

## VILLAGE AT RED BRIDGE

1876 MAIN STREET W.  
LOCUST, NC 28097

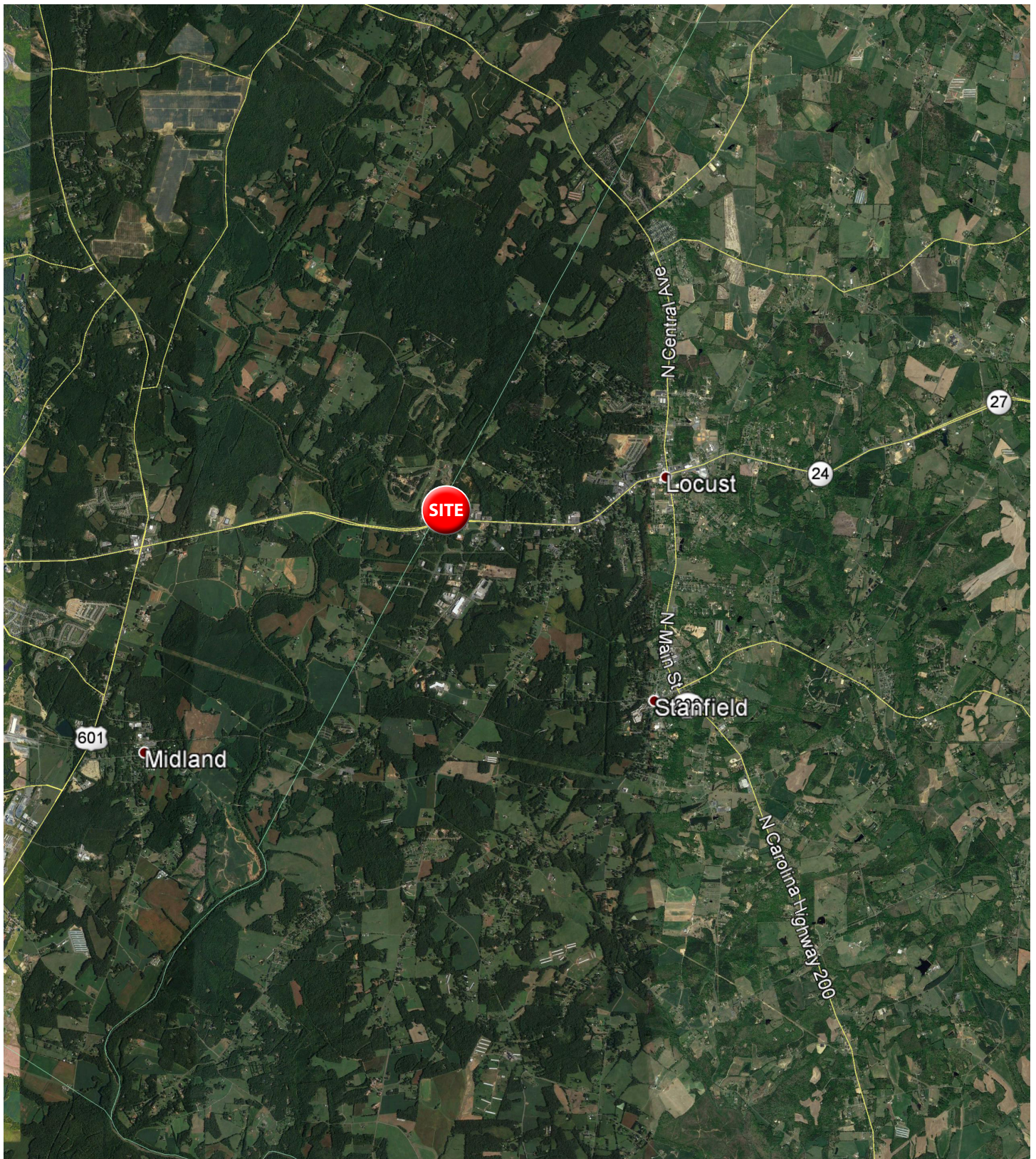


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# LOCATION





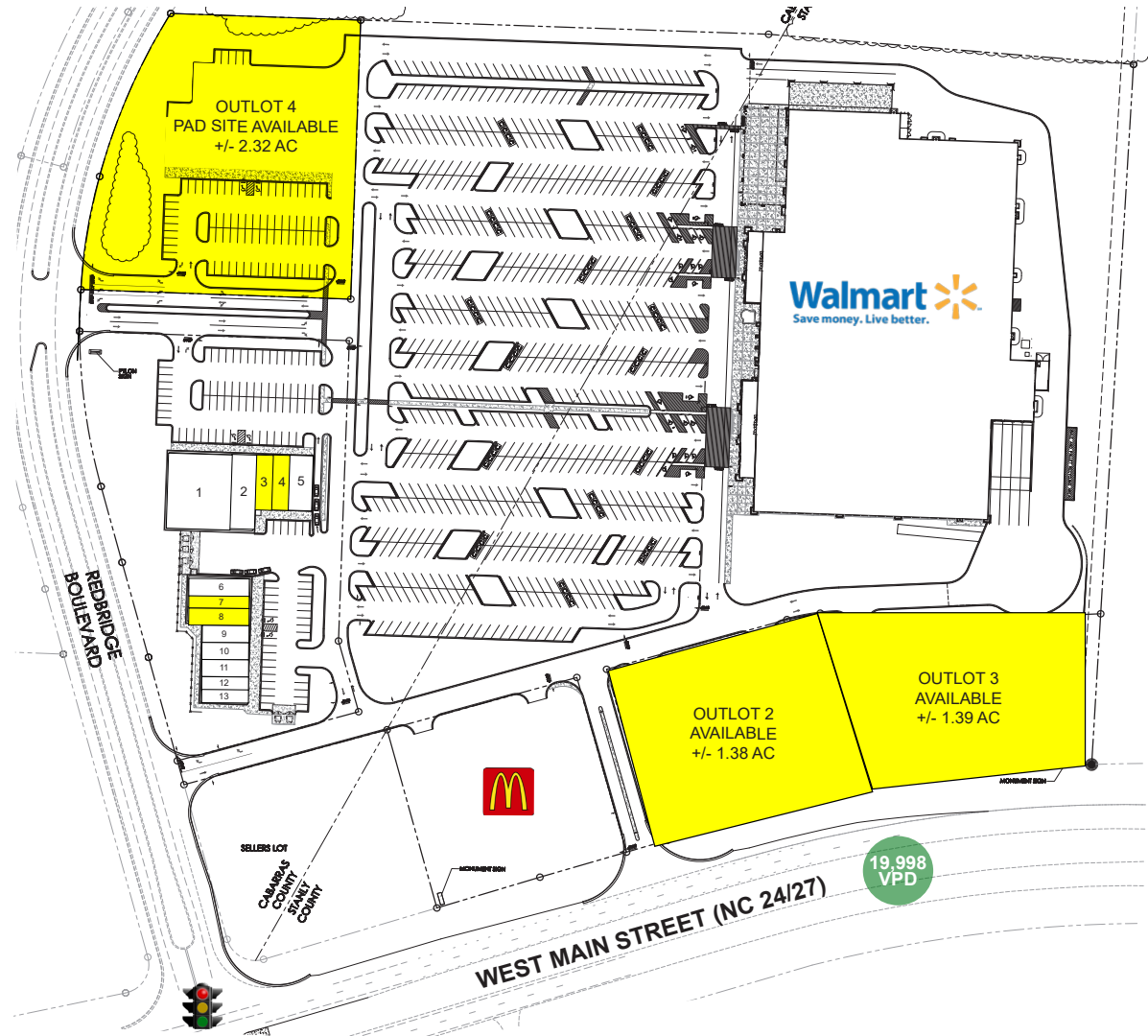
# AERIAL



# INLINE RETAIL & OUTPARCELS AVAILABLE

Space	Tenant
1	Dollar Tree
2	El Vaquero Mexican Rest.
3	AVAILABLE 1,400 SF
4	AVAILABLE 1,400 SF
5	Hwy 55 Restaurant
6	Pizza & Beyond
7	AVAILABLE 1,600 SF
8	AVAILABLE 1,600 SF
9	Tobacco & Vape Shop
10	Great Clips
11	Smart Phone Repair
12	Hello Nails
13	Verizon

Outparcels	Tenant
1	McDonalds
2	AVAILABLE 1.38 Ac
3	AVAILABLE 1.39 Ac
4	AVAILABLE 2.32 Ac



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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**  
**14,717**



**Estimated  
Households**  
**5,698**



**Average HH  
Income**  
**\$85,914**



**Median HH  
Income**  
**\$71,509**



**Total  
Businesses**  
**538**



**Total  
Employees**  
**4,256**





# DEMOGRAPHIC REPORT

Lat/Lon: 35.2564/-80.4572

RF1

1876 W Main St		1 mi radius	3 mi radius	5 mi radius
Locust, NC 28097				
POPULATION	2021 Estimated Population	470	6,001	14,717
	2026 Projected Population	514	6,512	16,118
	2010 Census Population	503	5,384	13,078
	2000 Census Population	453	4,804	11,436
	Projected Annual Growth 2021 to 2026	1.9%	1.7%	1.9%
	Historical Annual Growth 2000 to 2021	0.2%	1.2%	1.4%
HOUSEHOLDS	2021 Estimated Households	180	2,330	5,698
	2026 Projected Households	192	2,464	6,090
	2010 Census Households	192	2,070	5,003
	2000 Census Households	176	1,831	4,287
	Projected Annual Growth 2021 to 2026	1.4%	1.2%	1.4%
	Historical Annual Growth 2000 to 2021	0.1%	1.3%	1.6%
AGE	2021 Est. Population Under 10 Years	11.2%	11.4%	11.4%
	2021 Est. Population 10 to 19 Years	12.7%	12.9%	13.1%
	2021 Est. Population 20 to 29 Years	11.0%	11.4%	11.5%
	2021 Est. Population 30 to 44 Years	17.9%	17.7%	18.1%
	2021 Est. Population 45 to 59 Years	21.2%	21.5%	21.9%
	2021 Est. Population 60 to 74 Years	18.5%	17.8%	17.4%
	2021 Est. Population 75 Years or Over	7.4%	7.3%	6.6%
	2021 Est. Median Age	41.9	41.3	40.8
MARITAL STATUS & GENDER	2021 Est. Male Population	48.5%	49.4%	50.0%
	2021 Est. Female Population	51.5%	50.6%	50.0%
	2021 Est. Never Married	27.4%	26.1%	25.3%
	2021 Est. Now Married	53.0%	54.4%	56.2%
	2021 Est. Separated or Divorced	10.2%	11.9%	12.4%
	2021 Est. Widowed	9.4%	7.6%	6.1%
INCOME	2021 Est. HH Income \$200,000 or More	3.5%	4.1%	4.8%
	2021 Est. HH Income \$150,000 to \$199,999	11.1%	6.1%	6.1%
	2021 Est. HH Income \$100,000 to \$149,999	18.0%	17.9%	18.6%
	2021 Est. HH Income \$75,000 to \$99,999	11.4%	13.8%	15.1%
	2021 Est. HH Income \$50,000 to \$74,999	19.4%	22.3%	22.2%
	2021 Est. HH Income \$35,000 to \$49,999	10.4%	11.4%	11.1%
	2021 Est. HH Income \$25,000 to \$34,999	12.0%	10.3%	9.2%
	2021 Est. HH Income \$15,000 to \$24,999	4.3%	6.0%	6.2%
	2021 Est. HH Income Under \$15,000	9.9%	8.2%	6.8%
	2021 Est. Average Household Income	\$105,030	\$89,286	\$85,914
	2021 Est. Median Household Income	\$75,534	\$68,698	\$71,509
	2021 Est. Per Capita Income	\$40,223	\$34,681	\$33,276
	2021 Est. Total Businesses	105	373	538
	2021 Est. Total Employees	977	3,010	4,256

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RF1

1876 W Main St

Locust, NC 28097

1 mi radius 3 mi radius 5 mi radius

RACE	2021 Est. White	83.1%	86.6%	87.3%
	2021 Est. Black	8.9%	6.2%	5.6%
	2021 Est. Asian or Pacific Islander	2.1%	1.5%	1.7%
	2021 Est. American Indian or Alaska Native	0.3%	0.4%	0.5%
	2021 Est. Other Races	5.5%	5.2%	4.8%
HISPANIC	2021 Est. Hispanic Population	41	469	1,033
	2021 Est. Hispanic Population	8.7%	7.8%	7.0%
	2026 Proj. Hispanic Population	9.9%	9.1%	8.1%
	2010 Hispanic Population	5.5%	4.7%	4.4%
EDUCATION (Adults 25 or Older)	2021 Est. Adult Population (25 Years or Over)	333	4,213	10,268
	2021 Est. Elementary (Grade Level 0 to 8)	2.8%	3.9%	4.3%
	2021 Est. Some High School (Grade Level 9 to 11)	10.1%	10.1%	8.7%
	2021 Est. High School Graduate	26.4%	29.6%	29.0%
	2021 Est. Some College	26.9%	23.0%	23.4%
	2021 Est. Associate Degree Only	7.4%	9.1%	10.7%
	2021 Est. Bachelor Degree Only	18.9%	17.4%	16.6%
	2021 Est. Graduate Degree	7.5%	6.9%	7.4%
HOUSING	2021 Est. Total Housing Units	199	2,557	6,197
	2021 Est. Owner-Occupied	70.7%	72.0%	75.2%
	2021 Est. Renter-Occupied	19.6%	19.1%	16.8%
	2021 Est. Vacant Housing	9.7%	8.9%	8.0%
HOMES BUILT BY YEAR	2021 Homes Built 2010 or later	14.1%	12.6%	12.7%
	2021 Homes Built 2000 to 2009	22.0%	17.5%	18.2%
	2021 Homes Built 1990 to 1999	12.4%	17.0%	17.4%
	2021 Homes Built 1980 to 1989	15.0%	14.2%	13.7%
	2021 Homes Built 1970 to 1979	9.0%	10.8%	10.6%
	2021 Homes Built 1960 to 1969	5.1%	6.0%	6.5%
	2021 Homes Built 1950 to 1959	5.7%	6.3%	5.9%
	2021 Homes Built Before 1949	7.1%	6.7%	6.9%
HOME VALUES	2021 Home Value \$1,000,000 or More	-	-	0.2%
	2021 Home Value \$500,000 to \$999,999	7.0%	3.8%	3.8%
	2021 Home Value \$400,000 to \$499,999	10.5%	6.2%	7.5%
	2021 Home Value \$300,000 to \$399,999	8.3%	10.5%	11.6%
	2021 Home Value \$200,000 to \$299,999	26.2%	26.6%	27.8%
	2021 Home Value \$150,000 to \$199,999	22.6%	21.3%	20.0%
	2021 Home Value \$100,000 to \$149,999	13.9%	17.1%	15.7%
	2021 Home Value \$50,000 to \$99,999	8.3%	9.7%	9.2%
	2021 Home Value \$25,000 to \$49,999	0.6%	1.5%	1.4%
	2021 Home Value Under \$25,000	2.5%	3.2%	2.8%
	2021 Median Home Value	\$222,888	\$201,759	\$210,825
	2021 Median Rent	\$671	\$620	\$610

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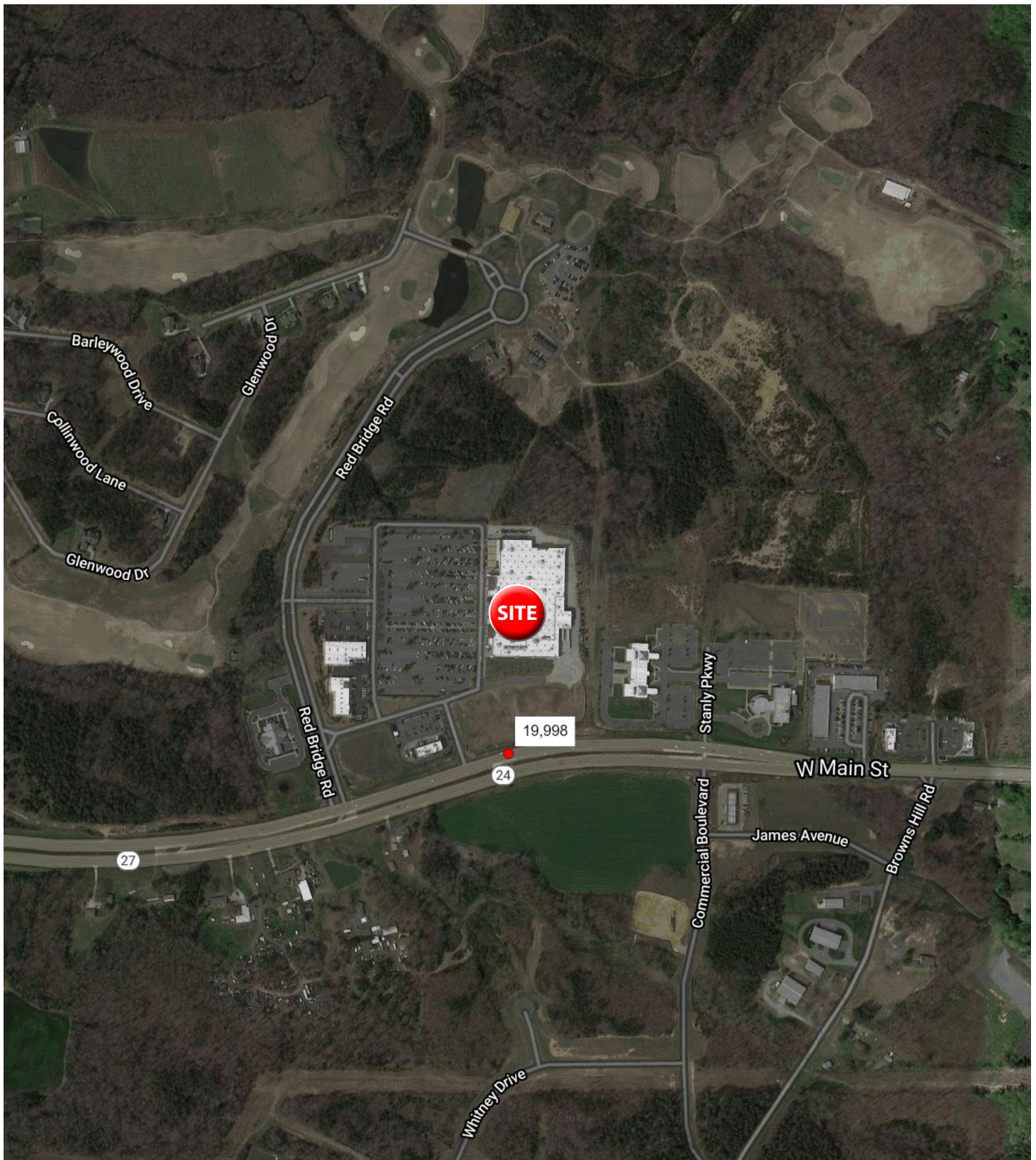
RF1

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LABOR FORCE	2021 Est. Labor Population Age 16 Years or Over	380	4,832	11,860
	2021 Est. Civilian Employed	61.0%	60.9%	62.1%
	2021 Est. Civilian Unemployed	2.9%	3.1%	3.3%
	2021 Est. in Armed Forces	-	0.1%	-
	2021 Est. not in Labor Force	36.2%	35.9%	34.5%
	2021 Labor Force Males	48.2%	48.8%	49.3%
	2021 Labor Force Females	51.8%	51.2%	50.7%
OCCUPATION	2021 Occupation: Population Age 16 Years or Over	232	2,942	7,367
	2021 Mgmt, Business, & Financial Operations	20.1%	17.1%	15.0%
	2021 Professional, Related	20.1%	18.8%	20.5%
	2021 Service	17.7%	18.2%	17.6%
	2021 Sales, Office	21.2%	20.0%	18.9%
	2021 Farming, Fishing, Forestry	-	1.0%	1.2%
	2021 Construction, Extraction, Maintenance	9.4%	12.0%	13.3%
	2021 Production, Transport, Material Moving	11.4%	12.9%	13.4%
	2021 White Collar Workers	61.4%	55.9%	54.5%
	2021 Blue Collar Workers	38.6%	44.1%	45.5%
TRANSPORTATION TO WORK	2021 Drive to Work Alone	73.6%	78.6%	81.8%
	2021 Drive to Work in Carpool	17.3%	13.7%	10.8%
	2021 Travel to Work by Public Transportation	-	-	-
	2021 Drive to Work on Motorcycle	-	-	-
	2021 Walk or Bicycle to Work	0.8%	1.2%	1.3%
	2021 Other Means	0.7%	0.4%	0.4%
	2021 Work at Home	7.6%	6.1%	5.7%
TRAVEL TIME	2021 Travel to Work in 14 Minutes or Less	22.0%	20.8%	17.8%
	2021 Travel to Work in 15 to 29 Minutes	25.0%	22.5%	26.1%
	2021 Travel to Work in 30 to 59 Minutes	48.7%	49.9%	49.8%
	2021 Travel to Work in 60 Minutes or More	7.7%	11.2%	12.0%
	2021 Average Travel Time to Work	32.2	32.3	31.4
CONSUMER EXPENDITURE	2021 Est. Total Household Expenditure	\$13.16 M	\$152.1 M	\$361.51 M
	2021 Est. Apparel	\$462.08 K	\$5.3 M	\$12.62 M
	2021 Est. Contributions, Gifts	\$735.19 K	\$8.48 M	\$20.28 M
	2021 Est. Education, Reading	\$415.35 K	\$4.62 M	\$11.06 M
	2021 Est. Entertainment	\$747.45 K	\$8.58 M	\$20.47 M
	2021 Est. Food, Beverages, Tobacco	\$2.02 M	\$23.44 M	\$55.61 M
	2021 Est. Furnishings, Equipment	\$464.66 K	\$5.34 M	\$12.73 M
	2021 Est. Health Care, Insurance	\$1.22 M	\$14.2 M	\$33.68 M
	2021 Est. Household Operations, Shelter, Utilities	\$4.25 M	\$49.21 M	\$116.72 M
	2021 Est. Miscellaneous Expenses	\$249.45 K	\$2.87 M	\$6.83 M
	2021 Est. Personal Care	\$176.82 K	\$2.04 M	\$4.85 M
	2021 Est. Transportation	\$2.42 M	\$28.01 M	\$66.65 M

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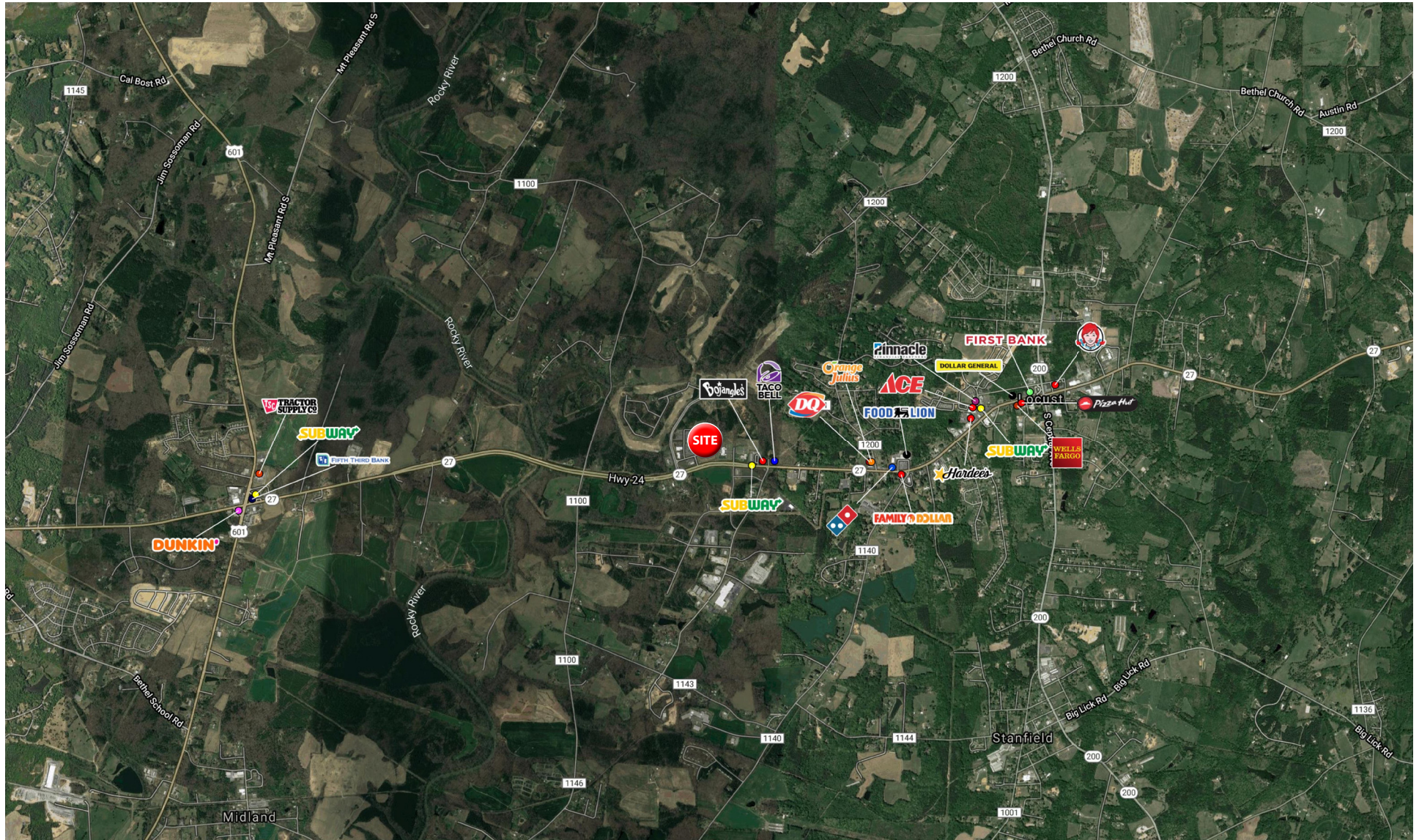


# TRAFFIC COUNTS





# COMMERCIAL AERIAL







# WRS INC

REAL ESTATE INVESTMENTS

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