

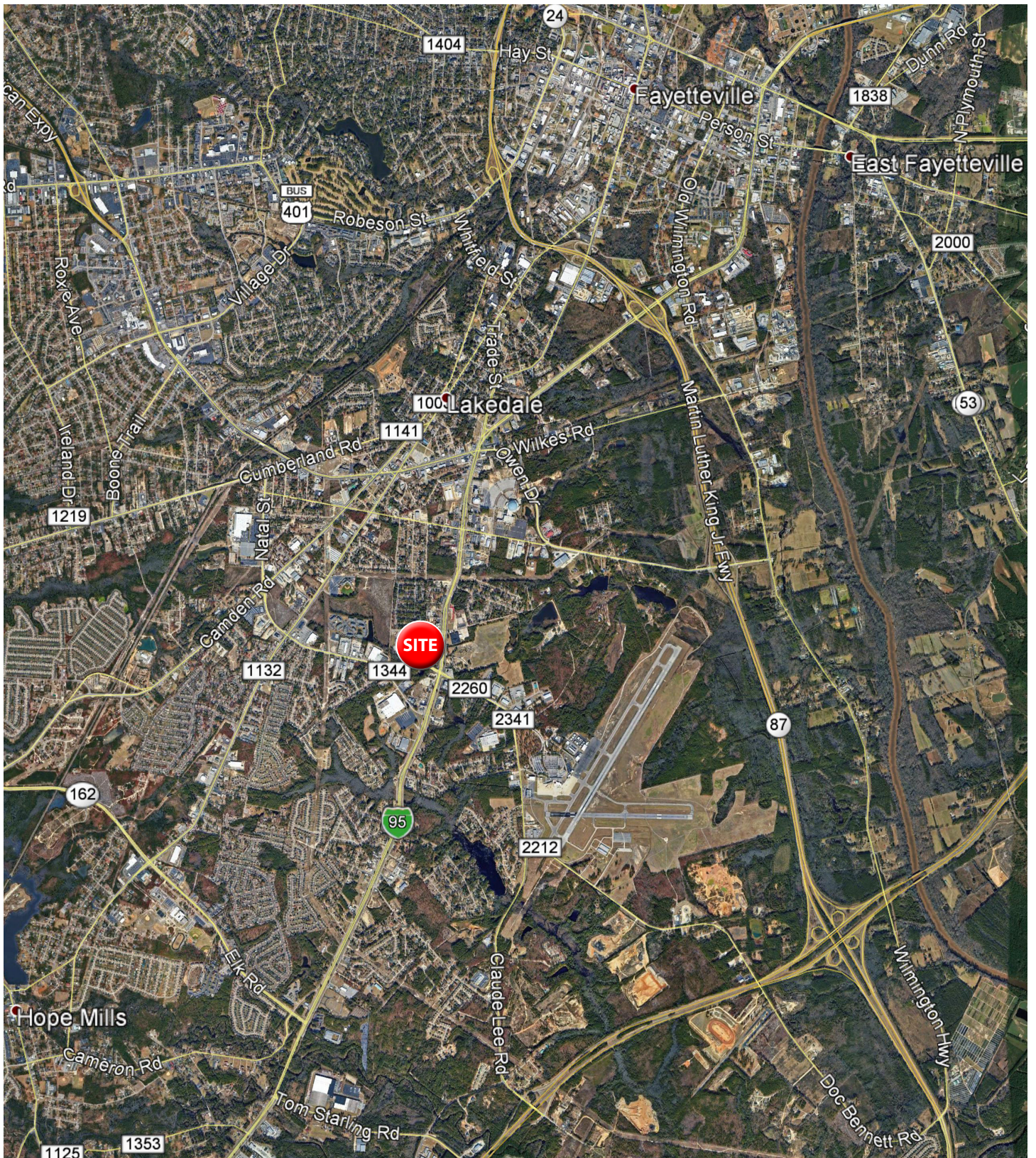
AIRPORT PLAZA

2800 GILLESPIE STREET
FAYETTEVILLE, NC 28306



Mary Dufour, Outparcels
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LOCATION



AERIAL

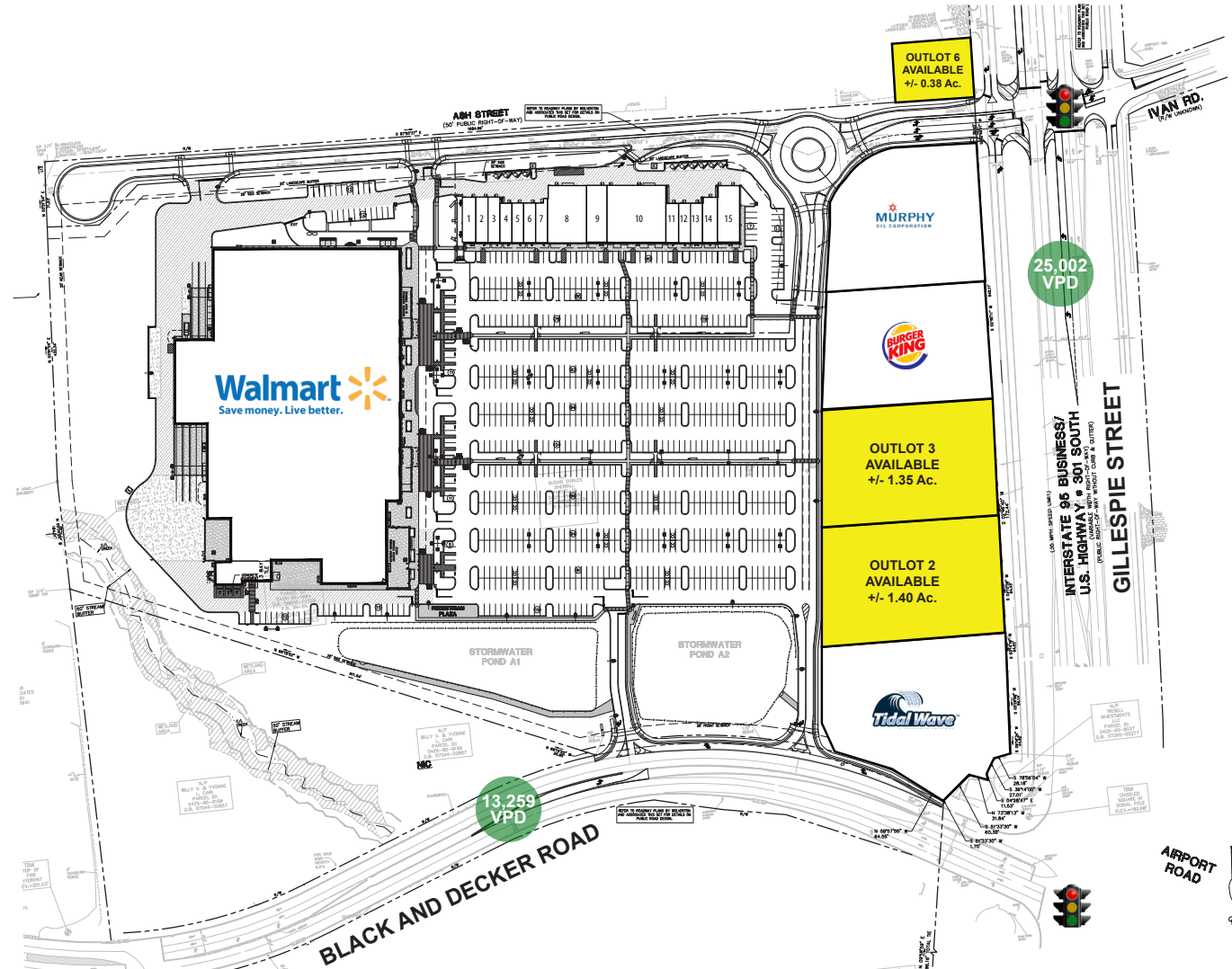


OUTPARCELS AVAILABLE

Space	Tenant
1	Highway 55
2	VACANT 1,600 SF
3	Nail Salon
4	VACANT 1,400 SF
5	Total Wireless
6	GNC
7	Sally Beauty
8	Rue 21
9	Shoe Show
10	Dollar Tree
11	Cricket Wireless
12	Brite Care Dental
13	Tobacco & Vape Shop
14	Asian Cuisine
15	Mexican Restaurant

Outparcels Tenant

1	Tidal Wave Car Wash
2	AVAILABLE 1.40 Ac
3	AVAILABLE 1.35 Ac
4	Burger King
5	Murphy Oil
6	AVAILABLE 0.38 Ac



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**

94,027



**Estimated
Households**

41,069



**Average HH
Income**

\$59,476



**Median HH
Income**

\$47,217



**Total
Businesses**

5,964



**Total
Employees**

64,370



DEMOGRAPHIC REPORT

Lat/Lon: 35.0037/-78.9018

RF1

2800 Gillespie St		1 mi radius	3 mi radius	5 mi radius
Fayetteville, NC 28306				
POPULATION	2020 Estimated Population	3,456	33,230	94,027
	2025 Projected Population	3,500	33,501	95,367
	2010 Census Population	3,042	33,190	95,231
	2000 Census Population	2,592	27,831	88,596
	Projected Annual Growth 2020 to 2025	0.3%	0.2%	0.3%
	Historical Annual Growth 2000 to 2020	1.7%	1.0%	0.3%
HOUSEHOLDS	2020 Estimated Households	1,516	14,387	41,069
	2025 Projected Households	1,488	14,053	40,366
	2010 Census Households	1,226	13,242	38,311
	2000 Census Households	958	10,994	34,751
	Projected Annual Growth 2020 to 2025	-0.4%	-0.5%	-0.3%
	Historical Annual Growth 2000 to 2020	2.9%	1.5%	0.9%
AGE	2020 Est. Population Under 10 Years	13.2%	14.6%	13.7%
	2020 Est. Population 10 to 19 Years	12.7%	13.0%	12.8%
	2020 Est. Population 20 to 29 Years	12.4%	13.7%	14.2%
	2020 Est. Population 30 to 44 Years	18.7%	20.4%	19.7%
	2020 Est. Population 45 to 59 Years	18.3%	16.8%	17.6%
	2020 Est. Population 60 to 74 Years	17.1%	14.6%	14.7%
	2020 Est. Population 75 Years or Over	7.7%	6.9%	7.3%
	2020 Est. Median Age	38.3	35.8	36.1
MARITAL STATUS & GENDER	2020 Est. Male Population	46.5%	47.1%	47.5%
	2020 Est. Female Population	53.5%	52.9%	52.5%
	2020 Est. Never Married	36.3%	36.9%	36.1%
	2020 Est. Now Married	38.5%	37.9%	37.0%
	2020 Est. Separated or Divorced	16.7%	18.3%	19.2%
	2020 Est. Widowed	8.4%	6.8%	7.7%
INCOME	2020 Est. HH Income \$200,000 or More	2.1%	1.8%	2.5%
	2020 Est. HH Income \$150,000 to \$199,999	3.4%	2.8%	2.9%
	2020 Est. HH Income \$100,000 to \$149,999	9.9%	11.2%	10.3%
	2020 Est. HH Income \$75,000 to \$99,999	11.6%	10.8%	10.4%
	2020 Est. HH Income \$50,000 to \$74,999	15.8%	18.8%	18.5%
	2020 Est. HH Income \$35,000 to \$49,999	15.8%	15.0%	15.8%
	2020 Est. HH Income \$25,000 to \$34,999	12.7%	11.4%	11.3%
	2020 Est. HH Income \$15,000 to \$24,999	15.2%	13.4%	13.6%
	2020 Est. HH Income Under \$15,000	13.6%	14.7%	14.6%
	2020 Est. Average Household Income	\$57,380	\$55,943	\$59,476
	2020 Est. Median Household Income	\$43,176	\$46,739	\$47,217
	2020 Est. Per Capita Income	\$25,439	\$24,317	\$26,183
	2020 Est. Total Businesses	225	2,228	5,964
	2020 Est. Total Employees	2,861	28,826	64,370

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DEMOGRAPHIC REPORT

Lat/Lon: 35.0037/-78.9018

RF1

2800 Gillespie St Fayetteville, NC 28306		1 mi radius	3 mi radius	5 mi radius
RACE	2020 Est. White	39.3%	46.5%	48.5%
	2020 Est. Black	49.3%	40.4%	38.3%
	2020 Est. Asian or Pacific Islander	1.6%	2.3%	2.9%
	2020 Est. American Indian or Alaska Native	2.5%	2.1%	1.9%
	2020 Est. Other Races	7.3%	8.6%	8.4%
HISPANIC	2020 Est. Hispanic Population	284	3,396	9,232
	2020 Est. Hispanic Population	8.2%	10.2%	9.8%
	2025 Proj. Hispanic Population	8.4%	10.4%	9.9%
	2010 Hispanic Population	8.2%	9.0%	8.4%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	2,382	22,189	63,112
	2020 Est. Elementary (Grade Level 0 to 8)	4.9%	4.0%	3.6%
	2020 Est. Some High School (Grade Level 9 to 11)	8.6%	7.8%	7.5%
	2020 Est. High School Graduate	26.8%	27.1%	27.2%
	2020 Est. Some College	24.1%	27.8%	27.0%
	2020 Est. Associate Degree Only	11.4%	11.3%	10.7%
	2020 Est. Bachelor Degree Only	16.4%	15.1%	15.4%
	2020 Est. Graduate Degree	7.7%	6.9%	8.7%
HOUSING	2020 Est. Total Housing Units	1,646	15,570	44,937
	2020 Est. Owner-Occupied	51.0%	54.1%	52.1%
	2020 Est. Renter-Occupied	41.1%	38.3%	39.3%
	2020 Est. Vacant Housing	7.9%	7.6%	8.6%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	17.6%	7.0%	6.5%
	2020 Homes Built 2000 to 2009	17.6%	18.0%	13.3%
	2020 Homes Built 1990 to 1999	16.6%	17.6%	15.9%
	2020 Homes Built 1980 to 1989	10.5%	8.7%	10.4%
	2020 Homes Built 1970 to 1979	17.2%	19.9%	20.2%
	2020 Homes Built 1960 to 1969	6.6%	12.5%	12.9%
	2020 Homes Built 1950 to 1959	3.9%	5.3%	6.7%
	2020 Homes Built Before 1949	2.3%	3.3%	5.4%
HOME VALUES	2020 Home Value \$1,000,000 or More	1.7%	0.4%	0.3%
	2020 Home Value \$500,000 to \$999,999	0.5%	0.8%	1.1%
	2020 Home Value \$400,000 to \$499,999	0.3%	0.3%	1.0%
	2020 Home Value \$300,000 to \$399,999	2.5%	3.2%	6.1%
	2020 Home Value \$200,000 to \$299,999	10.9%	12.9%	14.1%
	2020 Home Value \$150,000 to \$199,999	20.5%	25.8%	20.8%
	2020 Home Value \$100,000 to \$149,999	35.3%	29.1%	25.3%
	2020 Home Value \$50,000 to \$99,999	29.9%	27.3%	31.1%
	2020 Home Value \$25,000 to \$49,999	10.0%	3.9%	2.8%
	2020 Home Value Under \$25,000	16.3%	5.7%	3.8%
	2020 Median Home Value	\$107,991	\$131,113	\$138,727
	2020 Median Rent	\$664	\$654	\$652

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DEMOGRAPHIC REPORT

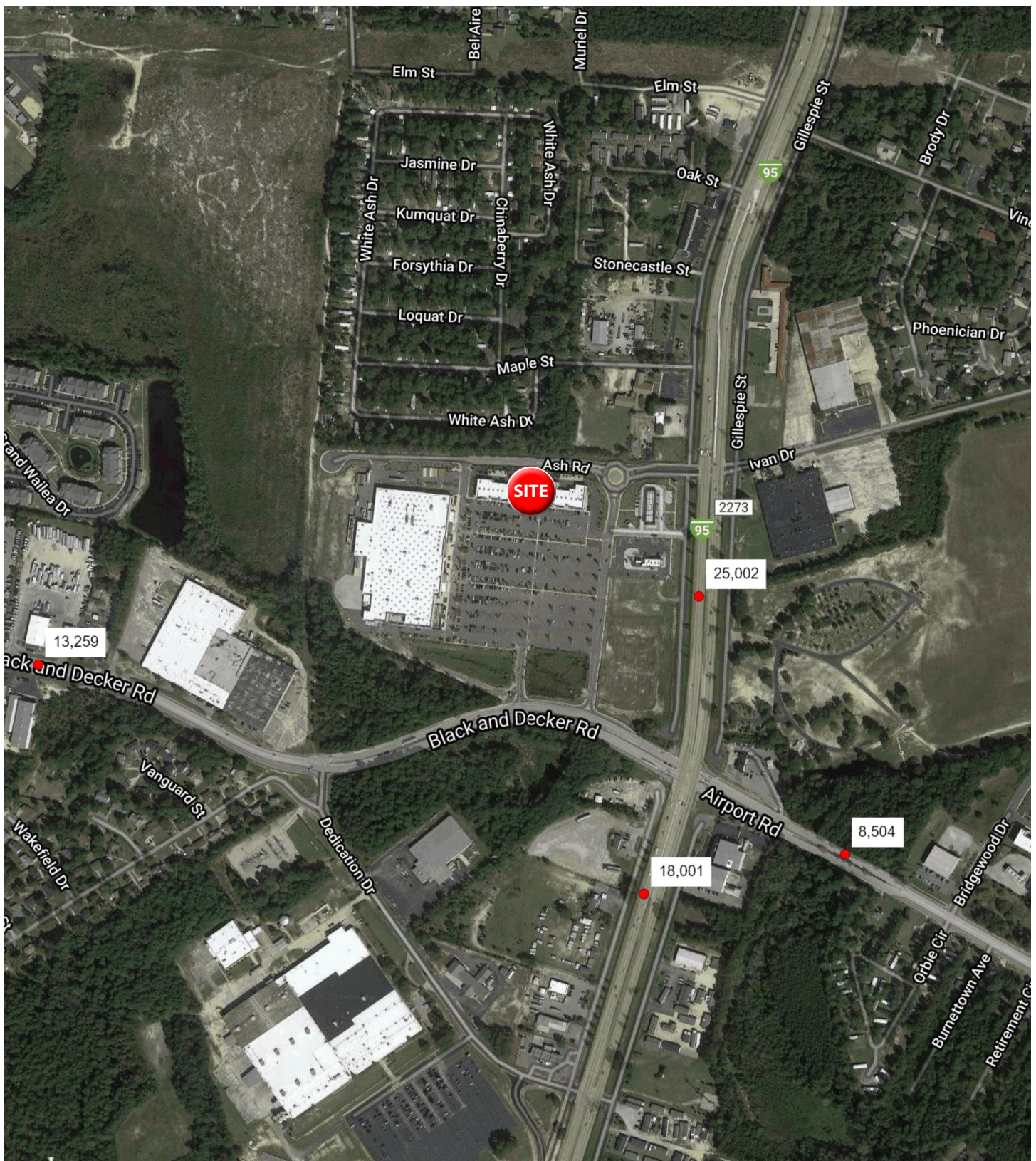
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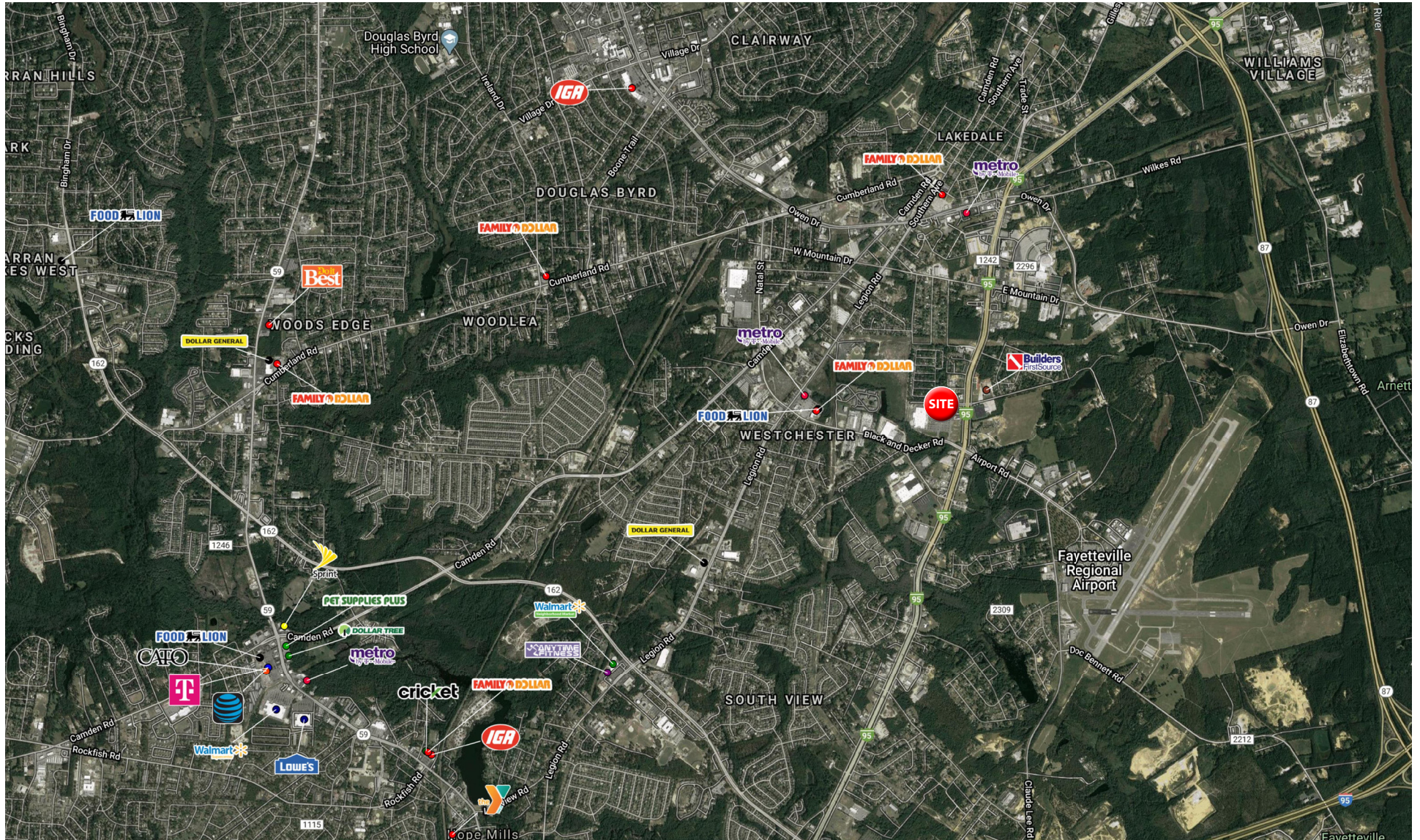
2800 Gillespie St		1 mi radius	3 mi radius	5 mi radius
Fayetteville, NC 28306				
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	2,726	25,731	73,842
	2020 Est. Civilian Employed	53.0%	56.0%	55.1%
	2020 Est. Civilian Unemployed	1.4%	2.2%	2.4%
	2020 Est. in Armed Forces	2.8%	3.1%	2.9%
	2020 Est. not in Labor Force	42.8%	38.7%	39.6%
	2020 Labor Force Males	45.3%	45.9%	46.4%
	2020 Labor Force Females	54.7%	54.1%	53.6%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	1,444	14,403	40,656
	2020 Mgmt, Business, & Financial Operations	11.6%	9.2%	10.2%
	2020 Professional, Related	24.2%	23.5%	22.4%
	2020 Service	18.0%	18.7%	20.9%
	2020 Sales, Office	19.1%	22.2%	21.7%
	2020 Farming, Fishing, Forestry	-	0.1%	0.3%
	2020 Construction, Extraction, Maintenance	8.8%	8.2%	7.9%
	2020 Production, Transport, Material Moving	18.1%	18.1%	16.6%
	2020 White Collar Workers	55.0%	55.0%	54.3%
	2020 Blue Collar Workers	45.0%	45.0%	45.7%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	77.4%	78.6%	78.6%
	2020 Drive to Work in Carpool	12.5%	10.7%	10.1%
	2020 Travel to Work by Public Transportation	0.6%	1.1%	0.9%
	2020 Drive to Work on Motorcycle	0.1%	0.1%	0.2%
	2020 Walk or Bicycle to Work	7.8%	5.6%	6.2%
	2020 Other Means	0.4%	1.2%	1.4%
	2020 Work at Home	1.2%	2.7%	2.7%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	34.7%	40.0%	40.2%
	2020 Travel to Work in 15 to 29 Minutes	42.3%	44.6%	44.1%
	2020 Travel to Work in 30 to 59 Minutes	20.5%	18.2%	17.5%
	2020 Travel to Work in 60 Minutes or More	5.9%	4.2%	4.5%
	2020 Average Travel Time to Work	18.4	17.6	17.5
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$72.78 M	\$676.91 M	\$2.01 B
	2020 Est. Apparel	\$2.52 M	\$23.42 M	\$69.56 M
	2020 Est. Contributions, Gifts	\$3.92 M	\$36.37 M	\$109.08 M
	2020 Est. Education, Reading	\$2.13 M	\$19.75 M	\$59.49 M
	2020 Est. Entertainment	\$3.99 M	\$37.2 M	\$110.5 M
	2020 Est. Food, Beverages, Tobacco	\$11.37 M	\$105.81 M	\$313.06 M
	2020 Est. Furnishings, Equipment	\$2.48 M	\$23.16 M	\$68.75 M
	2020 Est. Health Care, Insurance	\$6.8 M	\$63.2 M	\$187.07 M
	2020 Est. Household Operations, Shelter, Utilities	\$24.03 M	\$222.9 M	\$660.88 M
	2020 Est. Miscellaneous Expenses	\$1.37 M	\$12.72 M	\$37.77 M
	2020 Est. Personal Care	\$975.27 K	\$9.07 M	\$26.89 M
	2020 Est. Transportation	\$13.2 M	\$123.31 M	\$364.57 M

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TRAFFIC COUNTS



COMMERCIAL AERIAL





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REAL ESTATE INVESTMENTS

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