

HARDEE CROSSING

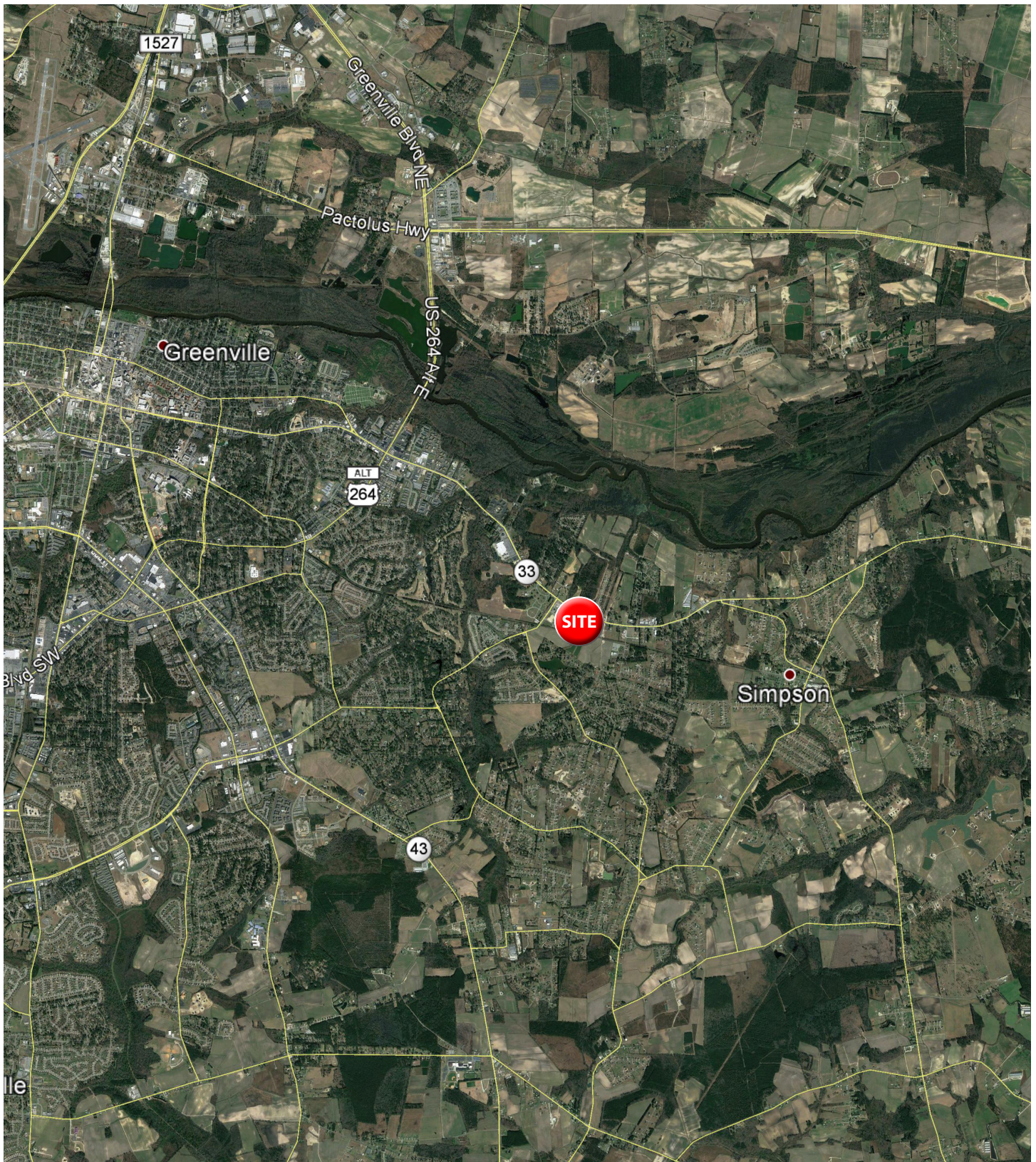
4600 EAST 10TH STREET
GREENVILLE, NC 27858



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LOCATION



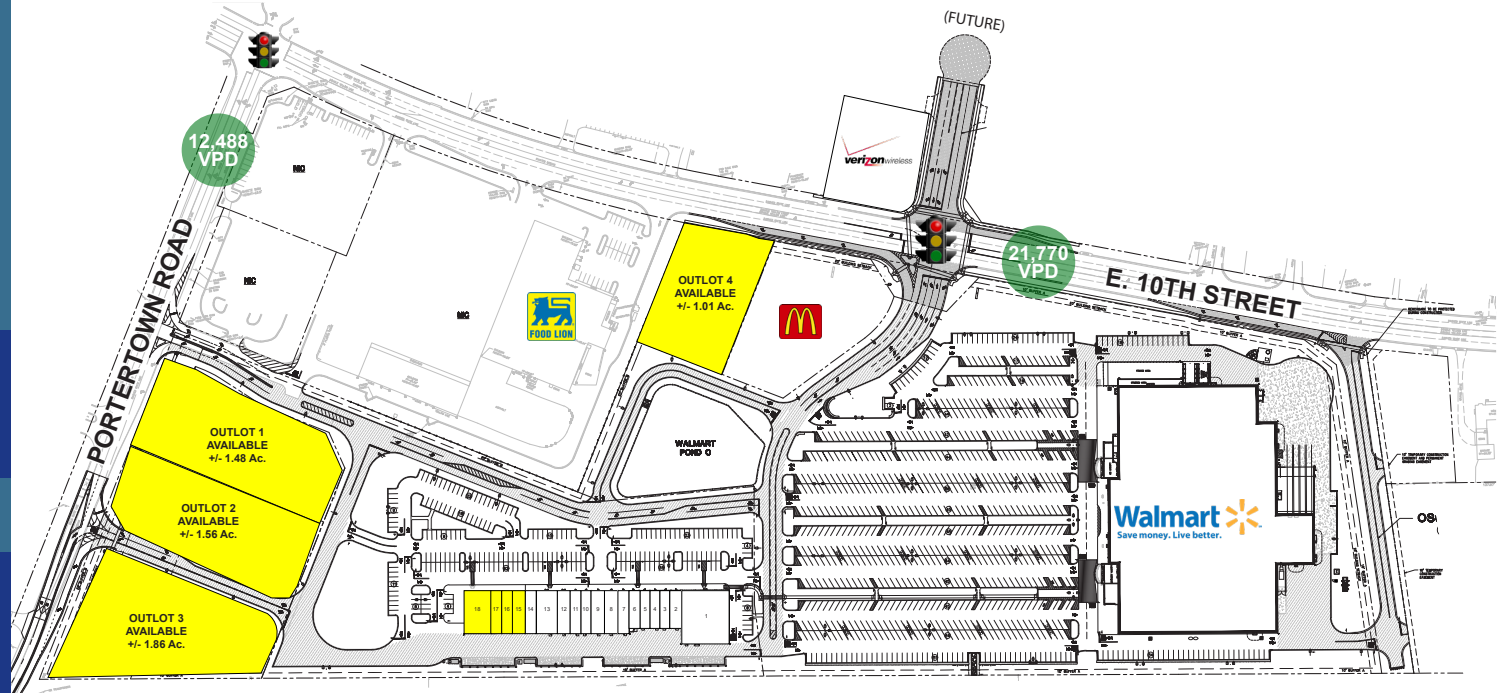
AERIAL



INLINE RETAIL & OUTPARCELS AVAILABLE

Space	Tenant
1	Dollar tree
2	The Fluffy Puppy & Kitty Too
3	BoxDrop Mattress Direct
4	Pizza Hut
5	Cricket Wireless
6	Tobacco Shop
7	US Cellular
8	Nail Salon
9, 10 & 11	Fit 4 Life
12	Highway 55 Restaurant
13	Mexican Restaurant
14	Best Direct Outlet
15	AVAILABLE 2,000 SF
16	AVAILABLE 1,600 SF
17	AVAILABLE 1,600 SF
18	AVAILABLE 4,000 SF

Outparcels	Tenant
1	AVAILABLE 1.48 Ac
2	AVAILABLE 1.56 Ac
3	AVAILABLE 1.86 Ac
4	AVAILABLE 1.01 Ac
5	McDonalds
6	Verizon Wireless



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PROPERTY PHOTOS



5 MILE DEMOGRAPHIC SNAPSHOT



**Estimated
Population**

81,375



**Estimated
Households**

34,507



**Average HH
Income**

\$69,826



**Median HH
Income**

\$56,812



**Total
Businesses**

3,138



**Total
Employees**

27,437



DEMOGRAPHIC REPORT

Lat/Lon: 35.5805/-77.306

RF1

4600 E 10th St		1 mi radius	3 mi radius	5 mi radius
Greenville, NC 27858				
POPULATION	2021 Estimated Population	4,100	34,786	81,375
	2026 Projected Population	4,276	35,472	83,650
	2010 Census Population	3,769	33,655	76,911
	2000 Census Population	2,939	25,916	62,715
	Projected Annual Growth 2021 to 2026	0.9%	0.4%	0.6%
	Historical Annual Growth 2000 to 2021	1.9%	1.6%	1.4%
HOUSEHOLDS	2021 Estimated Households	1,656	15,262	34,507
	2026 Projected Households	1,731	15,571	35,516
	2010 Census Households	1,459	14,191	31,081
	2000 Census Households	1,122	10,760	25,100
	Projected Annual Growth 2021 to 2026	0.9%	0.4%	0.6%
	Historical Annual Growth 2000 to 2021	2.3%	2.0%	1.8%
AGE	2021 Est. Population Under 10 Years	12.6%	10.9%	9.8%
	2021 Est. Population 10 to 19 Years	12.3%	12.7%	15.8%
	2021 Est. Population 20 to 29 Years	13.5%	21.8%	24.5%
	2021 Est. Population 30 to 44 Years	20.9%	18.2%	16.8%
	2021 Est. Population 45 to 59 Years	19.6%	17.2%	15.3%
	2021 Est. Population 60 to 74 Years	16.0%	13.7%	12.5%
	2021 Est. Population 75 Years or Over	5.0%	5.5%	5.4%
	2021 Est. Median Age	37.0	34.1	31.7
MARITAL STATUS & GENDER	2021 Est. Male Population	48.9%	47.4%	47.6%
	2021 Est. Female Population	51.1%	52.6%	52.4%
	2021 Est. Never Married	28.2%	43.4%	50.4%
	2021 Est. Now Married	54.0%	40.5%	34.8%
	2021 Est. Separated or Divorced	13.2%	12.4%	10.9%
	2021 Est. Widowed	4.6%	3.7%	3.8%
INCOME	2021 Est. HH Income \$200,000 or More	4.5%	3.9%	4.8%
	2021 Est. HH Income \$150,000 to \$199,999	10.6%	5.8%	4.6%
	2021 Est. HH Income \$100,000 to \$149,999	20.9%	17.2%	14.1%
	2021 Est. HH Income \$75,000 to \$99,999	15.8%	11.2%	11.1%
	2021 Est. HH Income \$50,000 to \$74,999	16.1%	17.5%	17.9%
	2021 Est. HH Income \$35,000 to \$49,999	8.8%	12.9%	12.9%
	2021 Est. HH Income \$25,000 to \$34,999	7.9%	9.3%	8.5%
	2021 Est. HH Income \$15,000 to \$24,999	6.2%	8.4%	9.1%
	2021 Est. HH Income Under \$15,000	9.2%	13.7%	17.0%
	2021 Est. Average Household Income	\$88,751	\$70,041	\$69,826
	2021 Est. Median Household Income	\$76,810	\$62,933	\$56,812
	2021 Est. Per Capita Income	\$35,850	\$30,740	\$29,909
	2021 Est. Total Businesses	96	864	3,138
	2021 Est. Total Employees	493	5,734	27,437

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DEMOGRAPHIC REPORT

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RF1

4600 E 10th St Greenville, NC 27858		1 mi radius	3 mi radius	5 mi radius
RACE	2021 Est. White	71.5%	70.3%	65.4%
	2021 Est. Black	21.4%	21.4%	26.8%
	2021 Est. Asian or Pacific Islander	2.1%	2.6%	2.6%
	2021 Est. American Indian or Alaska Native	0.5%	0.4%	0.3%
	2021 Est. Other Races	4.5%	5.3%	4.9%
HISPANIC	2021 Est. Hispanic Population	187	1,882	4,080
	2021 Est. Hispanic Population	4.6%	5.4%	5.0%
	2026 Proj. Hispanic Population	4.8%	5.7%	5.2%
	2010 Hispanic Population	3.7%	4.6%	4.2%
EDUCATION (Adults 25 or Older)	2021 Est. Adult Population (25 Years or Over)	2,776	21,917	47,963
	2021 Est. Elementary (Grade Level 0 to 8)	3.1%	2.3%	2.4%
	2021 Est. Some High School (Grade Level 9 to 11)	3.2%	4.0%	5.1%
	2021 Est. High School Graduate	20.3%	20.5%	21.3%
	2021 Est. Some College	19.6%	20.3%	19.6%
	2021 Est. Associate Degree Only	11.4%	11.4%	11.9%
	2021 Est. Bachelor Degree Only	27.5%	25.0%	23.2%
	2021 Est. Graduate Degree	15.0%	16.4%	16.5%
HOUSING	2021 Est. Total Housing Units	1,766	16,318	37,266
	2021 Est. Owner-Occupied	74.8%	53.5%	43.7%
	2021 Est. Renter-Occupied	18.9%	40.0%	48.9%
	2021 Est. Vacant Housing	6.2%	6.5%	7.4%
HOMES BUILT BY YEAR	2021 Homes Built 2010 or later	12.5%	7.5%	10.5%
	2021 Homes Built 2000 to 2009	18.2%	16.7%	15.4%
	2021 Homes Built 1990 to 1999	21.3%	27.4%	25.2%
	2021 Homes Built 1980 to 1989	17.0%	17.5%	15.0%
	2021 Homes Built 1970 to 1979	16.0%	12.7%	11.6%
	2021 Homes Built 1960 to 1969	6.1%	6.7%	6.3%
	2021 Homes Built 1950 to 1959	1.8%	4.0%	5.5%
	2021 Homes Built Before 1949	0.9%	1.0%	3.1%
HOME VALUES	2021 Home Value \$1,000,000 or More	-	-	0.2%
	2021 Home Value \$500,000 to \$999,999	5.3%	4.7%	5.1%
	2021 Home Value \$400,000 to \$499,999	5.6%	3.9%	5.6%
	2021 Home Value \$300,000 to \$399,999	9.7%	7.3%	10.9%
	2021 Home Value \$200,000 to \$299,999	28.5%	23.0%	19.9%
	2021 Home Value \$150,000 to \$199,999	23.9%	25.6%	22.2%
	2021 Home Value \$100,000 to \$149,999	14.1%	16.8%	15.0%
	2021 Home Value \$50,000 to \$99,999	10.2%	14.5%	14.9%
	2021 Home Value \$25,000 to \$49,999	0.7%	1.3%	2.4%
	2021 Home Value Under \$25,000	1.8%	3.0%	3.9%
	2021 Median Home Value	\$203,628	\$175,999	\$188,641
	2021 Median Rent	\$714	\$681	\$678

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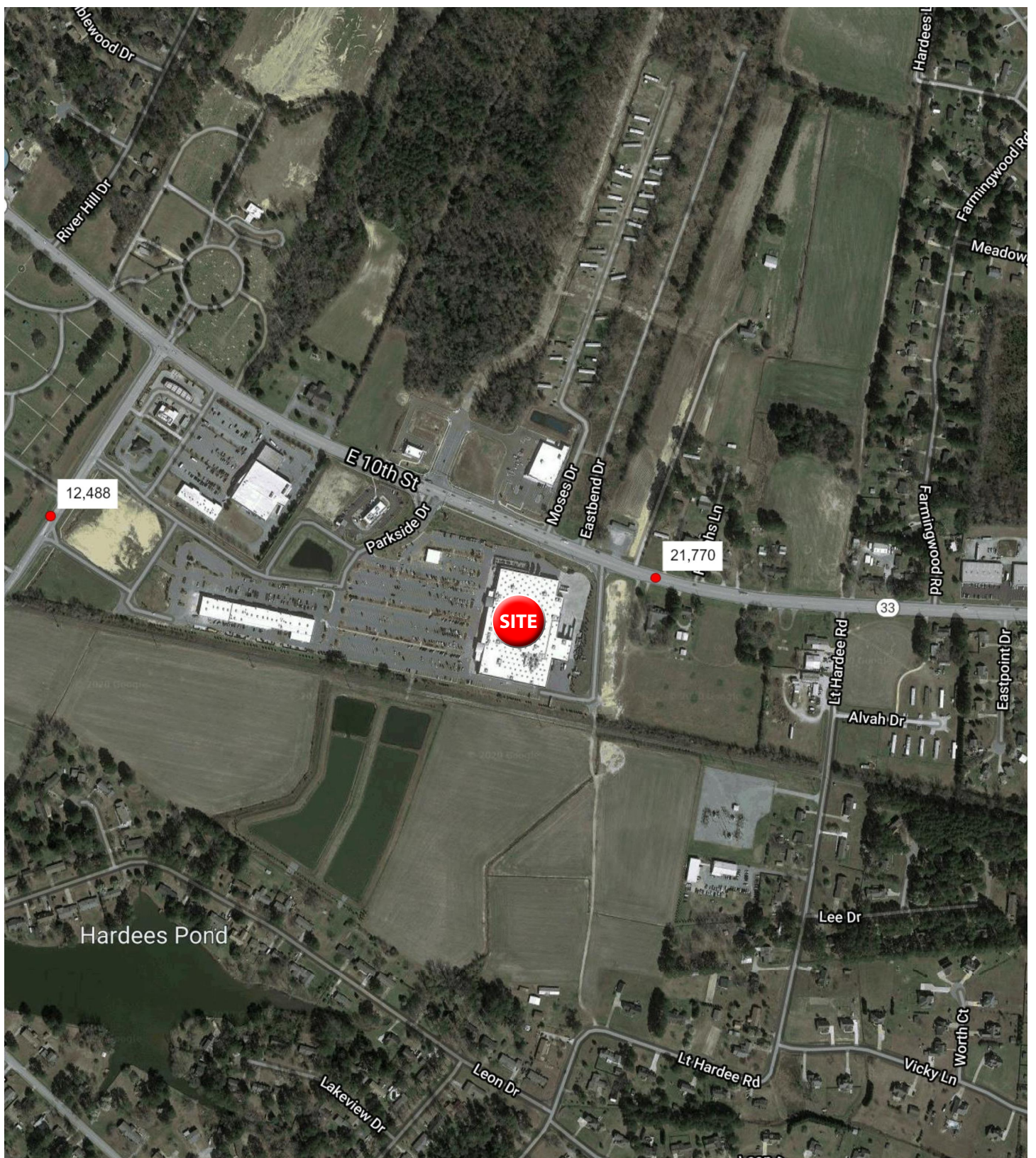
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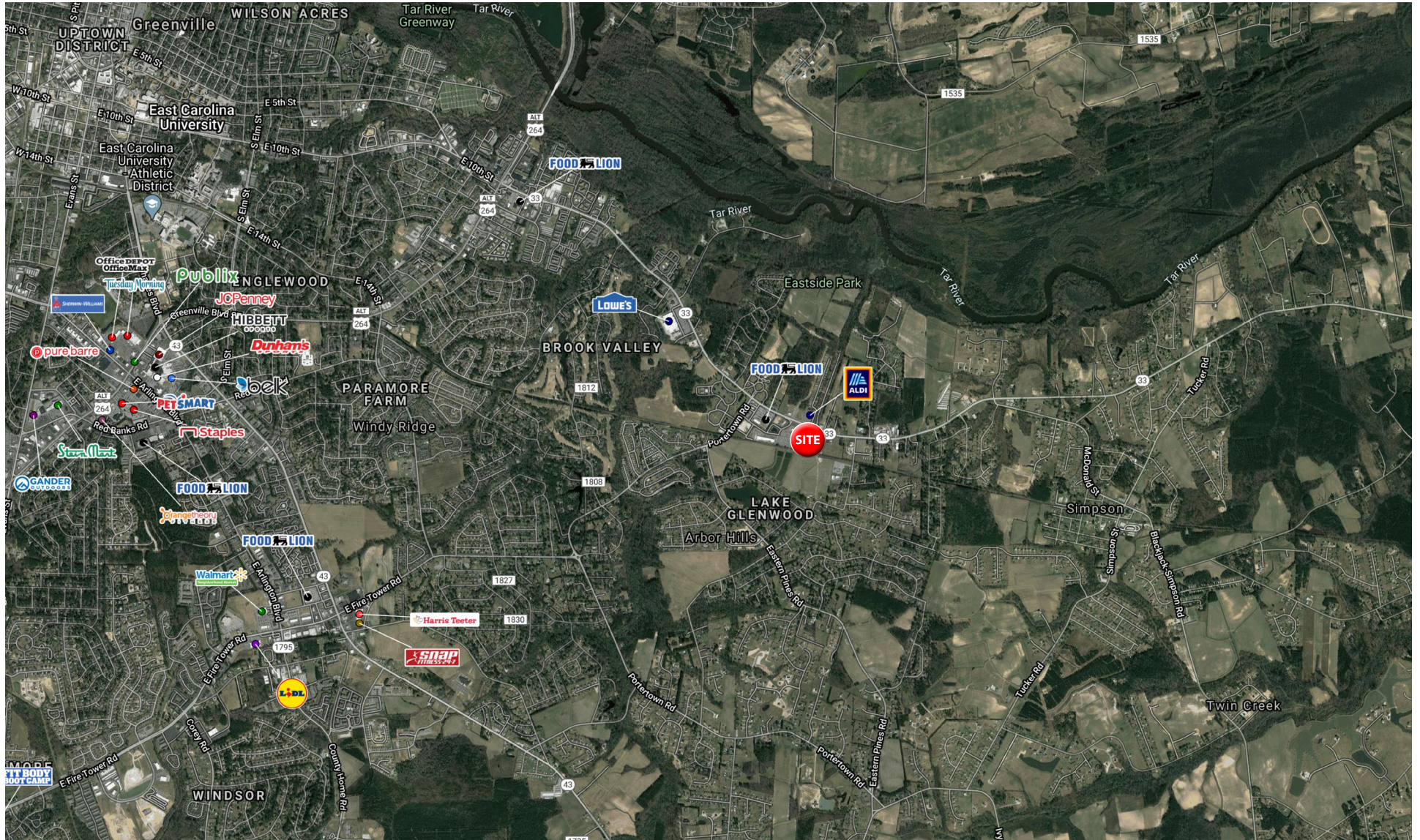
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Greenville, NC 27858				
LABOR FORCE	2021 Est. Labor Population Age 16 Years or Over	3,279	28,693	68,667
	2021 Est. Civilian Employed	63.5%	63.7%	57.8%
	2021 Est. Civilian Unemployed	2.8%	3.7%	3.8%
	2021 Est. in Armed Forces	-	0.2%	0.1%
	2021 Est. not in Labor Force	33.7%	32.4%	38.3%
	2021 Labor Force Males	47.9%	46.4%	46.9%
	2021 Labor Force Females	52.1%	53.6%	53.1%
OCCUPATION	2021 Occupation: Population Age 16 Years or Over	2,082	18,285	39,714
	2021 Mgmt, Business, & Financial Operations	18.4%	13.9%	12.8%
	2021 Professional, Related	25.6%	24.9%	25.5%
	2021 Service	22.0%	23.5%	24.9%
	2021 Sales, Office	23.6%	23.3%	21.8%
	2021 Farming, Fishing, Forestry	-	0.1%	0.3%
	2021 Construction, Extraction, Maintenance	3.0%	4.0%	4.0%
	2021 Production, Transport, Material Moving	7.4%	10.3%	10.8%
	2021 White Collar Workers	67.5%	62.1%	60.1%
	2021 Blue Collar Workers	32.5%	37.9%	39.9%
TRANSPORTATION TO WORK	2021 Drive to Work Alone	80.2%	83.4%	83.2%
	2021 Drive to Work in Carpool	8.9%	6.8%	7.2%
	2021 Travel to Work by Public Transportation	0.7%	2.2%	1.8%
	2021 Drive to Work on Motorcycle	0.4%	0.1%	-
	2021 Walk or Bicycle to Work	-	1.0%	1.7%
	2021 Other Means	1.3%	1.0%	0.8%
	2021 Work at Home	8.4%	5.4%	5.2%
TRAVEL TIME	2021 Travel to Work in 14 Minutes or Less	38.8%	44.8%	43.7%
	2021 Travel to Work in 15 to 29 Minutes	44.8%	38.8%	35.0%
	2021 Travel to Work in 30 to 59 Minutes	15.9%	18.2%	16.9%
	2021 Travel to Work in 60 Minutes or More	2.9%	4.6%	4.3%
	2021 Average Travel Time to Work	17.7	16.3	15.5
CONSUMER EXPENDITURE	2021 Est. Total Household Expenditure	\$108.23 M	\$833.96 M	\$1.88 B
	2021 Est. Apparel	\$3.81 M	\$29.2 M	\$65.82 M
	2021 Est. Contributions, Gifts	\$6.09 M	\$46.32 M	\$104.56 M
	2021 Est. Education, Reading	\$3.45 M	\$26.06 M	\$59.33 M
	2021 Est. Entertainment	\$6.16 M	\$46.72 M	\$104.46 M
	2021 Est. Food, Beverages, Tobacco	\$16.6 M	\$128.88 M	\$290.88 M
	2021 Est. Furnishings, Equipment	\$3.83 M	\$29.09 M	\$64.99 M
	2021 Est. Health Care, Insurance	\$9.95 M	\$76.66 M	\$171.48 M
	2021 Est. Household Operations, Shelter, Utilities	\$34.93 M	\$271.49 M	\$615.14 M
	2021 Est. Miscellaneous Expenses	\$2.04 M	\$15.69 M	\$35.24 M
	2021 Est. Personal Care	\$1.46 M	\$11.2 M	\$25.16 M
	2021 Est. Transportation	\$19.9 M	\$152.65 M	\$341.31 M

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TRAFFIC COUNTS



COMMERCIAL AERIAL





WRSINC
REAL ESTATE INVESTMENTS

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