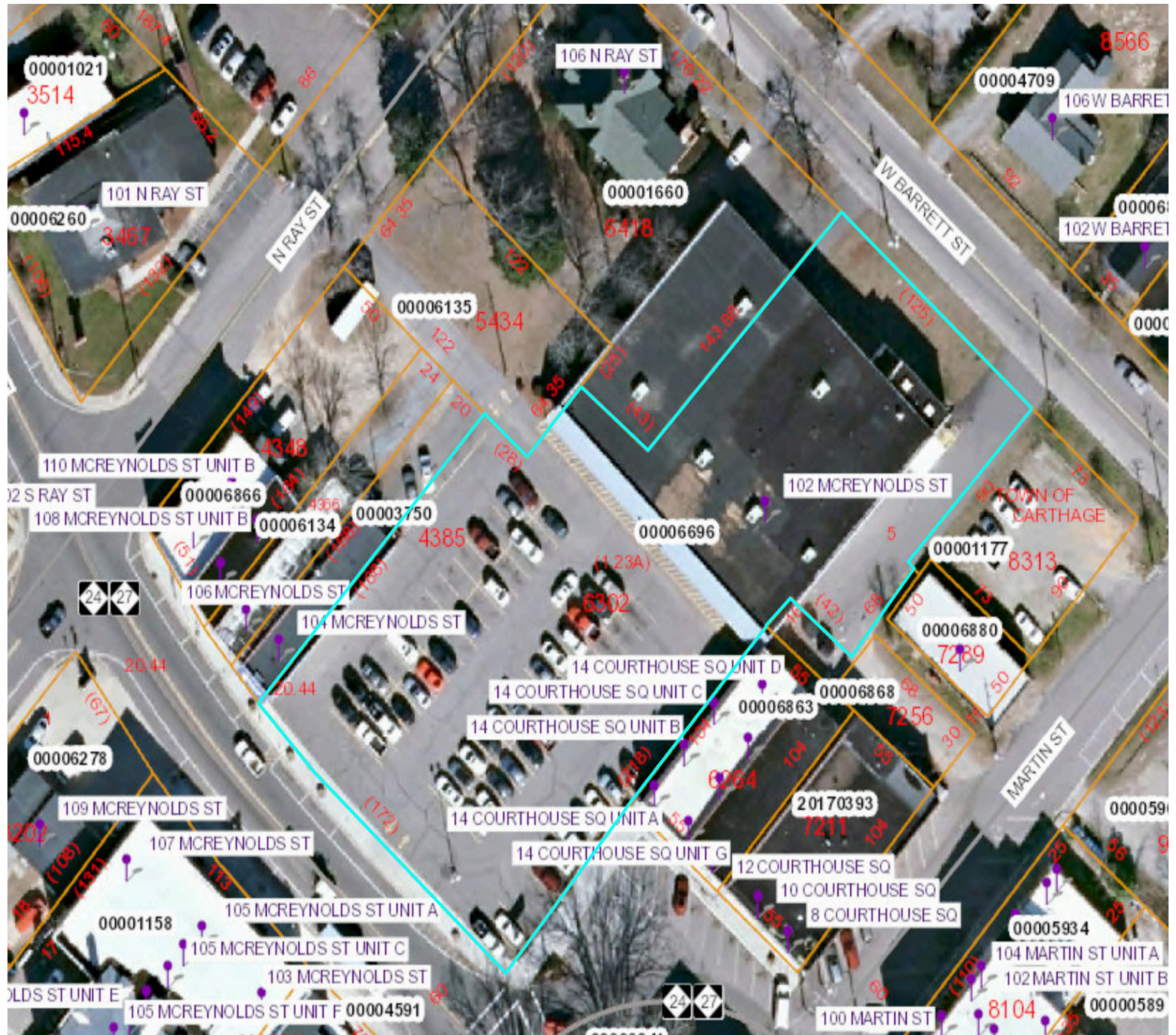
Housing			
2000 Total Housing Units	635	1,504	4,897
2000 Owner Occupied Housing Units	405	1,098	3,621
2000 Renter Occupied Housing Units	187	328	839
2000 Vacant Housing Units	93	178	443
2010 Total Housing Units	776	1,913	5,968
2010 Owner Occupied Housing Units	430	1,201	4,177
2010 Renter Occupied Housing Units	229	482	1,142
2010 Vacant Housing Units	116	230	649
2017 Total Housing Units	862	2,155	6,760
2017 Owner Occupied Housing Units	457	1,294	4,552
2017 Renter Occupied Housing Units	287	611	1,456
2017 Vacant Housing Units	118	250	774
2022 Total Housing Units	936	2,318	7,334
2022 Owner Occupied Housing Units	499	1,392	4,930
2022 Renter Occupied Housing Units	309	658	1,576
2022 Vacant Housing Units	127	270	828

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Aerial Map



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