

# OUTPARCEL and RETAIL OPPORTUNITIES

1087 Charlotte Hwy | Troutman, NC





**+/- 1-2 ACRE RETAIL PAD OPPORTUNITIES AVAILABLE - GL or BTS ONLY**

## HIGHLIGHTS

- **Intersection of Hwy 77 and Hwy 21**
- **Total of 8,096 housing units in the Troutman, NC area that are proposed, approved, or currently under construction**
- **54,000 VPD on NC Hwy 77 and 16,500 VPD on Charlotte Hwy**
- **New surrounding developments including a future business park 7Eleven and Food Lion that is currently under construction.**



## DEMOGRAPHICS

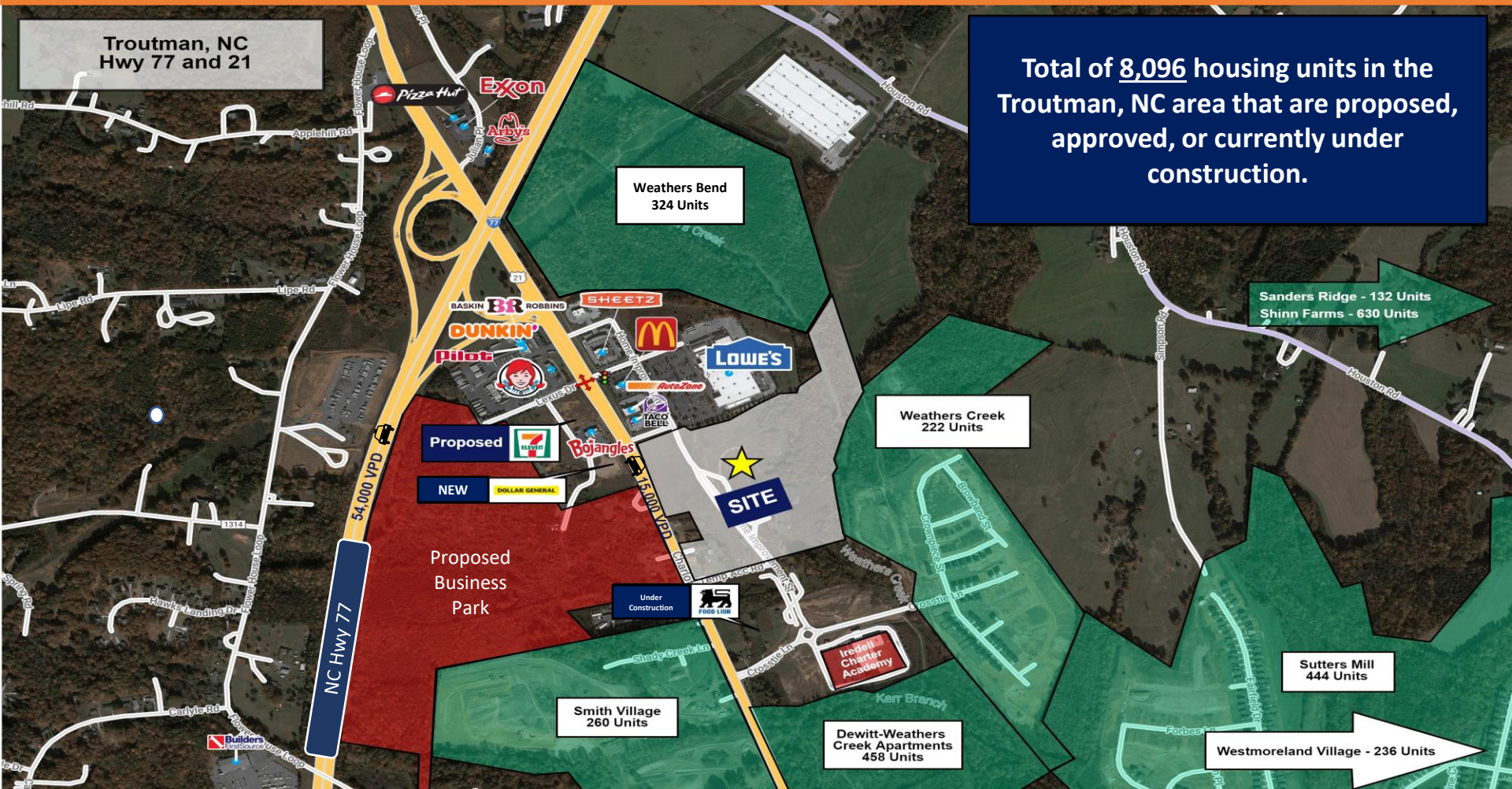
	1-Mile	3-Mile	5-Mile	Trade Area
 <b>Population</b>	746	10,376	31,711	35,328
 <b>Households</b>	281	3,999	12,312	13,730
 <b>Avg HH Income</b>	\$57,053	\$82,630	\$86,250	\$83,771
 <b>Employees</b>	494	4,648	17,104	12,131



Tre Vaughn | Tre@BellCommercial.net | 336.429.0089

# Surrounding Aerial

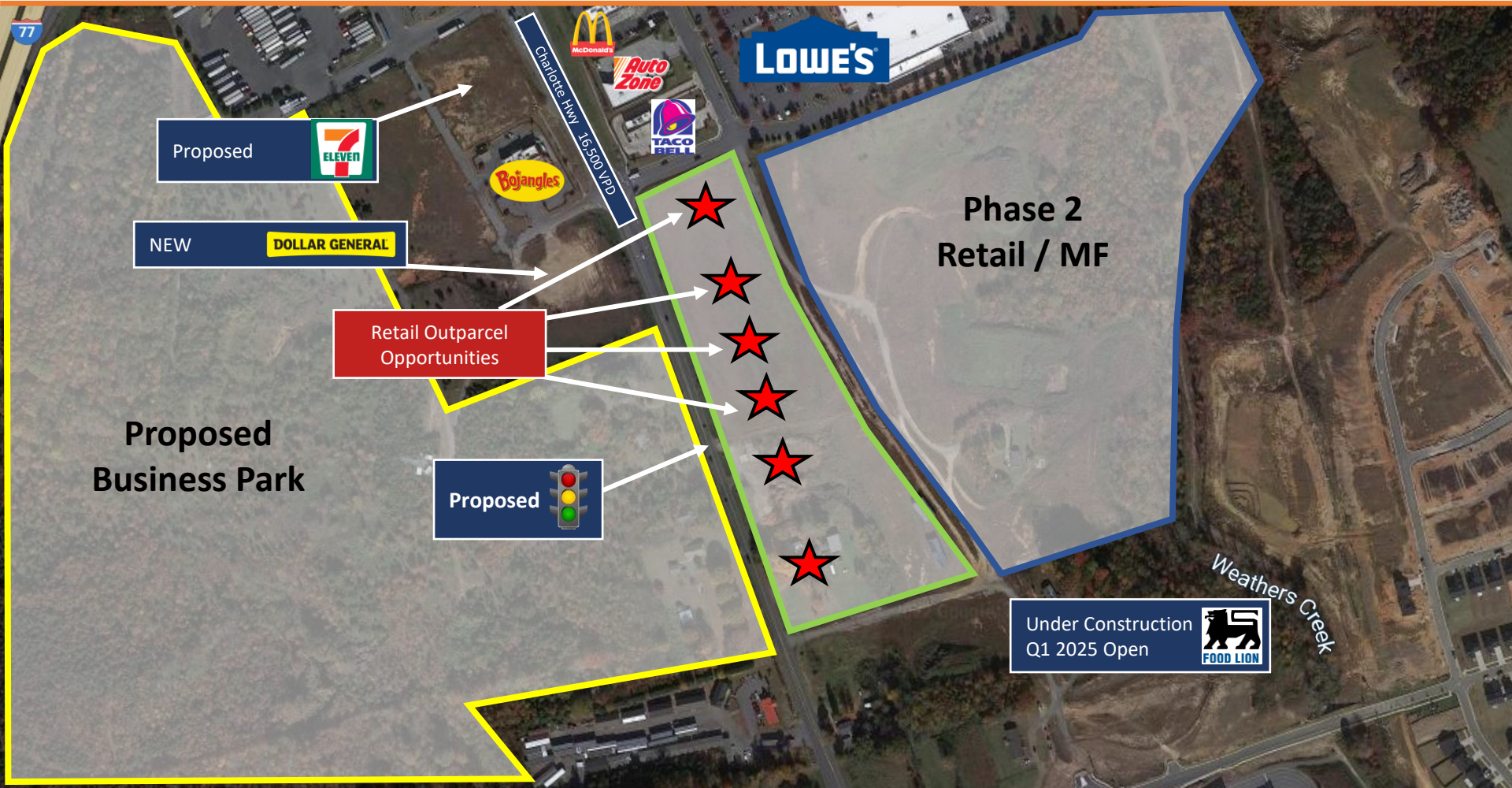
1087 Charlotte Hwy | Troutman, NC



Tre Vaughn | Tre@BellCommercial.net | 336.429.0089

# Outparcel Opportunities

1087 Charlotte Hwy | Troutman, NC



Tre Vaughn | Tre@BellCommercial.net | 336.429.0089

# Concept Plan (parcels sized to fit user)

1087 Charlotte Hwy | Troutman, NC

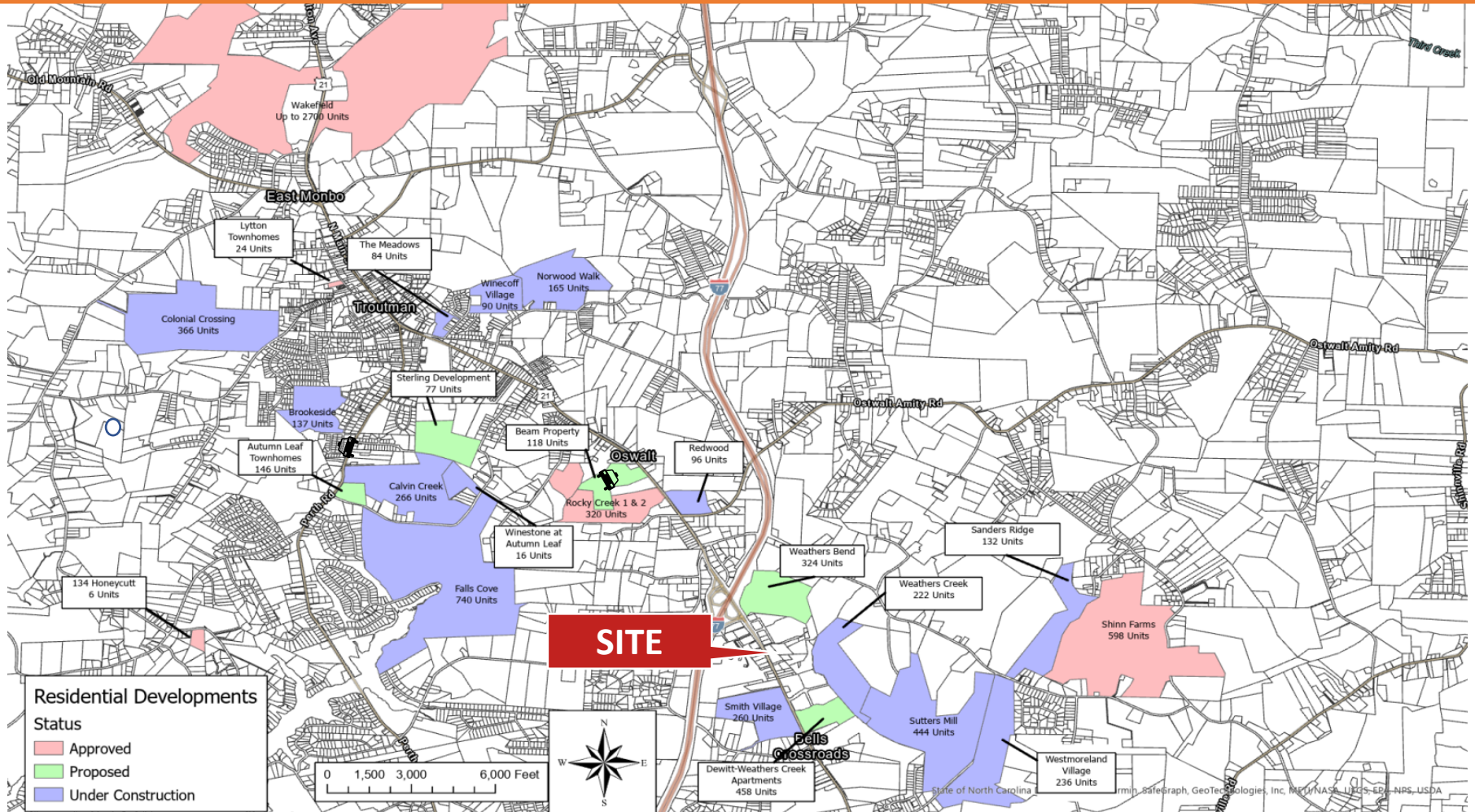


Proposed 

Tre Vaughn | [Tre@BellCommercial.net](mailto:Tre@BellCommercial.net) | 336.429.0089

# RESIDENTIAL DEVELOPMENT PROJECTS

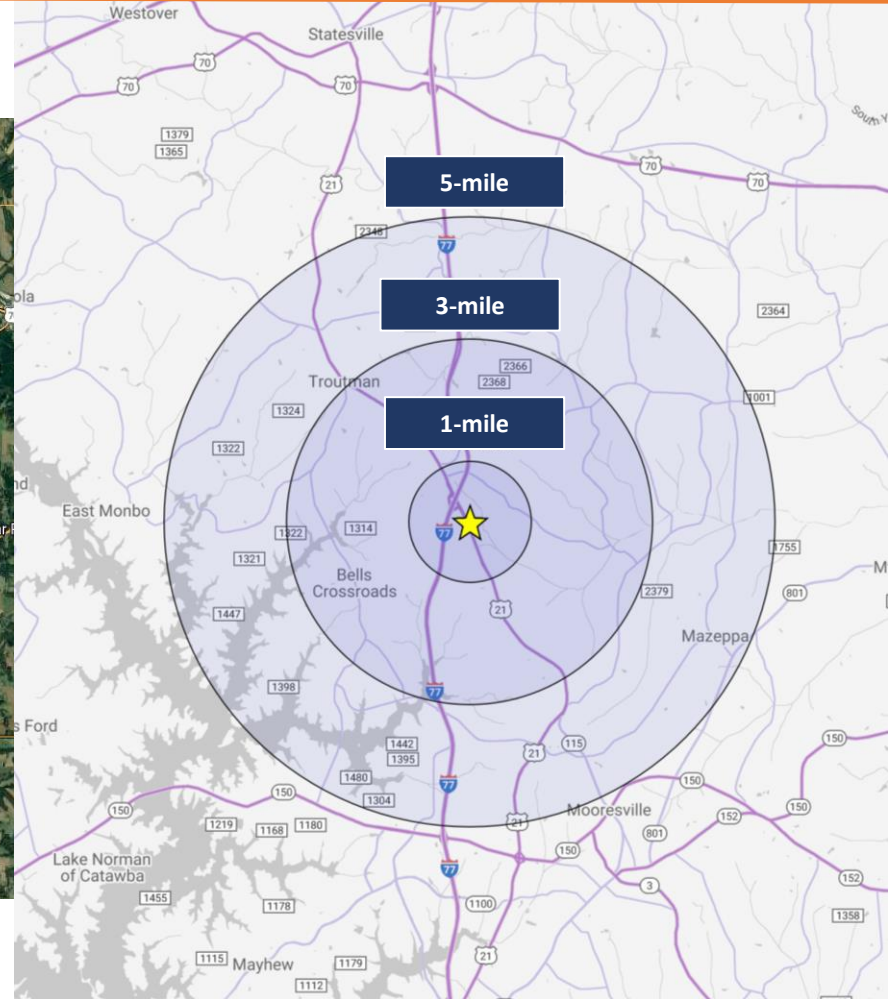
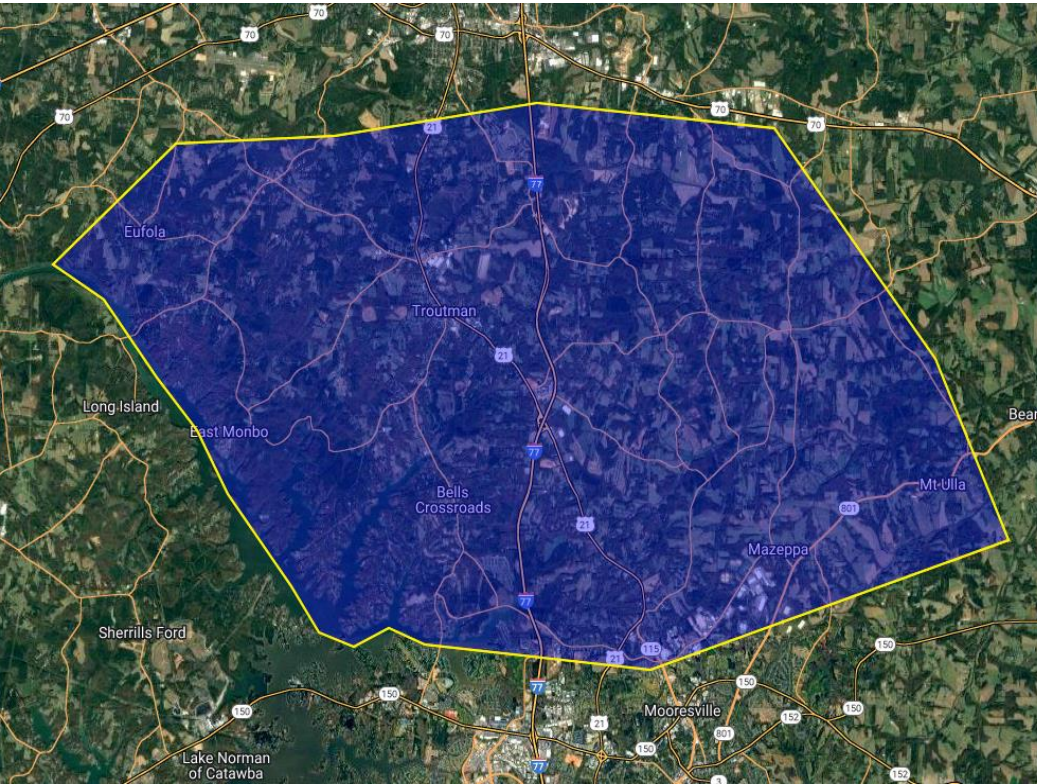
1087 Charlotte Hwy | Troutman, NC



Tre Vaughn | Tre@BellCommercial.net | 336.429.0089

# Demographic Radius/ Trade Area Map

1087 Charlotte Hwy | Troutman, NC



Tre Vaughn | [Tre@BellCommercial.net](mailto:Tre@BellCommercial.net) | 336.429.0089

# 1, 3, 5-MILE / Trade Area DEMOGRAPHICS

1087 Charlotte Hwy | Troutman, NC



## 1087 Charlotte Hwy Troutman, NC

	1mi	3mi	5mi	Trade Area	
POPULATION	2022 Estimated Population	746	10,376	31,711	35,328
	2027 Projected Population	844	11,472	34,825	38,212
	2020 Census Population	852	9,873	30,261	33,875
	2010 Census Population	606	7,973	24,042	28,141
	Projected Annual Growth 2022 to 2027	2.6%	2.1%	2.0%	1.6%
	Historical Annual Growth 2010 to 2022	1.9%	2.5%	2.7%	2.1%
HOUSEHOLDS	2022 Estimated Households	281	3,999	12,312	13,730
	2027 Projected Households	323	4,474	13,675	14,991
	2020 Census Households	319	3,787	11,728	13,154
	2010 Census Households	227	3,047	9,208	10,800
	Projected Annual Growth 2022 to 2027	3.0%	2.4%	2.2%	1.8%
	Historical Annual Growth 2010 to 2022	-1.0%	0.5%	0.4%	0.4%
AGE	2022 Est. Population Under 10 Years	10.8%	11.0%	11.5%	11.2%
	2022 Est. Population 10 to 19 Years	12.4%	12.5%	13.2%	12.3%
	2022 Est. Population 20 to 29 Years	12.5%	11.1%	10.9%	10.3%
	2022 Est. Population 30 to 44 Years	24.2%	22.6%	22.0%	21.3%
	2022 Est. Population 45 to 59 Years	19.4%	19.7%	20.0%	20.5%
	2022 Est. Population 60 to 74 Years	15.7%	17.7%	17.1%	18.8%
	2022 Est. Population 75 Years or Over	38.4%	5.5%	5.4%	5.5%
	2022 Est. Median Age	38.4	39.5	39.2	40.7

## 1087 Charlotte Hwy Troutman, NC

	1mi	3mi	5mi	Trade Area	
MARITAL STATUS & GENDER	2022 Est. Male Population	50.5%	50.6%	50.3%	50.3%
	2022 Est. Female Population	49.5%	49.4%	49.7%	49.7%
	2022 Est. Never Married	28.2%	27.7%	26.5%	25.3%
	2022 Est. Now Married	55.6%	54.2%	56.9%	57.4%
	2022 Est. Separated or Divorced	11.1%	10.9%	10.5%	11.0%
	2022 Est. Widowed	5.2%	7.1%	6.1%	6.3%
INCOME	2022 Est. HH Income \$200,000 or More	0.6%	6.7%	8.4%	7.4%
	2022 Est. HH Income \$150,000 to \$199,999	3.8%	5.5%	7.1%	6.2%
	2022 Est. HH Income \$100,000 to \$149,999	15.0%	16.0%	16.8%	16.5%
	2022 Est. HH Income \$75,000 to \$99,999	13.1%	15.5%	14.9%	15.3%
	2022 Est. HH Income \$50,000 to \$74,999	25.0%	21.6%	21.1%	21.7%
	2022 Est. HH Income \$35,000 to \$49,999	21.1%	11.5%	11.6%	12.1%
	2022 Est. HH Income \$25,000 to \$34,999	9.7%	10.2%	8.0%	7.9%
	2022 Est. HH Income \$15,000 to \$24,999	6.5%	6.5%	6.1%	6.8%
	2022 Est. HH Income Under \$15,000	5.2%	6.6%	6.0%	6.1%
	2022 Est. Average Household Income	\$57,053	\$82,630	\$86,250	\$83,771
	2022 Est. Median Household Income	\$59,165	\$71,529	\$76,776	\$74,339
	2022 Est. Per Capita Income	\$21,523	\$31,851	\$33,514	\$32,572
2022 Est. Total Businesses	46	230	1,354	940	
2022 Est. Total Employees	494	4,648	17,104	12,131	

Tre Vaughn | Tre@BellCommercial.net | 336.429.0089