

SHOPPES AT RAEFORD

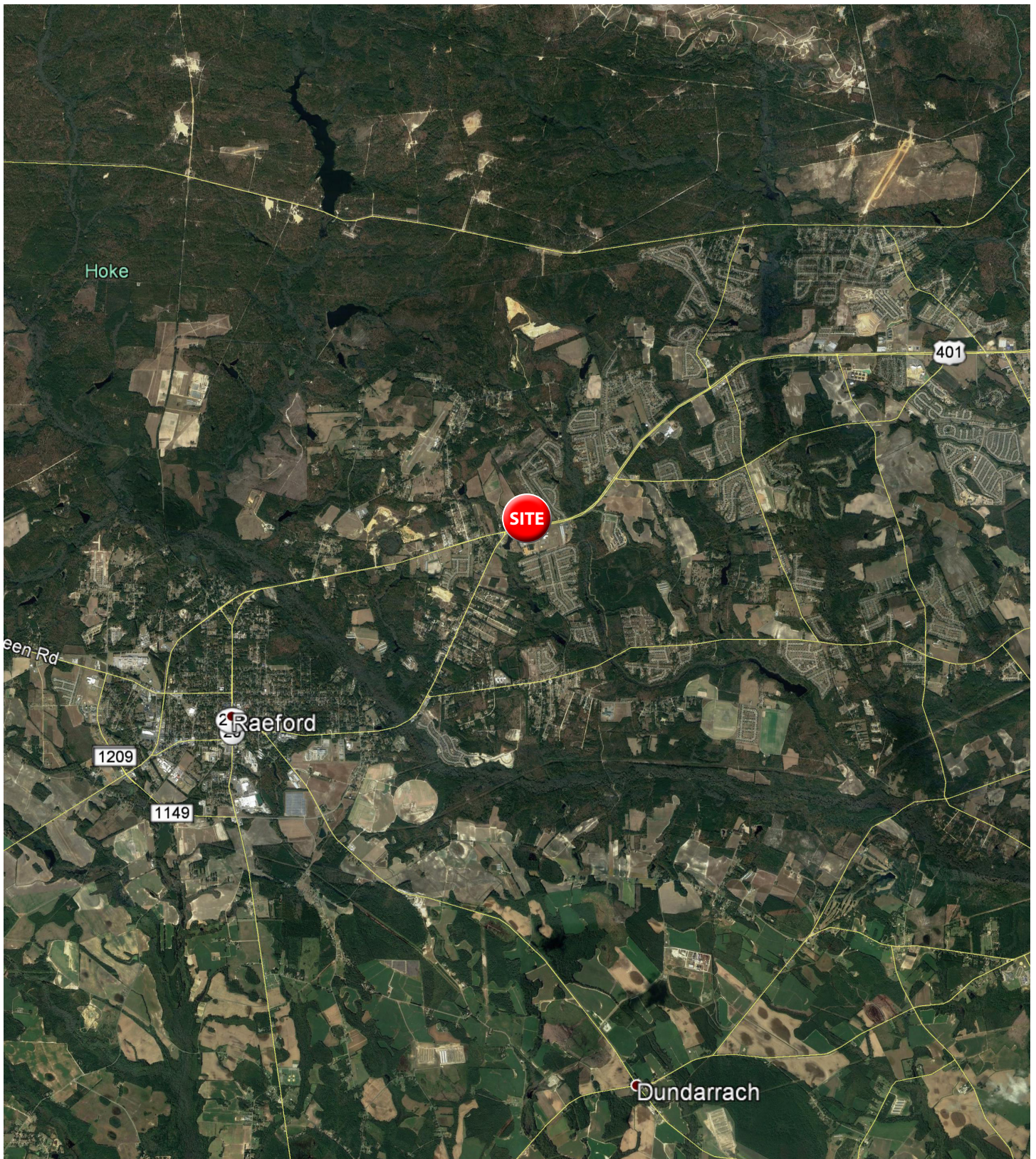
4545 FAYETTEVILLE ROAD
RAEFORD (FAYETTEVILLE)
NC 28376



Max Dufour, Leasing
843.654.7859
max.dufour@wrsrealty.com

Mary Dufour, Outparcels
803.644.2831
mdufour@wrsrealty.com

LOCATION





INLINE RETAIL & OUTPARCELS AVAILABLE

Space	Tenant
2	Tobacco & Vape
3	Nail Salon
4	AVAILABLE 1,400 SF
5	Qwik Pack & Ship
6 & 7	RaeFord Pediatrics
8	AVAILABLE 1,600 SF
9	AVAILABLE 1,600 SF
10	Pizza Hut
11	Sakura Jr.
12	Hempie's
13	UltraTan
14, 15 & 16	Dentist Office
17	Golden Cafe
18	AVAILABLE 3,150 SF
19	World Beauty
20	Dollar Tree
21	Petsense
Outparcels	Tenant
1	First Health of the Carolinas
2	Murphy Oil
3	Verizon Wireless
4	TLC Car Wash
Excess Parcel	Tenant
1	AVAILABLE 3.97 Ac



The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice.
WRS Inc. | 410 Mill Street, Bldg. 1, Suite 200 | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889



TRADE AREA SNAPSHOT



**Estimated
Population**

52,102



**Estimated
Households**

18,507



**Average HH
Income**

\$75,112



**Median HH
Income**

\$55,132



**Total
Businesses**

1,334



**Total
Employees**

9,593



TRADE AREA DEMOGRAPHICS

Lat/Lon: 34.9997/-79.1761

Trade Area	Trade Area
Population	
2023 Estimated Population	52,102
2028 Projected Population	54,901
2020 Census Population	50,337
2010 Census Population	47,744
Projected Annual Growth 2023 to 2028	1.1%
Historical Annual Growth 2010 to 2023	0.7%
Households	
2023 Estimated Households	18,507
2028 Projected Households	19,994
2020 Census Households	17,682
2010 Census Households	16,674
Projected Annual Growth 2023 to 2028	1.6%
Historical Annual Growth 2010 to 2023	0.8%
Age	
2023 Est. Population Under 10 Years	15.7%
2023 Est. Population 10 to 19 Years	14.3%
2023 Est. Population 20 to 29 Years	14.2%
2023 Est. Population 30 to 44 Years	21.7%
2023 Est. Population 45 to 59 Years	17.1%
2023 Est. Population 60 to 74 Years	13.2%
2023 Est. Population 75 Years or Over	3.9%
2023 Est. Median Age	34.0
Marital Status & Gender	
2023 Est. Male Population	49.2%
2023 Est. Female Population	50.8%
2023 Est. Never Married	38.1%
2023 Est. Now Married	40.9%
2023 Est. Separated or Divorced	14.3%
2023 Est. Widowed	6.7%
Income	
2023 Est. HH Income \$200,000 or More	4.6%
2023 Est. HH Income \$150,000 to \$199,999	7.0%
2023 Est. HH Income \$100,000 to \$149,999	11.0%
2023 Est. HH Income \$75,000 to \$99,999	11.8%
2023 Est. HH Income \$50,000 to \$74,999	16.5%
2023 Est. HH Income \$35,000 to \$49,999	10.6%
2023 Est. HH Income \$25,000 to \$34,999	10.2%
2023 Est. HH Income \$15,000 to \$24,999	8.9%
2023 Est. HH Income Under \$15,000	19.4%
2023 Est. Average Household Income	\$75,112
2023 Est. Median Household Income	\$55,132
2023 Est. Per Capita Income	\$26,992
2023 Est. Total Businesses	1,334
2023 Est. Total Employees	9,593

TRADE AREA DEMOGRAPHICS

Lat/Lon: 34.9997/-79.1761

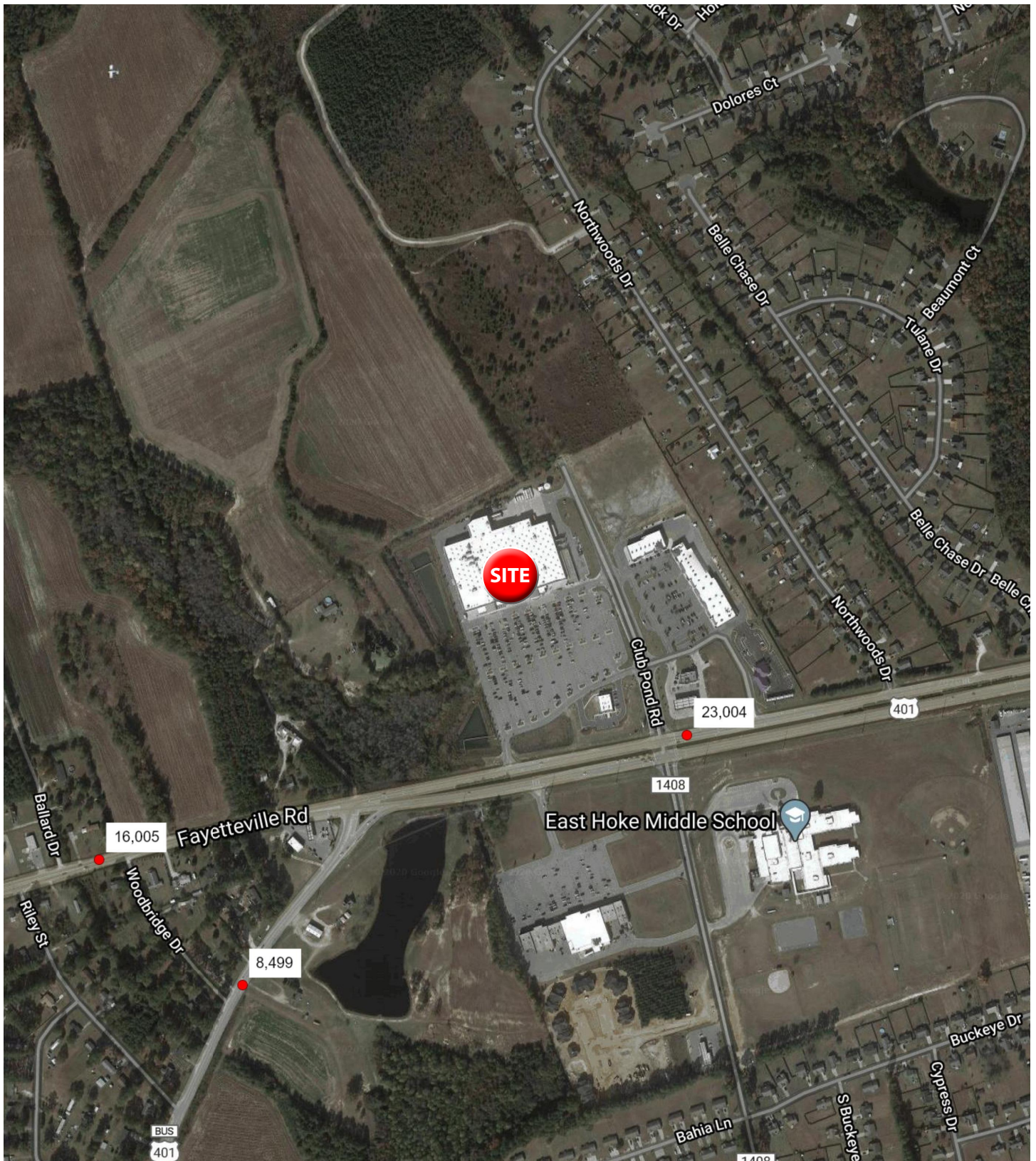
Trade Area	Trade Area
Race	
2023 Est. White	33.6%
2023 Est. Black	36.0%
2023 Est. Asian or Pacific Islander	1.7%
2023 Est. American Indian or Alaska Native	7.3%
2023 Est. Other Races	21.4%
Hispanic	
2023 Est. Hispanic Population	7,750
2023 Est. Hispanic Population	14.9%
2028 Proj. Hispanic Population	14.7%
2020 Hispanic Population	17.7%
Education (Adults 25 & Older)	
2023 Est. Adult Population (25 Years or Over)	33,088
2023 Est. Elementary (Grade Level 0 to 8)	5.5%
2023 Est. Some High School (Grade Level 9 to 11)	8.8%
2023 Est. High School Graduate	30.5%
2023 Est. Some College	22.8%
2023 Est. Associate Degree Only	13.4%
2023 Est. Bachelor Degree Only	12.7%
2023 Est. Graduate Degree	6.3%
Housing	
2023 Est. Total Housing Units	20,365
2023 Est. Owner-Occupied	66.8%
2023 Est. Renter-Occupied	24.1%
2023 Est. Vacant Housing	9.1%
Homes Built by Year	
2023 Homes Built 2010 or later	14.9%
2023 Homes Built 2000 to 2009	23.9%
2023 Homes Built 1990 to 1999	18.2%
2023 Homes Built 1980 to 1989	10.1%
2023 Homes Built 1970 to 1979	10.3%
2023 Homes Built 1960 to 1969	5.9%
2023 Homes Built 1950 to 1959	3.9%
2023 Homes Built Before 1949	3.6%
Home Values	
2023 Home Value \$1,000,000 or More	0.8%
2023 Home Value \$500,000 to \$999,999	1.0%
2023 Home Value \$400,000 to \$499,999	2.2%
2023 Home Value \$300,000 to \$399,999	5.2%
2023 Home Value \$200,000 to \$299,999	19.2%
2023 Home Value \$150,000 to \$199,999	21.9%
2023 Home Value \$100,000 to \$149,999	16.1%
2023 Home Value \$50,000 to \$99,999	20.1%
2023 Home Value \$25,000 to \$49,999	5.9%
2023 Home Value Under \$25,000	7.6%
2023 Median Home Value	\$146,493
2023 Median Rent	\$607

TRADE AREA DEMOGRAPHICS

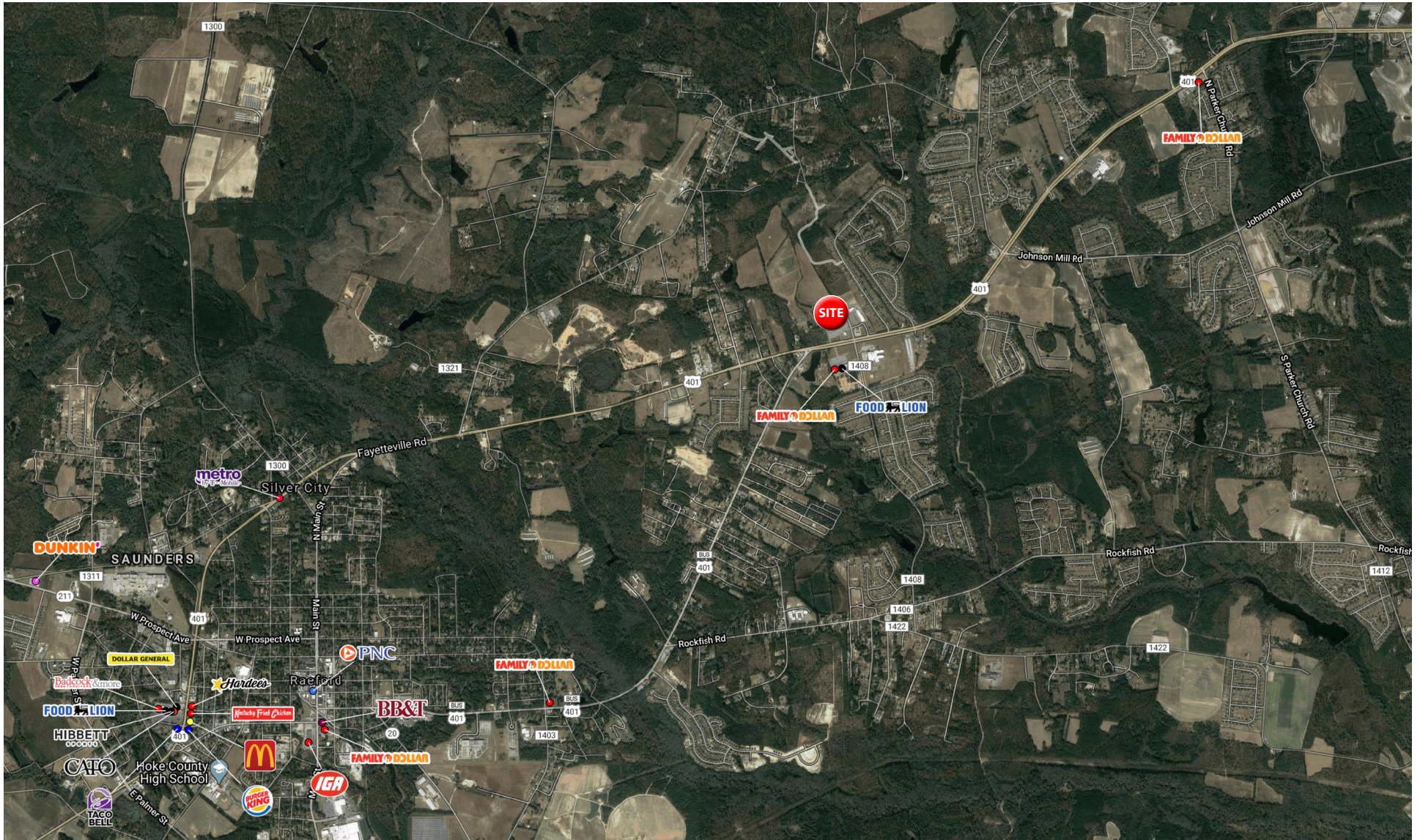
Lat/Lon: 34.9997/-79.1761

Trade Area	Trade Area
Labor Force	
2023 Est. Labor Population Age 16 Years or Over	39,193
2023 Est. Civilian Employed	48.8%
2023 Est. Civilian Unemployed	2.7%
2023 Est. in Armed Forces	5.3%
2023 Est. not in Labor Force	43.2%
2023 Labor Force Males	48.8%
2023 Labor Force Females	51.2%
Occupation	
2023 Occupation: Population Age 16 Years or Over	19,132
2023 Mgmt, Business, & Financial Operations	9.4%
2023 Professional, Related	20.1%
2023 Service	19.4%
2023 Sales, Office	20.7%
2023 Farming, Fishing, Forestry	1.3%
2023 Construction, Extraction, Maintenance	8.4%
2023 Production, Transport, Material Moving	20.7%
2023 White Collar Workers	50.2%
2023 Blue Collar Workers	49.8%
Transportation to Work	
2023 Drive to Work Alone	82.8%
2023 Drive to Work in Carpool	9.5%
2023 Travel to Work by Public Transportation	0.8%
2023 Drive to Work on Motorcycle	0.1%
2023 Walk or Bicycle to Work	1.4%
2023 Other Means	1.1%
2023 Work at Home	4.2%
Travel Time	
2023 Travel to Work in 14 Minutes or Less	18.0%
2023 Travel to Work in 15 to 29 Minutes	35.3%
2023 Travel to Work in 30 to 59 Minutes	39.3%
2023 Travel to Work in 60 Minutes or More	7.4%
2023 Average Travel Time to Work	26.9
Consumer Expenditure	
2023 Est. Total Household Expenditure	\$1.06 B
2023 Est. Apparel	\$37.32 M
2023 Est. Contributions, Gifts	\$58.56 M
2023 Est. Education, Reading	\$33.96 M
2023 Est. Entertainment	\$59.45 M
2023 Est. Food, Beverages, Tobacco	\$163.52 M
2023 Est. Furnishings, Equipment	\$36.83 M
2023 Est. Health Care, Insurance	\$96.72 M
2023 Est. Household Operations, Shelter, Utilities	\$344.46 M
2023 Est. Miscellaneous Expenses	\$19.85 M
2023 Est. Personal Care	\$14.15 M
2023 Est. Transportation	\$192.23 M

TRAFFIC COUNTS



COMMERCIAL AERIAL





WRSINC
REAL ESTATE INVESTMENTS

410 Mill Street, Bldg. 1, Suite 200
Mount Pleasant, SC 29464
843.654.7888 Office
843.654.7889 Fax
www.wrsrealstate.com