

WRS INC

REAL ESTATE INVESTMENTS



HARDEE CROSSING

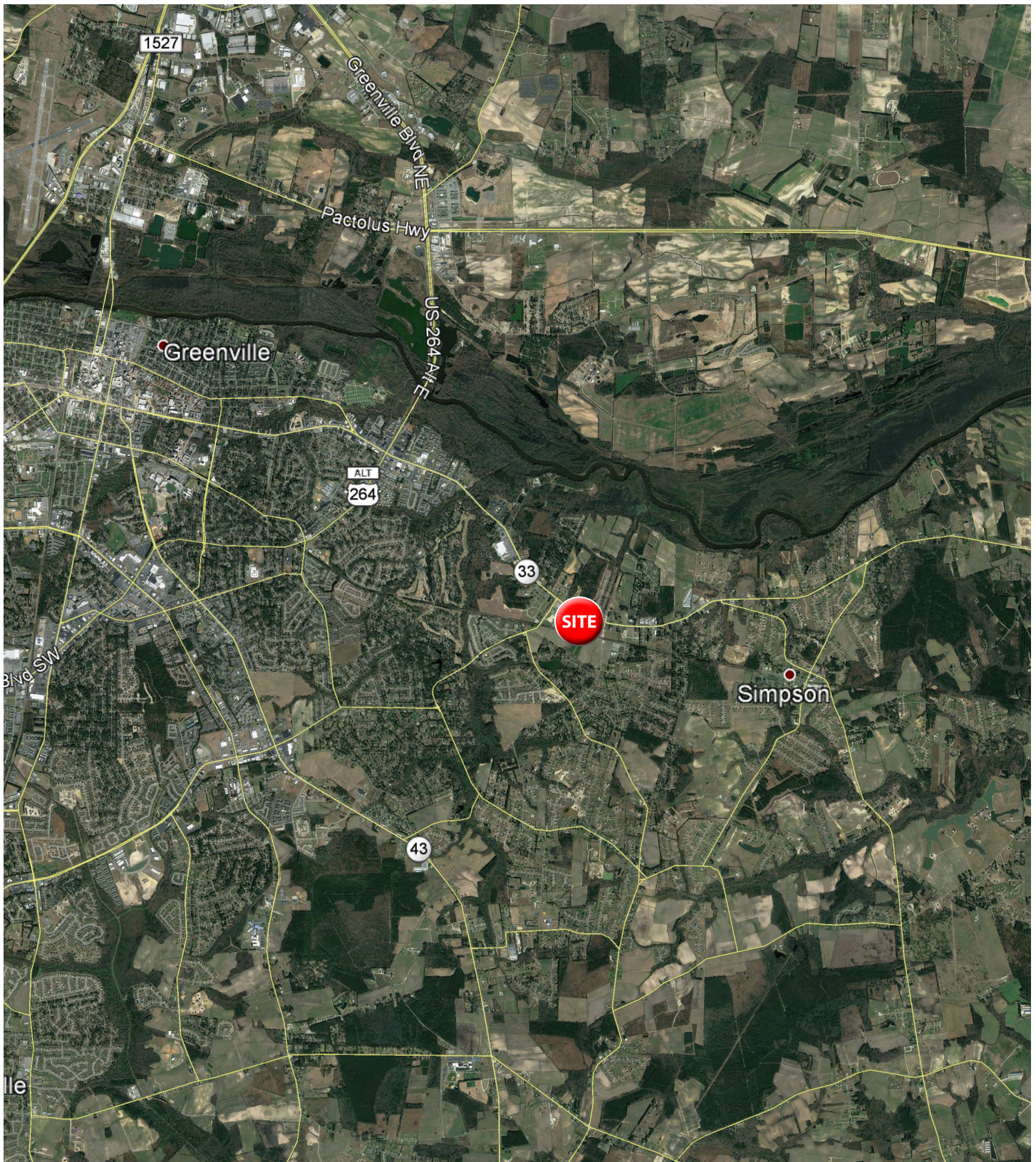
4600 EAST 10TH STREET
GREENVILLE, NC 27858



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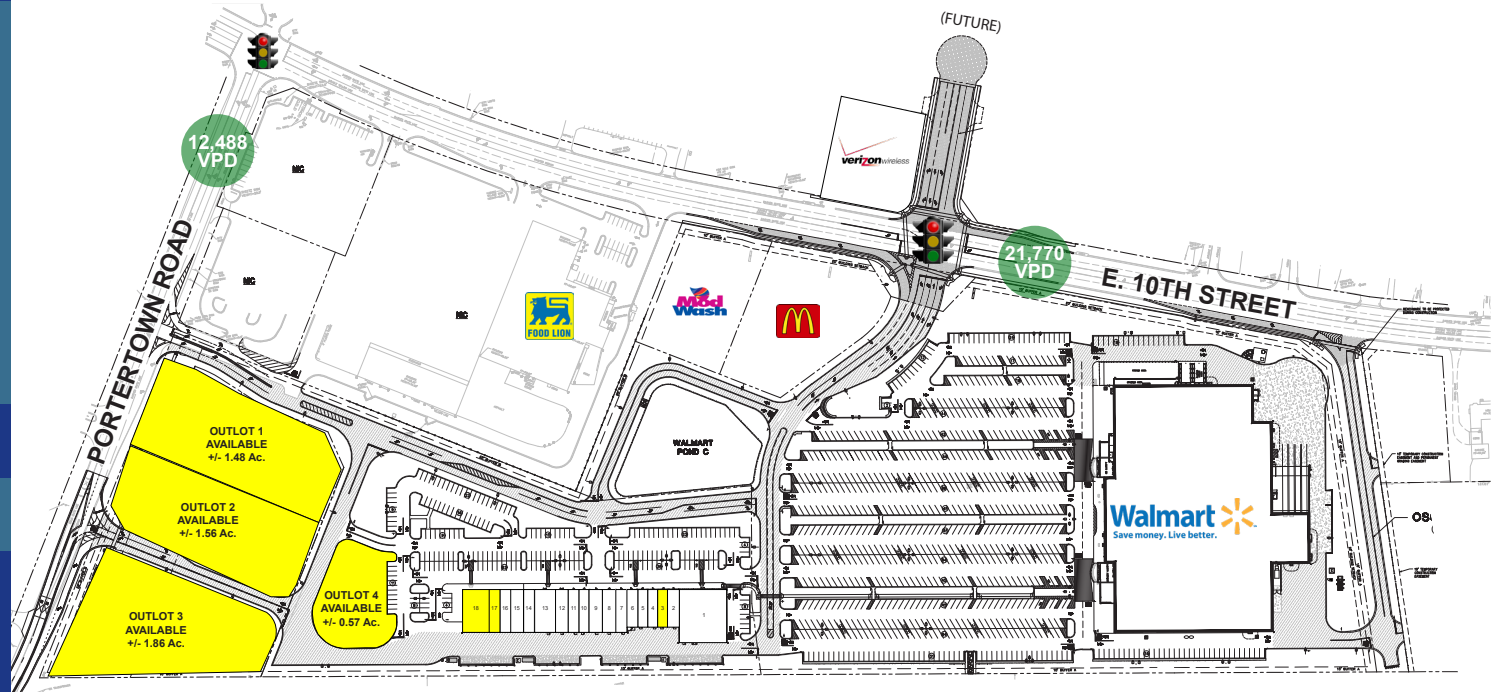
LOCATION





INLINE RETAIL & OUTPARCELS AVAILABLE

Space	Tenant
1	Dollar tree
2	The Fluffy Puppy & Kitty Too
3	AVAILABLE 1,400 SF
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	Dahomey Wax Center
15	Suddenlink
16	Republic Finance, LLC
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 0.57 Ac.
5	ModWash
6	McDonalds



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TRADE AREA SNAPSHOT



**Estimated
Population**
74,030



**Estimated
Households**
30,546



**Average HH
Income**
\$86,395



**Median HH
Income**
\$61,365



**Total
Businesses**
2,476



**Total
Employees**
21,174



TRADE AREA DEMOGRAPHICS

Lat/Lon: 35.57/-77.2766

Trade Area	Trade Area
Population	
2023 Estimated Population	74,030
2028 Projected Population	75,657
2020 Census Population	73,082
2010 Census Population	74,451
Projected Annual Growth 2023 to 2028	0.4%
Historical Annual Growth 2010 to 2023	-
Households	
2023 Estimated Households	30,546
2028 Projected Households	31,362
2020 Census Households	29,779
2010 Census Households	29,619
Projected Annual Growth 2023 to 2028	0.5%
Historical Annual Growth 2010 to 2023	0.2%
Age	
2023 Est. Population Under 10 Years	9.5%
2023 Est. Population 10 to 19 Years	16.6%
2023 Est. Population 20 to 29 Years	24.4%
2023 Est. Population 30 to 44 Years	16.6%
2023 Est. Population 45 to 59 Years	15.2%
2023 Est. Population 60 to 74 Years	12.6%
2023 Est. Population 75 Years or Over	4.9%
2023 Est. Median Age	32.2
Marital Status & Gender	
2023 Est. Male Population	48.1%
2023 Est. Female Population	51.9%
2023 Est. Never Married	50.4%
2023 Est. Now Married	31.5%
2023 Est. Separated or Divorced	14.6%
2023 Est. Widowed	3.5%
Income	
2023 Est. HH Income \$200,000 or More	6.4%
2023 Est. HH Income \$150,000 to \$199,999	7.0%
2023 Est. HH Income \$100,000 to \$149,999	12.7%
2023 Est. HH Income \$75,000 to \$99,999	12.2%
2023 Est. HH Income \$50,000 to \$74,999	15.9%
2023 Est. HH Income \$35,000 to \$49,999	13.4%
2023 Est. HH Income \$25,000 to \$34,999	10.3%
2023 Est. HH Income \$15,000 to \$24,999	6.9%
2023 Est. HH Income Under \$15,000	15.4%
2023 Est. Average Household Income	\$86,395
2023 Est. Median Household Income	\$61,365
2023 Est. Per Capita Income	\$36,004
2023 Est. Total Businesses	2,476
2023 Est. Total Employees	21,174

TRADE AREA DEMOGRAPHICS

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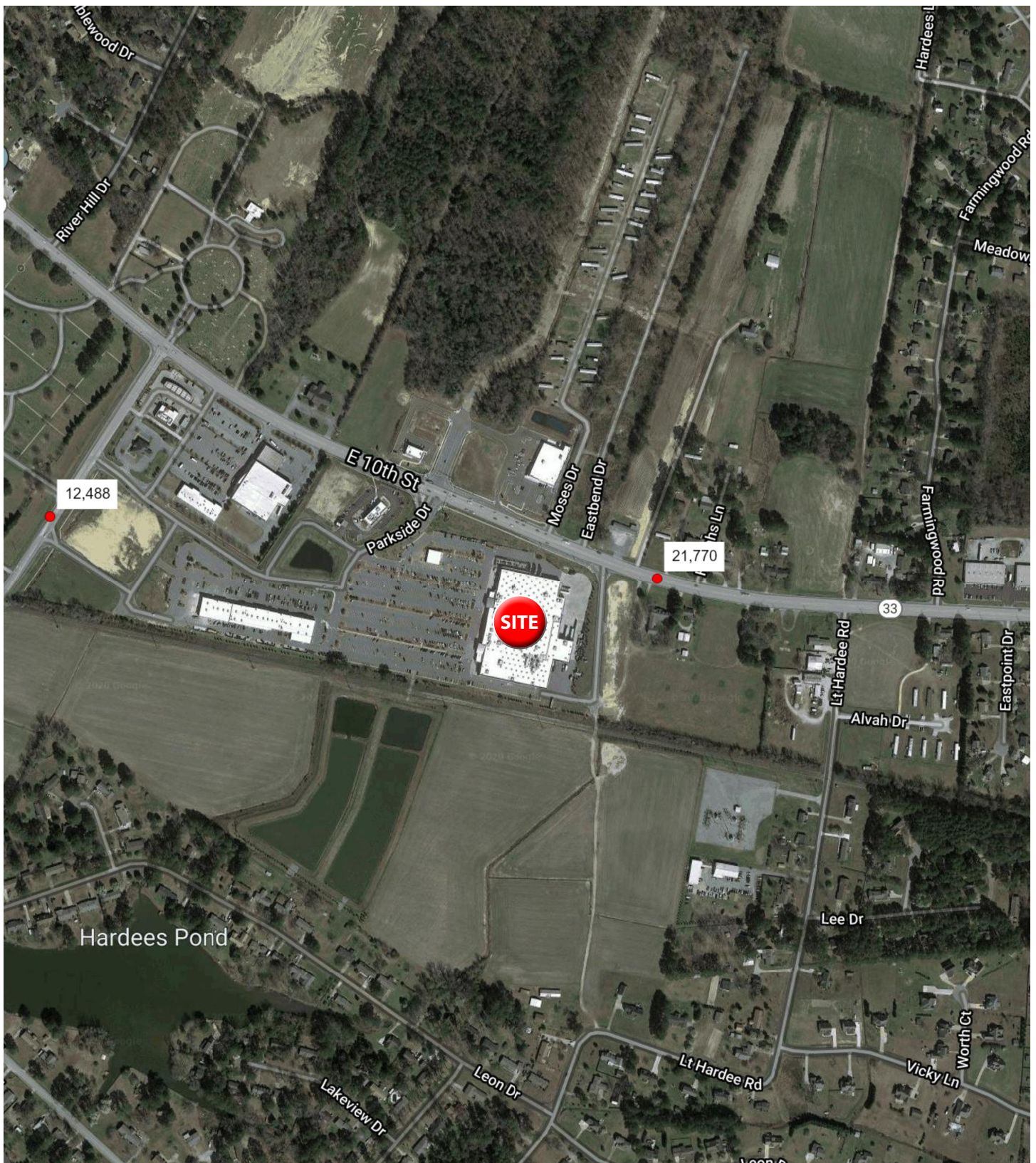
Trade Area	Trade Area
Race	
2023 Est. White	60.7%
2023 Est. Black	25.4%
2023 Est. Asian or Pacific Islander	6.9%
2023 Est. American Indian or Alaska Native	0.3%
2023 Est. Other Races	6.8%
Hispanic	
2023 Est. Hispanic Population	4,544
2023 Est. Hispanic Population	6.1%
2028 Proj. Hispanic Population	6.2%
2020 Hispanic Population	7.4%
Education (Adults 25 & Older)	
2023 Est. Adult Population (25 Years or Over)	41,488
2023 Est. Elementary (Grade Level 0 to 8)	3.5%
2023 Est. Some High School (Grade Level 9 to 11)	5.4%
2023 Est. High School Graduate	22.4%
2023 Est. Some College	19.8%
2023 Est. Associate Degree Only	11.6%
2023 Est. Bachelor Degree Only	23.2%
2023 Est. Graduate Degree	14.0%
Housing	
2023 Est. Total Housing Units	35,000
2023 Est. Owner-Occupied	44.2%
2023 Est. Renter-Occupied	43.1%
2023 Est. Vacant Housing	12.7%
Homes Built by Year	
2023 Homes Built 2010 or later	9.4%
2023 Homes Built 2000 to 2009	19.5%
2023 Homes Built 1990 to 1999	17.0%
2023 Homes Built 1980 to 1989	13.2%
2023 Homes Built 1970 to 1979	14.1%
2023 Homes Built 1960 to 1969	5.6%
2023 Homes Built 1950 to 1959	5.0%
2023 Homes Built Before 1949	3.6%
Home Values	
2023 Home Value \$1,000,000 or More	1.0%
2023 Home Value \$500,000 to \$999,999	3.2%
2023 Home Value \$400,000 to \$499,999	5.1%
2023 Home Value \$300,000 to \$399,999	12.2%
2023 Home Value \$200,000 to \$299,999	23.4%
2023 Home Value \$150,000 to \$199,999	21.8%
2023 Home Value \$100,000 to \$149,999	14.5%
2023 Home Value \$50,000 to \$99,999	10.6%
2023 Home Value \$25,000 to \$49,999	3.8%
2023 Home Value Under \$25,000	4.5%
2023 Median Home Value	\$198,785
2023 Median Rent	\$695

TRADE AREA DEMOGRAPHICS

Lat/Lon: 35.57/-77.2766

Trade Area	Trade Area
Labor Force	
2023 Est. Labor Population Age 16 Years or Over	62,019
2023 Est. Civilian Employed	59.9%
2023 Est. Civilian Unemployed	2.5%
2023 Est. in Armed Forces	0.4%
2023 Est. not in Labor Force	37.2%
2023 Labor Force Males	47.3%
2023 Labor Force Females	52.7%
Occupation	
2023 Occupation: Population Age 16 Years or Over	37,134
2023 Mgmt, Business, & Financial Operations	16.1%
2023 Professional, Related	25.6%
2023 Service	17.2%
2023 Sales, Office	20.6%
2023 Farming, Fishing, Forestry	0.3%
2023 Construction, Extraction, Maintenance	6.9%
2023 Production, Transport, Material Moving	13.1%
2023 White Collar Workers	62.4%
2023 Blue Collar Workers	37.6%
Transportation to Work	
2023 Drive to Work Alone	76.7%
2023 Drive to Work in Carpool	8.3%
2023 Travel to Work by Public Transportation	0.7%
2023 Drive to Work on Motorcycle	-
2023 Walk or Bicycle to Work	2.3%
2023 Other Means	0.7%
2023 Work at Home	11.4%
Travel Time	
2023 Travel to Work in 14 Minutes or Less	38.6%
2023 Travel to Work in 15 to 29 Minutes	42.7%
2023 Travel to Work in 30 to 59 Minutes	15.4%
2023 Travel to Work in 60 Minutes or More	3.3%
2023 Average Travel Time to Work	17.0
Consumer Expenditure	
2023 Est. Total Household Expenditure	\$1.93 B
2023 Est. Apparel	\$67.91 M
2023 Est. Contributions, Gifts	\$108.86 M
2023 Est. Education, Reading	\$62.74 M
2023 Est. Entertainment	\$107.96 M
2023 Est. Food, Beverages, Tobacco	\$296.78 M
2023 Est. Furnishings, Equipment	\$67.1 M
2023 Est. Health Care, Insurance	\$175.01 M
2023 Est. Household Operations, Shelter, Utilities	\$628.94 M
2023 Est. Miscellaneous Expenses	\$36.2 M
2023 Est. Personal Care	\$25.79 M
2023 Est. Transportation	\$349.78 M

TRAFFIC COUNTS





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