

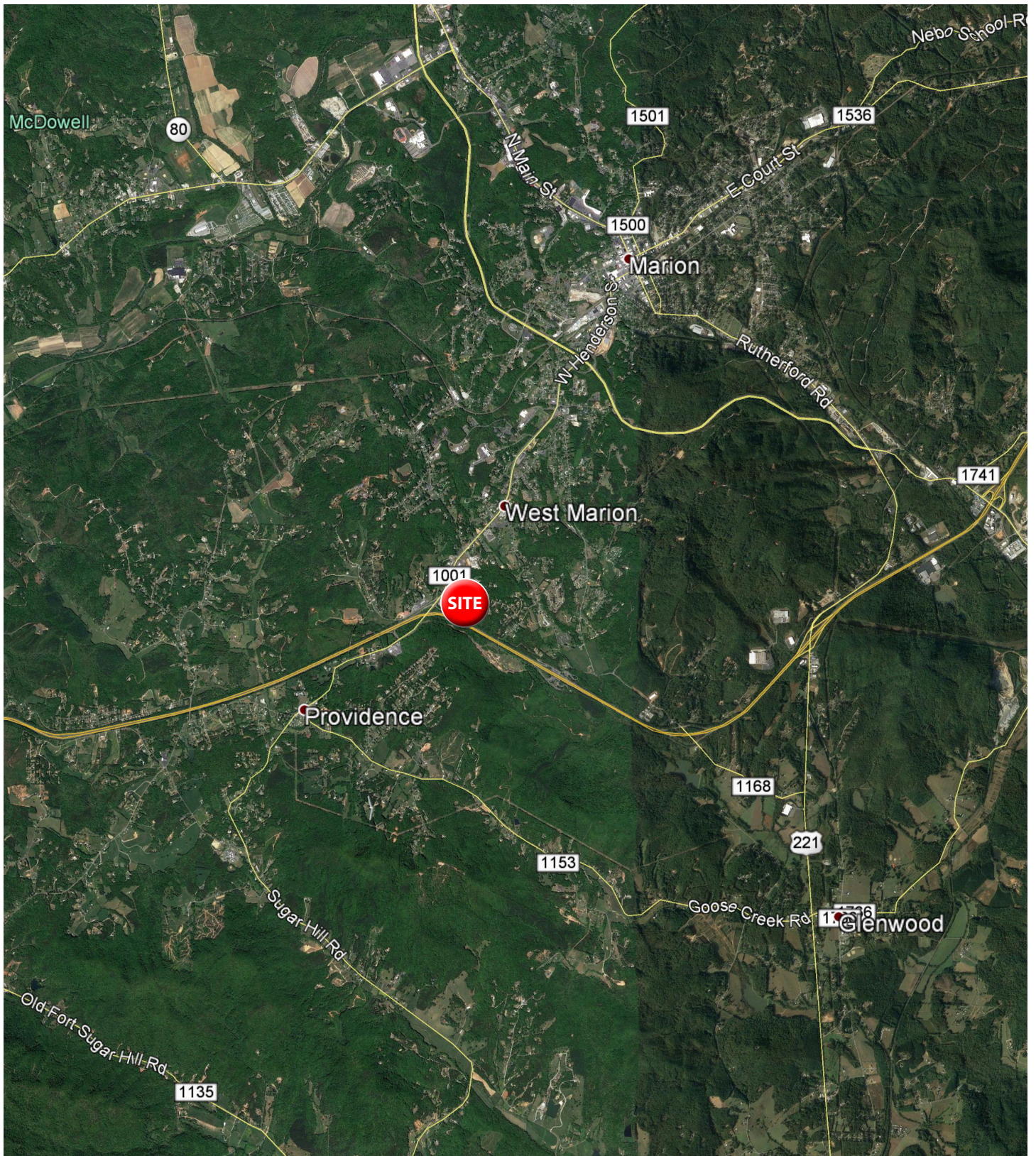
# GRANDVIEW STATION

2875 SUGAR HILL ROAD  
MARION, NC 28752



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# LOCATION



# AERIAL



# INLINE RETAIL AVAILABLE

Space	Tenant
1 & 2	Forno Italian Restaurant
3	Tobacco Store
4	Japanese Restaurant
5	Video Games
6	Mexican Restaurant
7	Hwy 55 Restaurant
8	Chinese Buffet
9	Dollar Tree
10	AVAILABLE 4,500 SF
11 & 12	Shoe Show
13	AVAILABLE 1,600 SF
14	Great Clips
15	Sally Beauty
16	Nail Salon
17	US Cellular

Outparcels	Tenant
1	Bojangles'
2	Arby's
3	Murphy Oil



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# PROPERTY PHOTOS



# 5 MILE DEMOGRAPHIC SNAPSHOT



**Estimated  
Population**  
**22,776**



**Estimated  
Households**  
**9,525**



**Average HH  
Income**  
**\$58,816**



**Median HH  
Income**  
**\$46,776**



**Total  
Businesses**  
**1,107**



**Total  
Employees**  
**10,458**



# DEMOGRAPHIC REPORT

Lat/Lon: 35.6473/-82.0303

RF1

2875 Sugar Hill Rd		1 mi radius	3 mi radius	5 mi radius
Marion, NC 28752				
POPULATION	2020 Estimated Population	2,151	9,935	22,776
	2025 Projected Population	2,211	10,220	23,519
	2010 Census Population	2,148	9,973	22,941
	2000 Census Population	2,060	9,272	21,467
	Projected Annual Growth 2020 to 2025	0.6%	0.6%	0.7%
	Historical Annual Growth 2000 to 2020	0.2%	0.4%	0.3%
HOUSEHOLDS	2020 Estimated Households	950	4,314	9,525
	2025 Projected Households	952	4,321	9,579
	2010 Census Households	902	4,114	9,072
	2000 Census Households	860	3,848	8,548
	Projected Annual Growth 2020 to 2025	-	-	0.1%
	Historical Annual Growth 2000 to 2020	0.5%	0.6%	0.6%
AGE	2020 Est. Population Under 10 Years	10.7%	11.0%	10.9%
	2020 Est. Population 10 to 19 Years	12.3%	12.3%	12.0%
	2020 Est. Population 20 to 29 Years	11.5%	11.9%	12.3%
	2020 Est. Population 30 to 44 Years	17.1%	16.7%	17.1%
	2020 Est. Population 45 to 59 Years	19.1%	19.7%	19.7%
	2020 Est. Population 60 to 74 Years	19.8%	19.3%	18.6%
	2020 Est. Population 75 Years or Over	9.5%	9.1%	9.4%
	2020 Est. Median Age	42.7	42.3	42.1
MARITAL STATUS & GENDER	2020 Est. Male Population	48.4%	48.7%	49.4%
	2020 Est. Female Population	51.6%	51.3%	50.6%
	2020 Est. Never Married	21.3%	23.4%	25.3%
	2020 Est. Now Married	42.4%	46.3%	47.3%
	2020 Est. Separated or Divorced	23.6%	19.9%	18.4%
	2020 Est. Widowed	12.7%	10.4%	9.0%
INCOME	2020 Est. HH Income \$200,000 or More	0.1%	0.9%	1.5%
	2020 Est. HH Income \$150,000 to \$199,999	1.4%	2.2%	2.4%
	2020 Est. HH Income \$100,000 to \$149,999	12.1%	11.2%	10.5%
	2020 Est. HH Income \$75,000 to \$99,999	8.7%	11.1%	10.9%
	2020 Est. HH Income \$50,000 to \$74,999	24.0%	20.2%	18.9%
	2020 Est. HH Income \$35,000 to \$49,999	12.8%	18.6%	18.8%
	2020 Est. HH Income \$25,000 to \$34,999	11.3%	12.3%	12.7%
	2020 Est. HH Income \$15,000 to \$24,999	11.5%	10.7%	11.8%
	2020 Est. HH Income Under \$15,000	18.1%	12.9%	12.4%
	2020 Est. Average Household Income	\$52,424	\$59,004	\$58,816
	2020 Est. Median Household Income	\$46,688	\$48,518	\$46,776
	2020 Est. Per Capita Income	\$23,275	\$25,824	\$25,073
	2020 Est. Total Businesses	96	606	1,107
	2020 Est. Total Employees	666	5,058	10,458

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# DEMOGRAPHIC REPORT

Lat/Lon: 35.6473/-82.0303

RF1

## 2875 Sugar Hill Rd

### Marion, NC 28752

		1 mi radius	3 mi radius	5 mi radius
RACE	2020 Est. White	87.0%	85.3%	86.4%
	2020 Est. Black	7.6%	7.3%	5.3%
	2020 Est. Asian or Pacific Islander	1.0%	0.9%	0.9%
	2020 Est. American Indian or Alaska Native	0.5%	0.4%	0.5%
	2020 Est. Other Races	4.0%	6.2%	6.9%
HISPANIC	2020 Est. Hispanic Population	142	725	1,876
	2020 Est. Hispanic Population	6.6%	7.3%	8.2%
	2025 Proj. Hispanic Population	7.0%	7.8%	8.8%
	2010 Hispanic Population	5.3%	6.1%	7.0%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	1,547	7,078	16,257
	2020 Est. Elementary (Grade Level 0 to 8)	3.3%	3.9%	5.7%
	2020 Est. Some High School (Grade Level 9 to 11)	9.5%	10.5%	10.6%
	2020 Est. High School Graduate	38.9%	32.8%	32.7%
	2020 Est. Some College	19.8%	21.0%	20.3%
	2020 Est. Associate Degree Only	12.4%	15.4%	13.1%
	2020 Est. Bachelor Degree Only	10.7%	11.1%	12.3%
	2020 Est. Graduate Degree	5.4%	5.2%	5.2%
HOUSING	2020 Est. Total Housing Units	1,018	4,657	10,410
	2020 Est. Owner-Occupied	64.1%	62.9%	64.1%
	2020 Est. Renter-Occupied	29.2%	29.7%	27.4%
	2020 Est. Vacant Housing	6.7%	7.4%	8.5%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	3.3%	3.3%	3.7%
	2020 Homes Built 2000 to 2009	12.9%	10.9%	11.5%
	2020 Homes Built 1990 to 1999	23.3%	20.1%	17.1%
	2020 Homes Built 1980 to 1989	17.6%	17.0%	15.4%
	2020 Homes Built 1970 to 1979	8.8%	10.2%	12.0%
	2020 Homes Built 1960 to 1969	9.1%	10.2%	10.3%
	2020 Homes Built 1950 to 1959	7.8%	8.0%	8.5%
	2020 Homes Built Before 1949	10.5%	12.8%	13.0%
HOME VALUES	2020 Home Value \$1,000,000 or More	-	-	0.4%
	2020 Home Value \$500,000 to \$999,999	0.9%	3.5%	3.1%
	2020 Home Value \$400,000 to \$499,999	2.4%	2.2%	1.6%
	2020 Home Value \$300,000 to \$399,999	7.0%	5.6%	5.1%
	2020 Home Value \$200,000 to \$299,999	5.1%	7.3%	10.3%
	2020 Home Value \$150,000 to \$199,999	13.9%	16.0%	14.6%
	2020 Home Value \$100,000 to \$149,999	27.2%	24.1%	23.3%
	2020 Home Value \$50,000 to \$99,999	23.4%	26.5%	28.9%
	2020 Home Value \$25,000 to \$49,999	4.0%	5.2%	5.4%
	2020 Home Value Under \$25,000	22.4%	15.6%	13.1%
	2020 Median Home Value	\$109,950	\$116,091	\$116,260
	2020 Median Rent	\$547	\$517	\$492

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# DEMOGRAPHIC REPORT

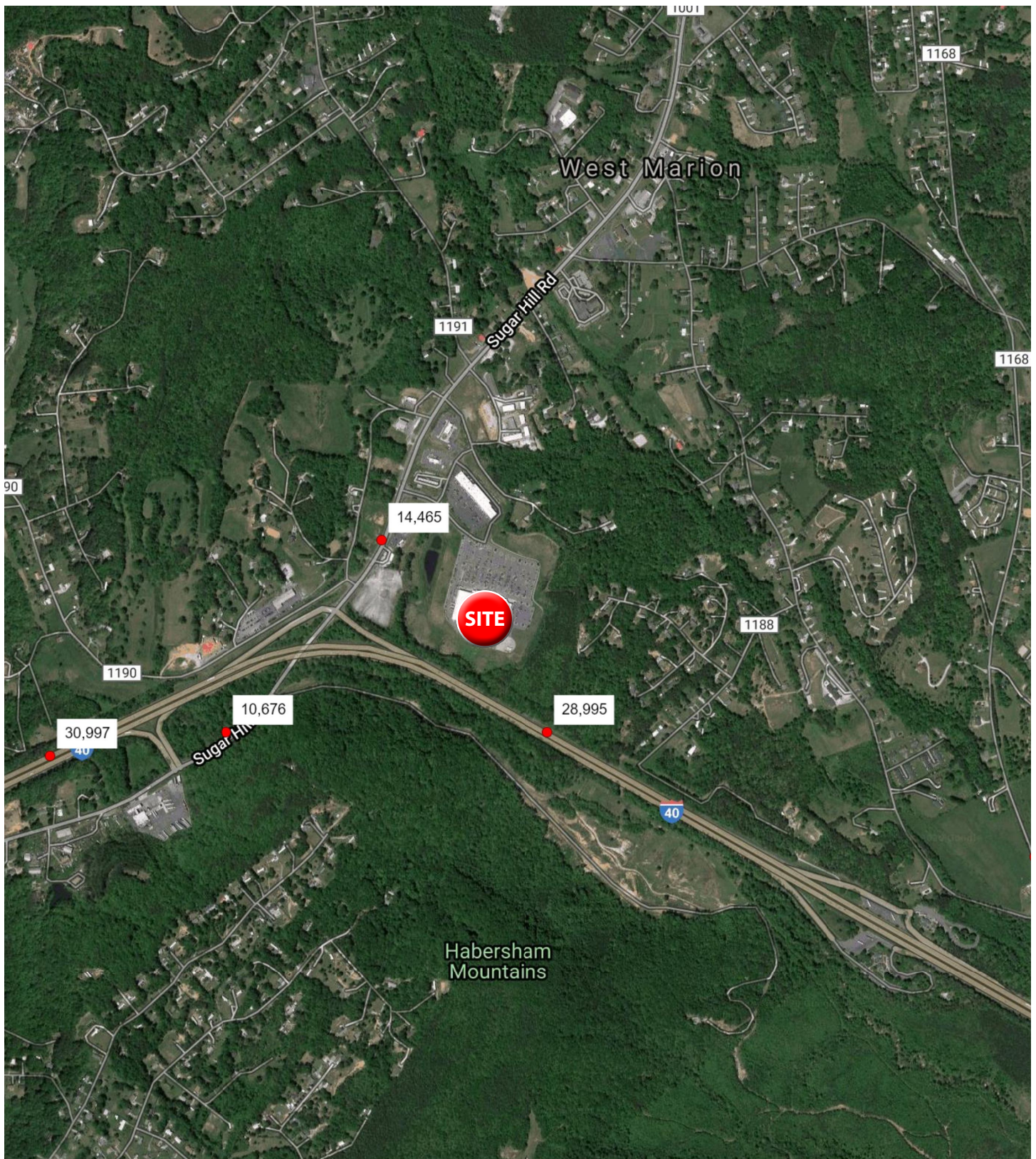
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RF1

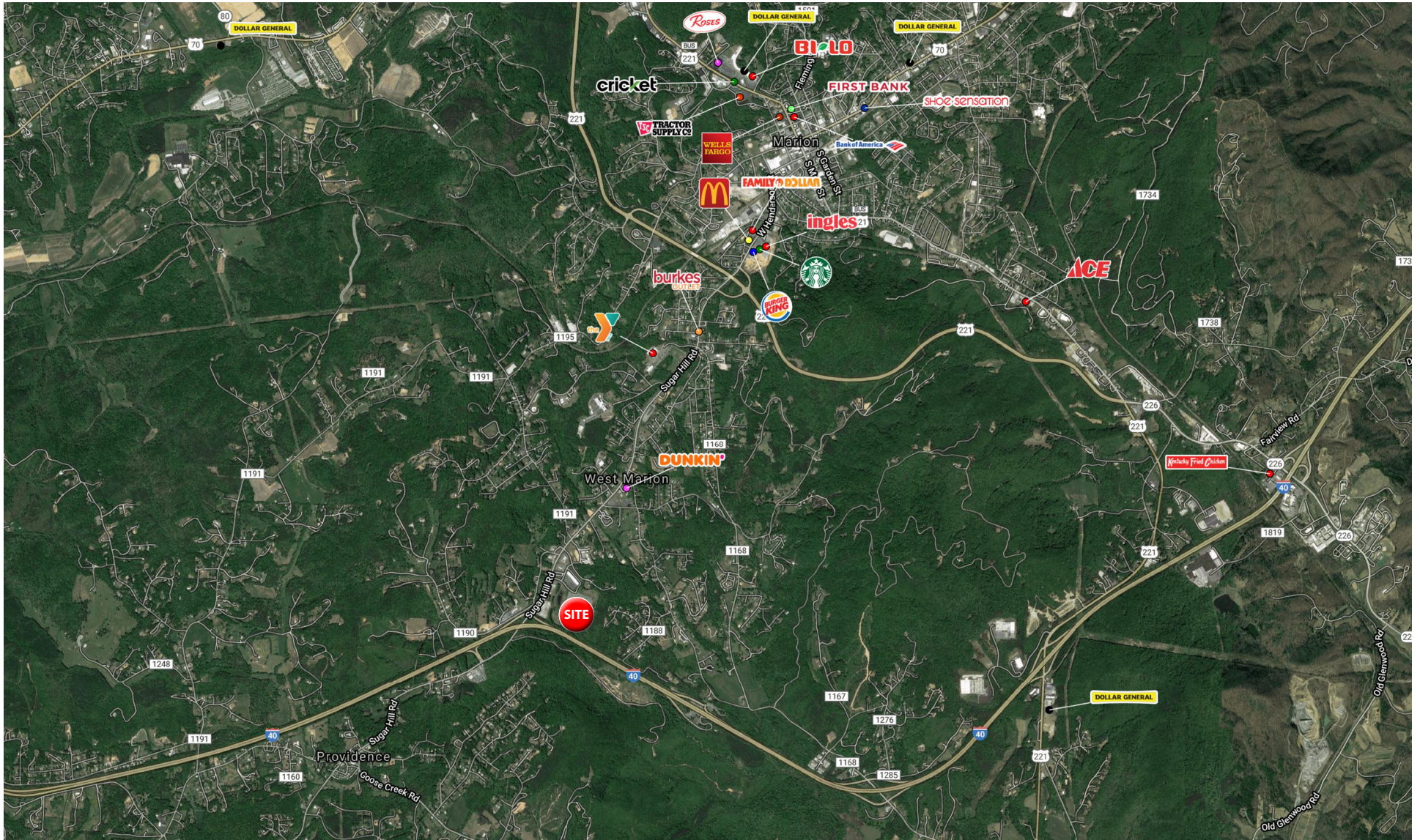
2875 Sugar Hill Rd		1 mi radius	3 mi radius	5 mi radius
Marion, NC 28752				
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	1,759	8,113	18,645
	2020 Est. Civilian Employed	57.9%	56.7%	53.3%
	2020 Est. Civilian Unemployed	2.2%	1.7%	1.9%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	39.9%	41.5%	44.8%
	2020 Labor Force Males	47.7%	47.9%	48.8%
	2020 Labor Force Females	52.3%	52.1%	51.2%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	1,019	4,602	9,935
	2020 Mgmt, Business, & Financial Operations	9.3%	8.7%	7.3%
	2020 Professional, Related	20.9%	20.0%	19.4%
	2020 Service	13.8%	16.0%	16.1%
	2020 Sales, Office	23.2%	18.8%	17.9%
	2020 Farming, Fishing, Forestry	0.1%	0.2%	0.6%
	2020 Construction, Extraction, Maintenance	9.1%	8.4%	10.0%
	2020 Production, Transport, Material Moving	23.5%	28.0%	28.7%
	2020 White Collar Workers	53.4%	47.5%	44.6%
	2020 Blue Collar Workers	46.6%	52.5%	55.4%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	84.3%	82.0%	80.8%
	2020 Drive to Work in Carpool	11.1%	12.8%	13.5%
	2020 Travel to Work by Public Transportation	-	-	-
	2020 Drive to Work on Motorcycle	0.1%	0.2%	0.2%
	2020 Walk or Bicycle to Work	1.8%	1.0%	0.7%
	2020 Other Means	0.3%	1.0%	1.0%
	2020 Work at Home	2.5%	3.0%	3.8%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	35.2%	36.4%	31.8%
	2020 Travel to Work in 15 to 29 Minutes	41.5%	42.3%	42.0%
	2020 Travel to Work in 30 to 59 Minutes	28.8%	23.8%	23.7%
	2020 Travel to Work in 60 Minutes or More	5.6%	5.4%	4.2%
	2020 Average Travel Time to Work	19.8	18.6	19.2
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$42.9 M	\$210.13 M	\$462.99 M
	2020 Est. Apparel	\$1.46 M	\$7.18 M	\$15.86 M
	2020 Est. Contributions, Gifts	\$2.29 M	\$11.31 M	\$25.08 M
	2020 Est. Education, Reading	\$1.19 M	\$5.88 M	\$13.12 M
	2020 Est. Entertainment	\$2.34 M	\$11.55 M	\$25.49 M
	2020 Est. Food, Beverages, Tobacco	\$6.72 M	\$32.8 M	\$72.15 M
	2020 Est. Furnishings, Equipment	\$1.46 M	\$7.2 M	\$15.87 M
	2020 Est. Health Care, Insurance	\$4.09 M	\$19.97 M	\$43.93 M
	2020 Est. Household Operations, Shelter, Utilities	\$14.13 M	\$69.03 M	\$152.01 M
	2020 Est. Miscellaneous Expenses	\$805.88 K	\$3.96 M	\$8.73 M
	2020 Est. Personal Care	\$573.89 K	\$2.81 M	\$6.19 M
	2020 Est. Transportation	\$7.83 M	\$38.43 M	\$84.56 M

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# TRAFFIC COUNTS



# COMMERCIAL AERIAL





# WRS<sup>INC</sup>

REAL ESTATE INVESTMENTS

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