

HARDEE CROSSING

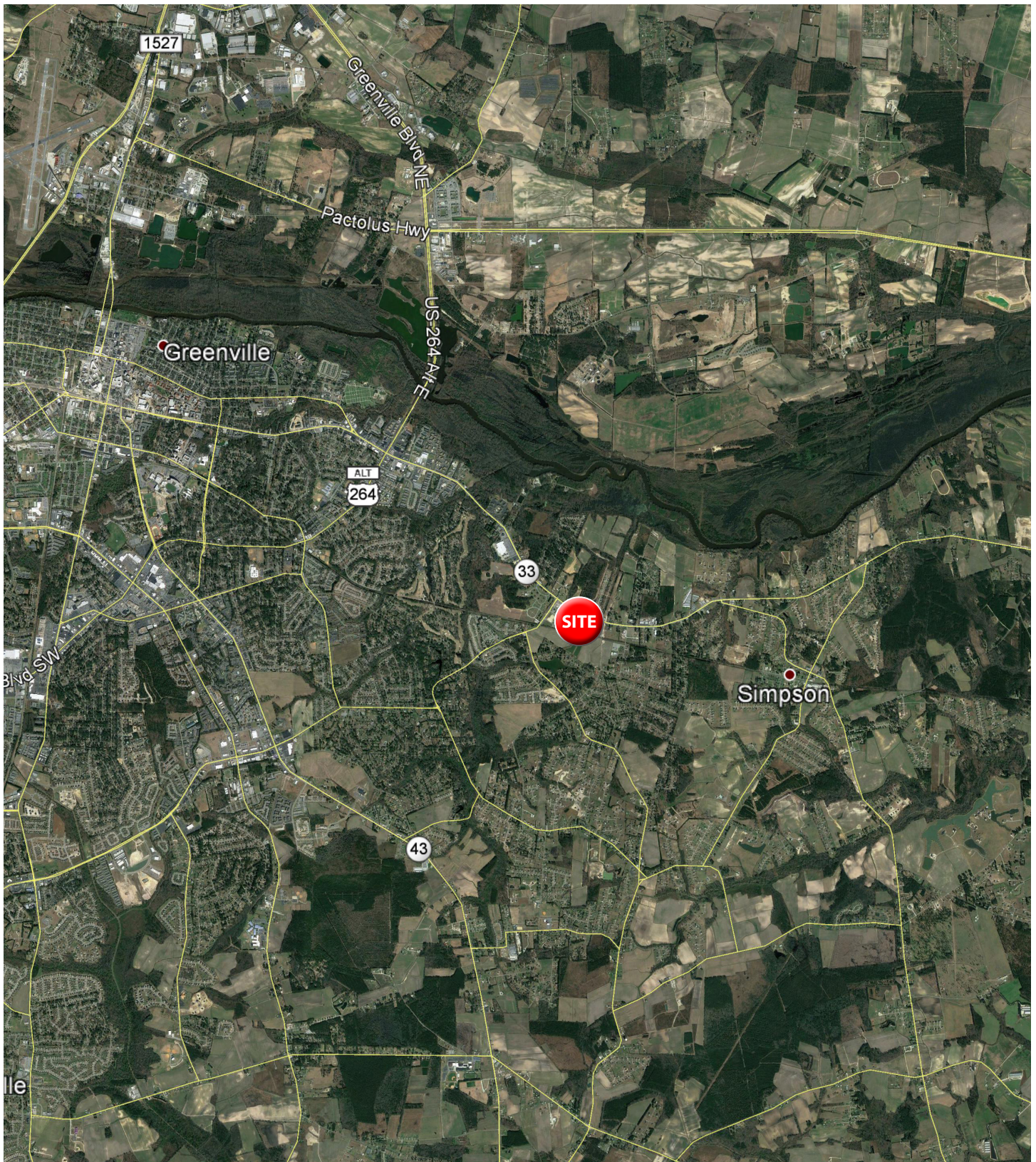
4600 EAST 10TH STREET
GREENVILLE, NC 27858



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LOCATION



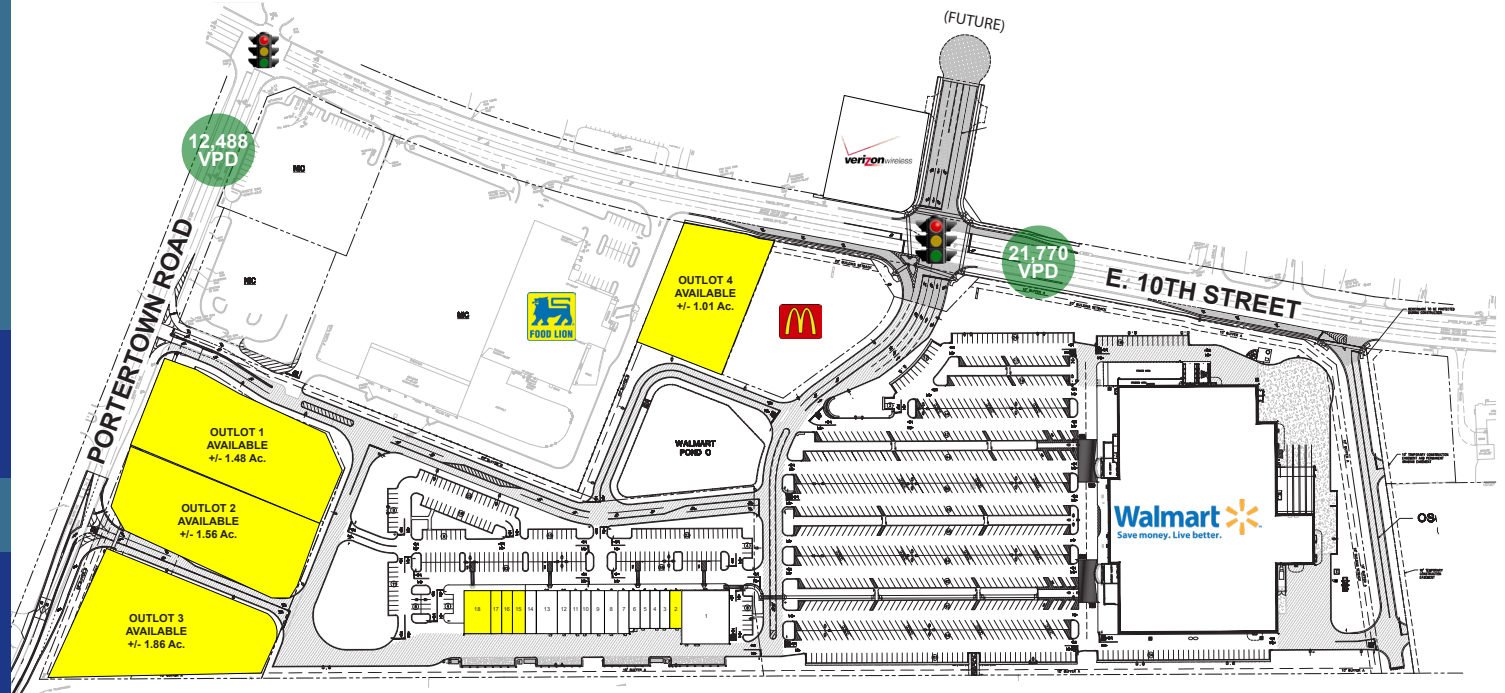
AERIAL



INLINE RETAIL & OUTPARCELS AVAILABLE

| Space | Tenant |
|------------|-------------------------|
| 1 | Dollar tree |
| 2 | AVAILABLE 1,400 SF |
| 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

Lat/Lon: 35.5805/-77.306

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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DEMOGRAPHIC REPORT

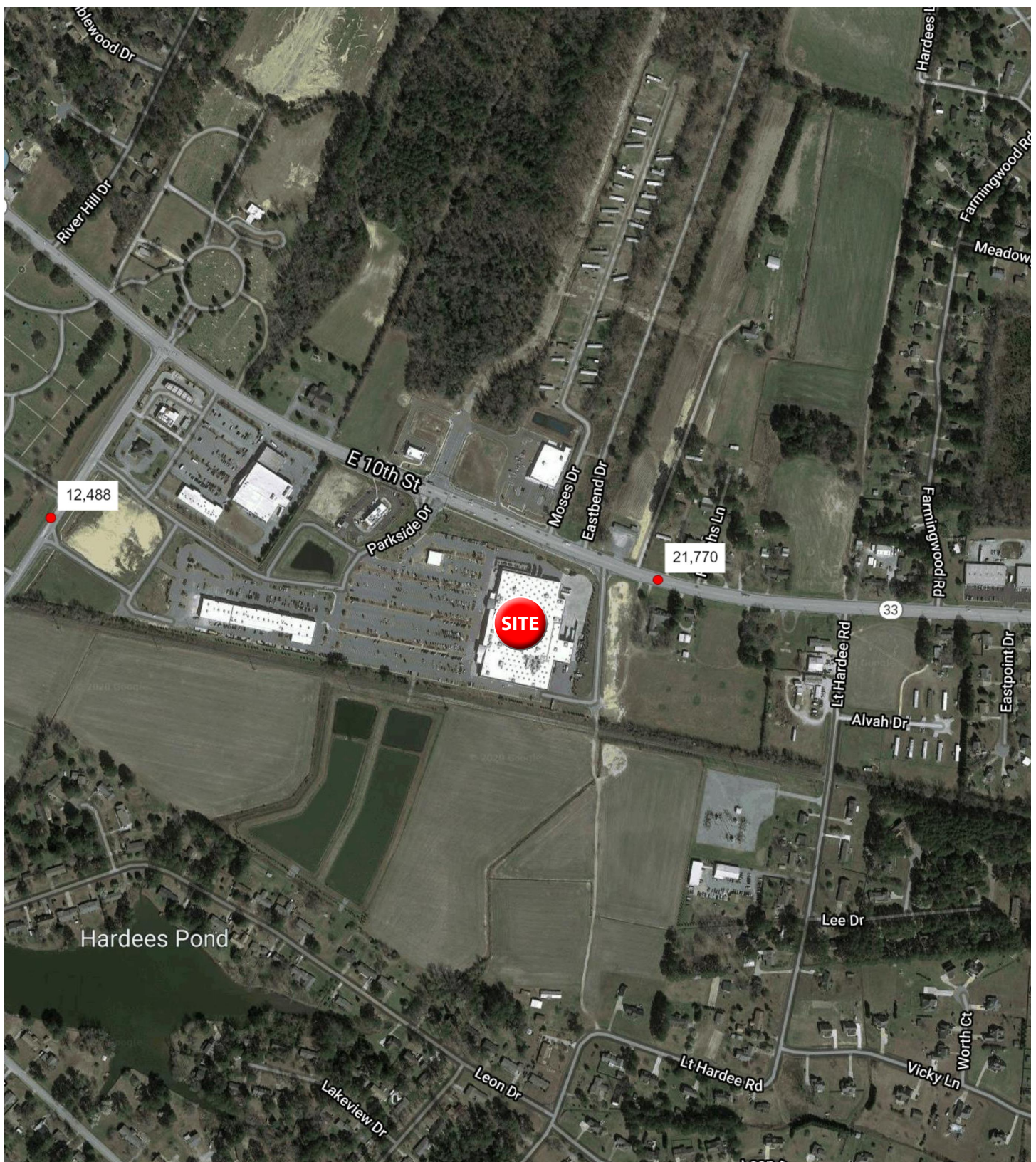
Lat/Lon: 35.5805/-77.306

RF1

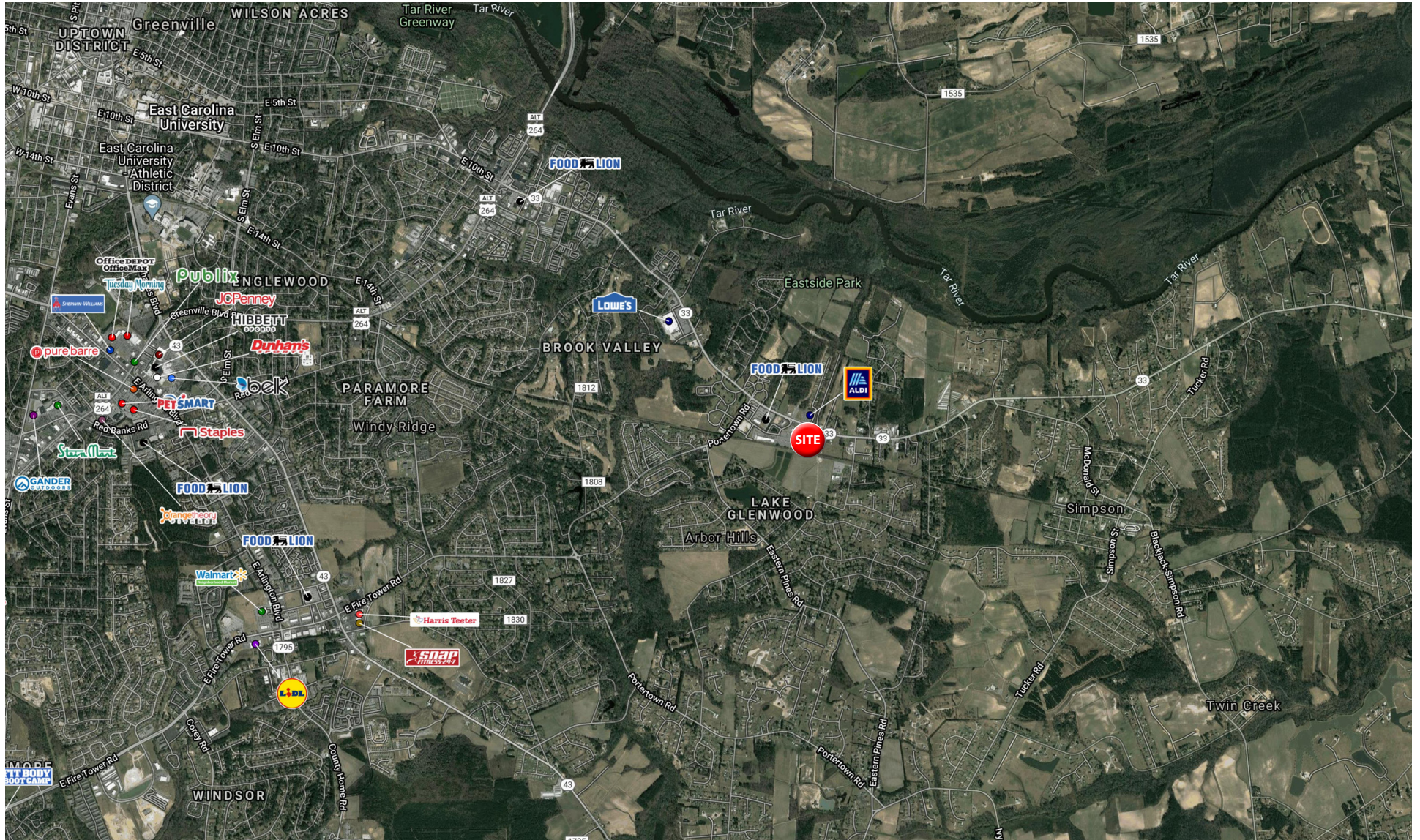
| 4600 E 10th St | | 1 mi radius | 3 mi radius | 5 mi radius |
|------------------------|--|-------------|-------------|-------------|
| Greenville, NC 27858 | | | | |
| LABOR FORCE | 2021 Est. Labor Population Age 16 Years or Over | 3,279 | 28,693 | 68,667 |
| | 2021 Est. Civilian Employed | 63.5% | 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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