

## RETAIL OUTPARCELS

### Location

Northview Crossing Shopping Center  
2581 Hawkins Ave  
Sanford, NC

### Availability

For sale

**List Price \$742,263**

### Details

**Acres** 1.42 Acres  
**Parcel ID** 8644-54-4730  
**DB** 978/Pg 283

### Features

- Two Outparcels Available
- Highway Visibility
- Zoned Commercial Retail
- High Traffic Count
- Good Neighborhood Trade Area
- Ideal for Restaurant/Retail
- Located Behind Exxon Station
- Lee County is made up of the City of Sanford and Town of Broadway.
- Located less than 40 minutes from the Research Triangle, prestigious Duke University, University of North Carolina and NC State University.
- Located 2.5 hours from the beach at Wilmington.
- Located 2.5 hours from the mountains of Boone.
- Access to major highways - US-1 Expressway, I-40 and I-95.
- Active railroads.
- Home to the Raleigh Exec Jetport.
- 40 minutes from the Raleigh Durham International Airport, and 1.5 hours from the Piedmont Triad International Airport.

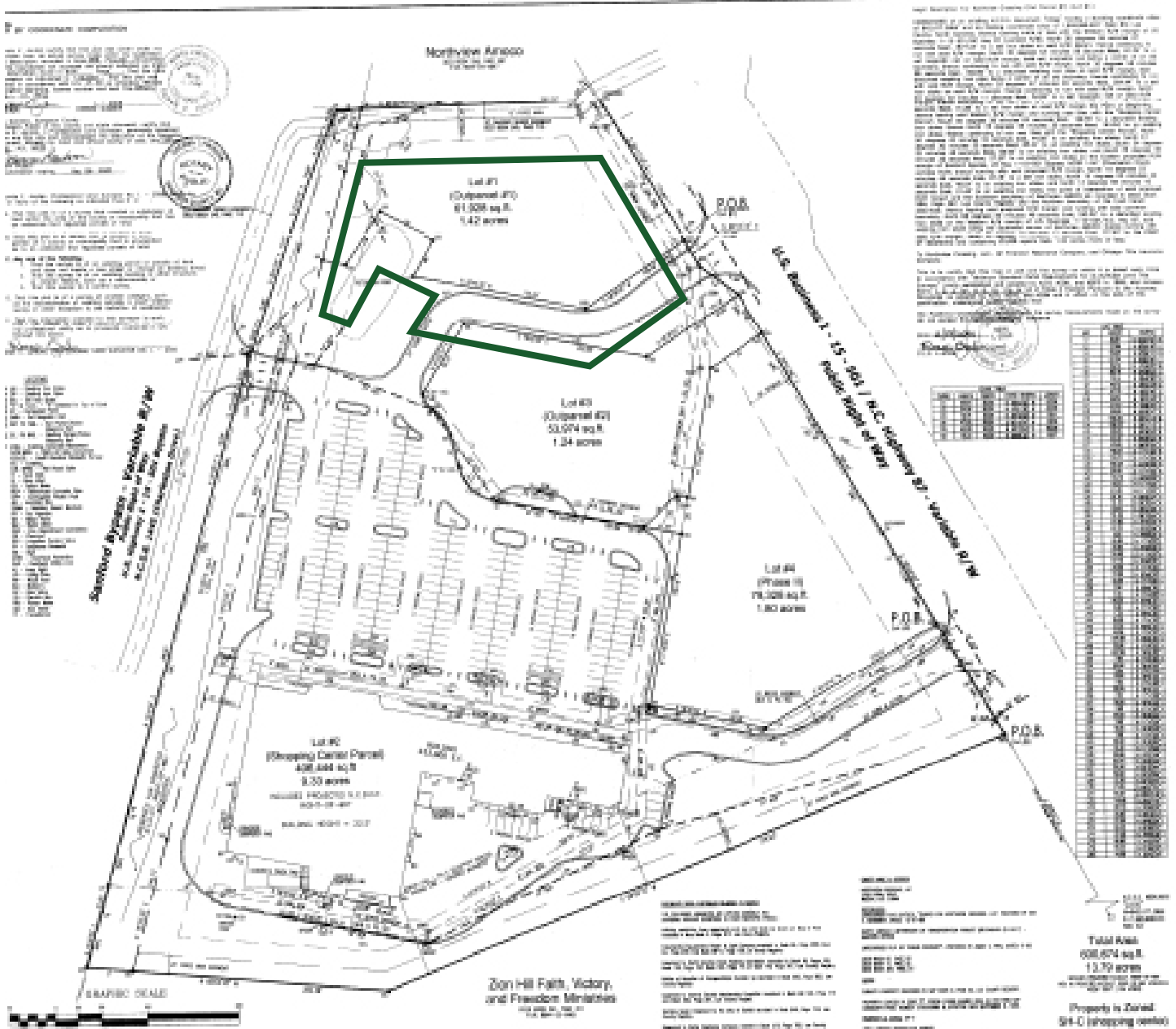


For more info, please contact:

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Southern Pines, NC 28387  
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# Site Plan



## Key Tenants



La Montesina  
**KP NAILS**  
**No. 1 China**



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# Market Profile

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	1,256	10,552	23,925
2010 Total Population	1,619	11,680	27,857
2017 Total Population	1,670	11,896	28,782
2017 Group Quarters	34	232	876
2022 Total Population	1,713	12,093	29,467
2017-2022 Annual Rate	0.51%	0.33%	0.47%
2017 Total Daytime Population	1,245	14,607	33,832
Workers	406	8,314	18,387
Residents	839	6,293	15,445
<b>Household Summary</b>			
2000 Households	490	4,053	8,917
2000 Average Household Size	2.49	2.57	2.59
2010 Households	679	4,545	10,554
2010 Average Household Size	2.34	2.52	2.56
2017 Households	702	4,613	10,872
2017 Average Household Size	2.33	2.53	2.57
2022 Households	721	4,687	11,128
2022 Average Household Size	2.33	2.53	2.57
2017-2022 Annual Rate	0.54%	0.32%	0.47%
2010 Families	469	3,117	7,148
2010 Average Family Size	2.80	3.04	3.12
2017 Families	479	3,125	7,271
2017 Average Family Size	2.81	3.07	3.15
2022 Families	489	3,158	7,401
2022 Average Family Size	2.82	3.08	3.16
2017-2022 Annual Rate	0.41%	0.21%	0.36%
<b>Housing Unit Summary</b>			
2000 Housing Units	524	4,364	9,635
Owner Occupied Housing Units	71.8%	59.0%	58.2%
Renter Occupied Housing Units	21.8%	33.9%	34.3%
Vacant Housing Units	6.5%	7.1%	7.5%
2010 Housing Units	745	5,005	11,564
Owner Occupied Housing Units	58.9%	54.7%	52.3%
Renter Occupied Housing Units	32.2%	36.1%	39.0%
Vacant Housing Units	8.9%	9.2%	8.7%
2017 Housing Units	746	5,100	11,946
Owner Occupied Housing Units	57.8%	51.7%	49.1%
Renter Occupied Housing Units	36.3%	38.8%	41.9%
Vacant Housing Units	5.9%	9.5%	9.0%
2022 Housing Units	775	5,255	12,385
Owner Occupied Housing Units	56.6%	50.5%	48.1%
Renter Occupied Housing Units	36.3%	38.7%	41.8%
Vacant Housing Units	7.0%	10.8%	10.1%
<b>Median Household Income</b>			
2017	\$48,270	\$44,026	\$44,062
2022	\$54,031	\$49,247	\$49,766
<b>Median Home Value</b>			
2017	\$145,573	\$156,800	\$141,861
2022	\$155,625	\$161,483	\$145,765
<b>Per Capita Income</b>			
2017	\$25,624	\$23,558	\$23,467
2022	\$29,950	\$26,959	\$26,948
<b>Median Age</b>			
2010	37.5	36.3	35.6
2017	39.0	37.4	36.7
2022	39.5	38.2	37.4



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<b>2017 Households by Income</b>			
Household Income Base	702	4,613	10,872
<\$15,000	10.8%	14.1%	15.1%
\$15,000 - \$24,999	17.4%	15.4%	15.0%
\$25,000 - \$34,999	6.7%	10.9%	11.0%
\$35,000 - \$49,999	16.5%	14.3%	13.2%
\$50,000 - \$74,999	17.1%	16.9%	17.5%
\$75,000 - \$99,999	11.5%	11.6%	11.0%
\$100,000 - \$149,999	16.2%	12.3%	12.1%
\$150,000 - \$199,999	2.0%	2.3%	3.2%
\$200,000+	1.7%	2.2%	1.9%
Average Household Income	\$62,440	\$60,716	\$60,115
<b>2022 Households by Income</b>			
Household Income Base	721	4,687	11,128
<\$15,000	10.4%	14.0%	14.9%
\$15,000 - \$24,999	16.0%	14.4%	14.0%
\$25,000 - \$34,999	5.8%	9.7%	9.8%
\$35,000 - \$49,999	14.3%	12.3%	11.3%
\$50,000 - \$74,999	16.1%	16.3%	16.7%
\$75,000 - \$99,999	12.3%	12.6%	12.0%
\$100,000 - \$149,999	19.4%	14.5%	14.1%
\$150,000 - \$199,999	2.9%	3.2%	4.5%
\$200,000+	2.8%	2.9%	2.6%
Average Household Income	\$73,170	\$69,716	\$69,334
<b>2017 Owner Occupied Housing Units by Value</b>			
Total	431	2,635	5,871
<\$50,000	18.6%	7.9%	7.9%
\$50,000 - \$99,999	11.1%	16.8%	21.4%
\$100,000 - \$149,999	22.3%	22.1%	24.8%
\$150,000 - \$199,999	18.1%	23.7%	19.8%
\$200,000 - \$249,999	8.8%	9.2%	8.7%
\$250,000 - \$299,999	11.1%	6.5%	5.8%
\$300,000 - \$399,999	7.2%	8.3%	6.9%
\$400,000 - \$499,999	1.2%	3.1%	2.6%
\$500,000 - \$749,999	1.6%	1.2%	1.3%
\$750,000 - \$999,999	0.0%	0.2%	0.3%
\$1,000,000 +	0.0%	0.9%	0.6%
Average Home Value	\$163,515	\$186,693	\$173,148
<b>2022 Owner Occupied Housing Units by Value</b>			
Total	439	2,653	5,952
<\$50,000	16.2%	6.9%	6.9%
\$50,000 - \$99,999	10.3%	16.1%	20.7%
\$100,000 - \$149,999	21.6%	21.7%	24.5%
\$150,000 - \$199,999	18.2%	23.6%	19.8%
\$200,000 - \$249,999	10.0%	10.1%	9.6%
\$250,000 - \$299,999	13.7%	7.9%	7.0%
\$300,000 - \$399,999	8.0%	9.2%	7.6%
\$400,000 - \$499,999	1.1%	2.6%	2.1%
\$500,000 - \$749,999	1.1%	0.8%	0.9%
\$750,000 - \$999,999	0.0%	0.2%	0.2%
\$1,000,000 +	0.0%	1.0%	0.7%
Average Home Value	\$170,568	\$189,789	\$175,743



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<b>Top 3 Tapestry Segments</b>			
1.	Middleburg (4C)	Middleburg (4C)	Hardscrabble Road (8G)
2.	Green Acres (6A)	Bright Young Professionals	Bright Young Professionals
3.	Salt of the Earth (6B)	Hardscrabble Road (8G)	Middleburg (4C)
<b>2017 Consumer Spending</b>			
Apparel & Services: Total \$	\$1,181,034	\$7,542,508	\$17,620,658
Average Spent	\$1,682.38	\$1,635.05	\$1,620.74
Spending Potential Index	78	76	75
Education: Total \$	\$729,774	\$4,876,997	\$11,289,745
Average Spent	\$1,039.56	\$1,057.23	\$1,038.42
Spending Potential Index	71	73	71
Entertainment/Recreation: Total \$	\$1,700,727	\$10,903,933	\$25,542,593
Average Spent	\$2,422.69	\$2,363.74	\$2,349.39
Spending Potential Index	78	76	75
Food at Home: Total \$	\$2,714,518	\$17,824,432	\$42,280,118
Average Spent	\$3,866.83	\$3,863.96	\$3,888.90
Spending Potential Index	77	77	77
Food Away from Home: Total \$	\$1,849,481	\$11,771,355	\$27,554,751
Average Spent	\$2,634.59	\$2,551.78	\$2,534.47
Spending Potential Index	79	77	76
Health Care: Total \$	\$3,094,117	\$19,636,486	\$46,204,903
Average Spent	\$4,407.57	\$4,256.77	\$4,249.90
Spending Potential Index	79	76	76
HH Furnishings & Equipment: Total \$	\$1,086,057	\$6,883,640	\$16,034,574
Average Spent	\$1,547.09	\$1,492.23	\$1,474.85
Spending Potential Index	80	77	76
Personal Care Products & Services: Total \$	\$435,260	\$2,785,766	\$6,481,970
Average Spent	\$620.03	\$603.89	\$596.21
Spending Potential Index	78	76	75
Shelter: Total \$	\$8,519,112	\$55,765,070	\$130,598,804
Average Spent	\$12,135.49	\$12,088.68	\$12,012.40
Spending Potential Index	75	74	74
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$1,297,866	\$8,187,591	\$19,020,784
Average Spent	\$1,848.81	\$1,774.90	\$1,749.52
Spending Potential Index	79	76	75
Travel: Total \$	\$1,112,576	\$7,052,662	\$16,152,103
Average Spent	\$1,584.87	\$1,528.87	\$1,485.66
Spending Potential Index	76	74	72
Vehicle Maintenance & Repairs: Total \$	\$586,615	\$3,782,352	\$8,905,602
Average Spent	\$835.63	\$819.93	\$819.13
Spending Potential Index	78	76	76



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<b>2017 Population 25+ by Educational Attainment</b>			
Total	1,188	7,989	19,077
Less than 9th Grade	4.3%	7.6%	8.2%
9th - 12th Grade, No Diploma	9.2%	8.5%	10.1%
High School Graduate	20.2%	20.5%	21.8%
GED/Alternative Credential	2.8%	4.0%	4.7%
Some College, No Degree	25.2%	23.0%	22.5%
Associate Degree	11.4%	8.0%	7.9%
Bachelor's Degree	16.2%	18.7%	17.5%
Graduate/Professional Degree	10.8%	9.8%	7.2%
<b>2017 Population 15+ by Marital Status</b>			
Total	1,355	9,451	22,734
Never Married	35.6%	35.9%	35.8%
Married	49.1%	45.7%	45.0%
Widowed	4.0%	4.8%	6.9%
Divorced	11.4%	13.6%	12.4%
<b>2017 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	93.9%	93.9%	93.0%
Civilian Unemployed (Unemployment Rate)	6.0%	6.1%	7.0%
<b>2017 Employed Population 16+ by Industry</b>			
Total	841	5,650	13,277
Agriculture/Mining	0.5%	0.3%	0.6%
Construction	5.4%	6.9%	6.5%
Manufacturing	20.2%	22.2%	23.2%
Wholesale Trade	6.3%	4.5%	4.4%
Retail Trade	16.8%	11.8%	11.7%
Transportation/Utilities	1.1%	2.4%	2.4%
Information	0.0%	0.2%	0.6%
Finance/Insurance/Real Estate	3.7%	6.5%	4.8%
Services	37.8%	41.3%	41.5%
Public Administration	8.4%	3.9%	4.3%
<b>2017 Employed Population 16+ by Occupation</b>			
Total	840	5,648	13,278
White Collar	56.7%	55.9%	54.5%
Management/Business/Financial	11.3%	12.5%	11.3%
Professional	19.7%	20.1%	19.9%
Sales	13.1%	9.5%	9.7%
Administrative Support	12.6%	13.8%	13.6%
Services	16.5%	16.5%	17.0%
Blue Collar	26.6%	27.6%	28.4%
Farming/Forestry/Fishing	1.1%	0.3%	0.4%
Construction/Extraction	3.8%	5.1%	5.2%
Installation/Maintenance/Repair	5.2%	3.6%	3.2%
Production	11.1%	11.3%	12.9%
Transportation/Material Moving	5.5%	7.2%	6.8%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	1,619	11,680	27,857
Population Inside Urbanized Area	0.0%	0.0%	0.0%
Population Inside Urbanized Cluster	37.2%	77.6%	79.9%
Rural Population	62.8%	22.4%	20.1%



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