

55-65

LILES DEAN RD

55-65 LILES DEAN RD
Wendell, NC 27591



Jose Cruz, Commercial Broker

Phone: 984.239.8452

Email: Jose.cruzCommercial@gmail.com

License: 312455



**Pat Flanagan, CRE Broker /
Owner**

Phone: (919) 302-3298

Email: Pat.flanagan@email.com

License: 295126

CENTURY 21 COMMERCIAL.

Triangle Group

TABLE OF CONTENTS

Property Info & Disclaimer	2	Property Description	3
Property Photos	4		
Demographic Analysis	18		
Aerial & Location Report	34		



55-65

Liles Dean Rd



55-65

LILES DEAN RD

PROPERTY INFORMATION

\$2,300,000

Property Address
55-65 LILES DEAN RD
Wendell, NC 27591

Zoning
CMX-CD-MI

Land Size
10-11 Acres

COMPANY DISCLAIMER
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .

**CENTURY 21
COMMERCIAL.**
Triangle Group

CENTURY 21 COMMERCIAL.

Triangle Group



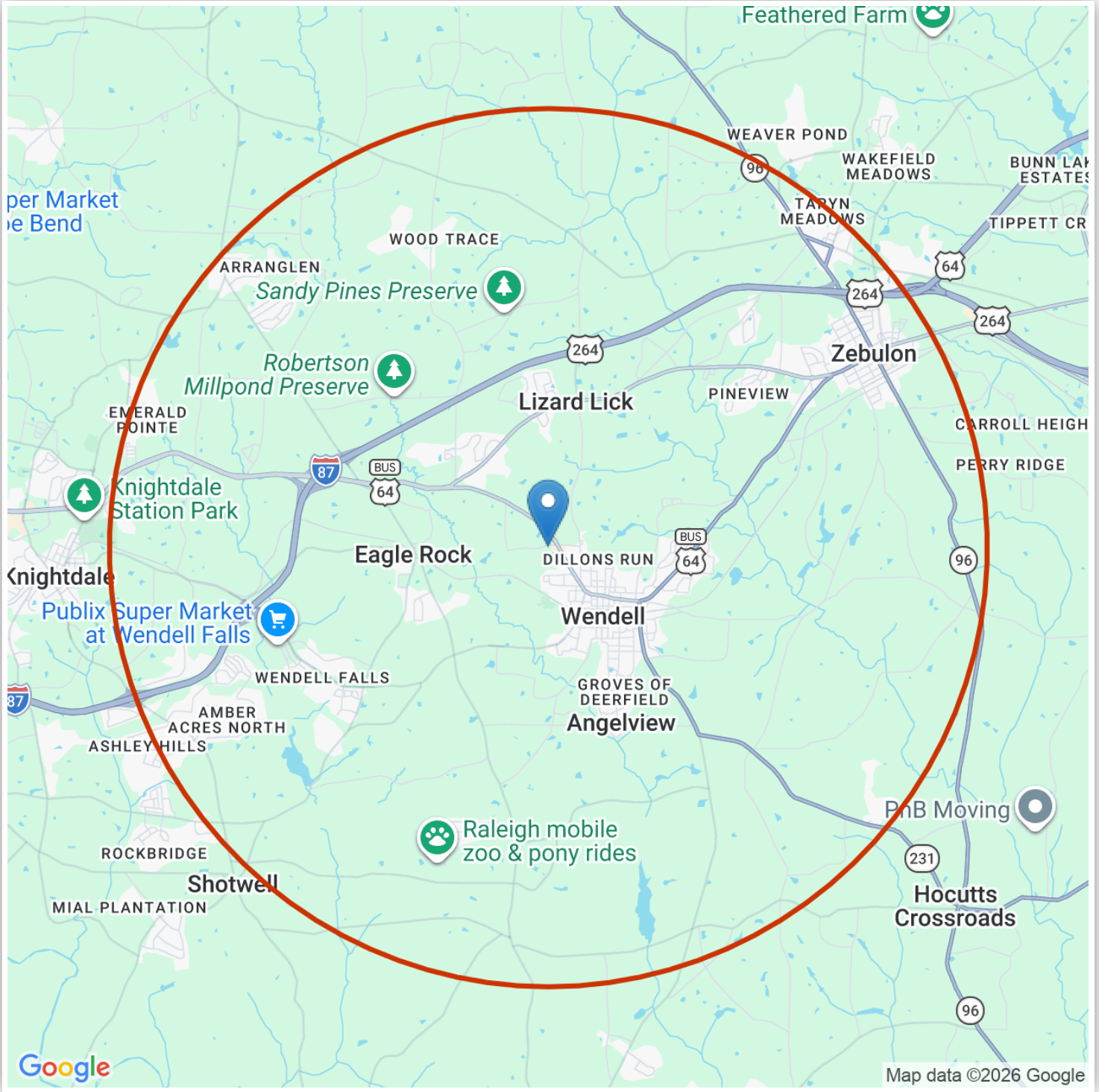
PROPERTY OVERVIEW

This offering includes approximately 10-11 acres total, combining the subject property with an additional ± 6 acres from 55 Liles Dean Rd, creating a larger and more flexible development opportunity. The site features a strong zoning mix with approximately 5 acres zoned MI (Industrial) and 6 acres zoned CMX-CD (Commercial Mixed-Use), allowing for a wide range of uses and increasing overall appeal to developers and investors. Located near US Hwy 64 and N Main Street, the property is surrounded by national retailers such as McDonald's, Dollar General, O'Reilly Auto Parts, and Food Lion, providing strong traffic and consumer draw. Wendell is experiencing rapid growth with major residential and commercial developments expanding throughout the area, making this a prime location positioned directly in the path of growth.

55-65

LILES DEAN RD

LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

42,366
Population

37.7 Median Age

2.69
Average Household Size

13,337
Total Households

EDUCATION

6.23%

No High School Diploma

11.43%

High School Graduate

16.98%

Some College

22.89%

Bachelor's/ Grad

BUSINESS



1,136

Total Businesses



10,094

Total Employees

EMPLOYMENT

2,710

Retail Trade Employees

1,472

Manufacturing Employees

831

Eating & Drinking Employees

336

Finance/Ins/Real Estate Emp

3.6%

Unemployment Rate



\$81,422

Median Household Income

INCOME



\$37,825

Per Capita Income



\$272,403

Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (21.81%) ■

The smallest group : < \$15,000 (4.55%) ■

Indicator	Value(%)	
< \$15,000	4.55	■
\$15,000 - \$24,999	5.72	■
\$25,000 - \$34,999	5.18	■
\$35,000 - \$49,999	10.25	■
\$50,000 - \$74,999	19.88	■
\$75,000 - \$99,999	13.94	■
\$100,000 - \$149,999	21.81	■
\$150,000 - \$199,999	11.16	■
\$200,000+	7.51	■



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

55-65 LILES DEAN RD

55 LILES DEAN RD, WENDELL, NC, 27591



Jose Cruz
Commercial Broker
Century 21 Triangle Group
9842398452
License: 312455
Jose.cruzCommercial@gmail.com
<https://jclcommercial.com/>

INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)


POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

42,366 Population	15,642 Households	37.7 Median Age
2.69 Avg Size Household	\$81,422 Median Household Income	\$412,506 Median Home Value
86 Wealth Index	79 Housing Affordability	77.5 Diversity Index

HISTORICAL & FORECAST POPULATION


2019-2024
Historic
Growth Rate



3.54%



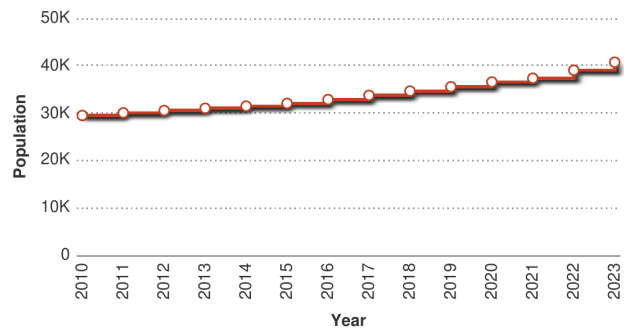
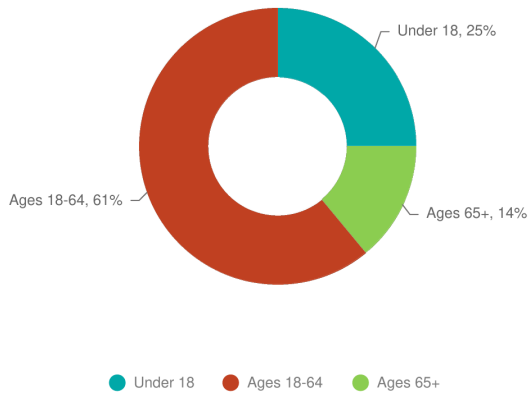
2024-2029
Forecasted
Growth Rate

3.37%



 **Household Population**
49,721
 **Population Density**
636

POPULATION BY AGE



DAYTIME POPULATION


 **33,299**
2024 Total Daytime Population


 **19,942**
2024 Daytime Pop: Residents


 **13,357**
2024 Daytime Pop: Workers


 **424**
2024 Daytime Pop Density


POPULATION BY GENERATION


 **3.19%**
Greatest Gen: Born 1945/Earlier

 **17.03%**
Baby Boomer: Born 1946 to 1964

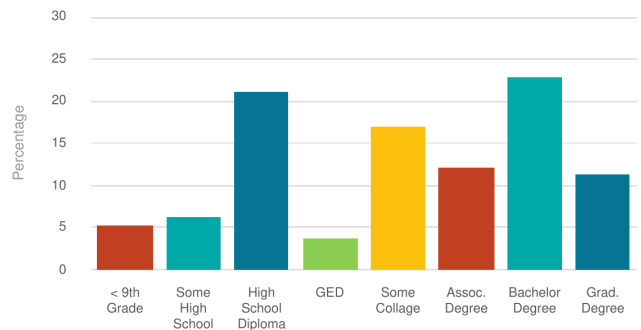
 **20.58%**
Generation X: Born 1965 to 1980

 **24.78%**
Millennial: Born 1981 to 1998

 **24.05%**
Generation Z: Born 1999 to 2016

 **10.38%**
Alpha: Born 2017 to Present

POPULATION BY EDUCATION



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

55-65 LILES DEAN RD
55 LILES DEAN RD, WENDELL, NC, 27591



Jose Cruz
Commercial Broker
Century 21 Triangle Group
9842398452
License: 312455
Jose.cruzCommercial@gmail.com
<https://jclcommercial.com/>

INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

Community Profile



42,366
Population
Total

3.54%
Population
Growth

2.69
Average
HH Size

37.7
Median
Age

77.5
Diversity
Index

\$81,422
Median HH
Income

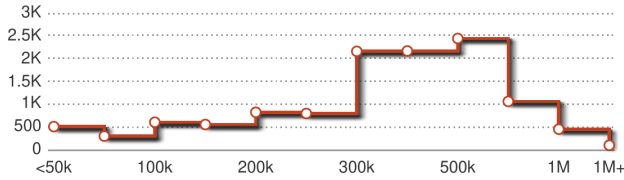
\$412,506
Median Home
Value

24.72%
Under 18

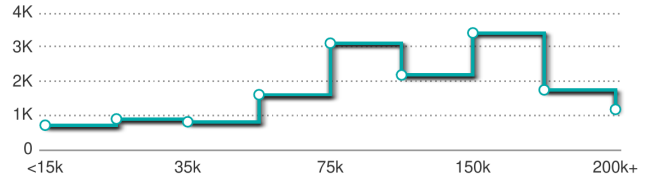
61.07%
Ages 18
to 65

14.21%
Aged 66+

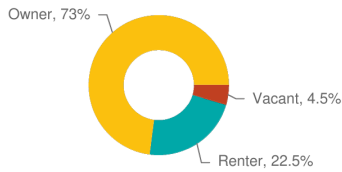
HOME VALUE



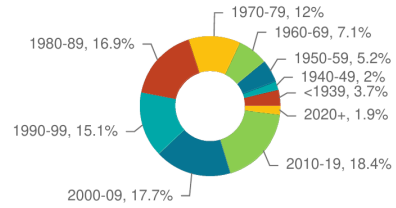
HOUSEHOLD INCOME



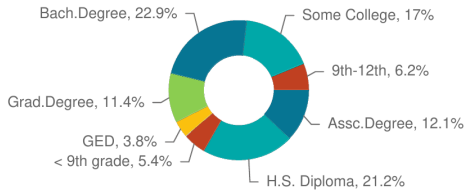
HOME OWNERSHIP



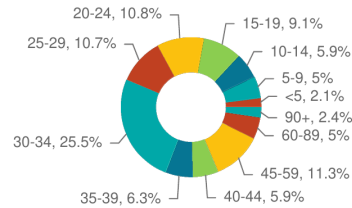
HOUSING: YEAR BUILT



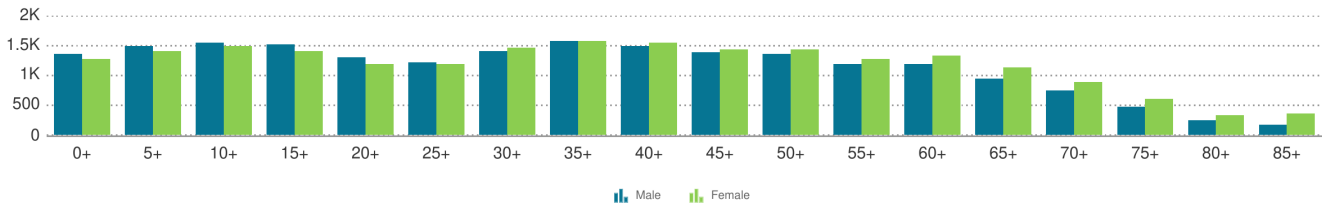
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

55-65 LILES DEAN RD
55 LILES DEAN RD, WENDELL, NC, 27591



Jose Cruz
Commercial Broker
Century 21 Triangle Group
9842398452
License: 312455
Jose.cruzCommercial@gmail.com
<https://jclcommercial.com/>

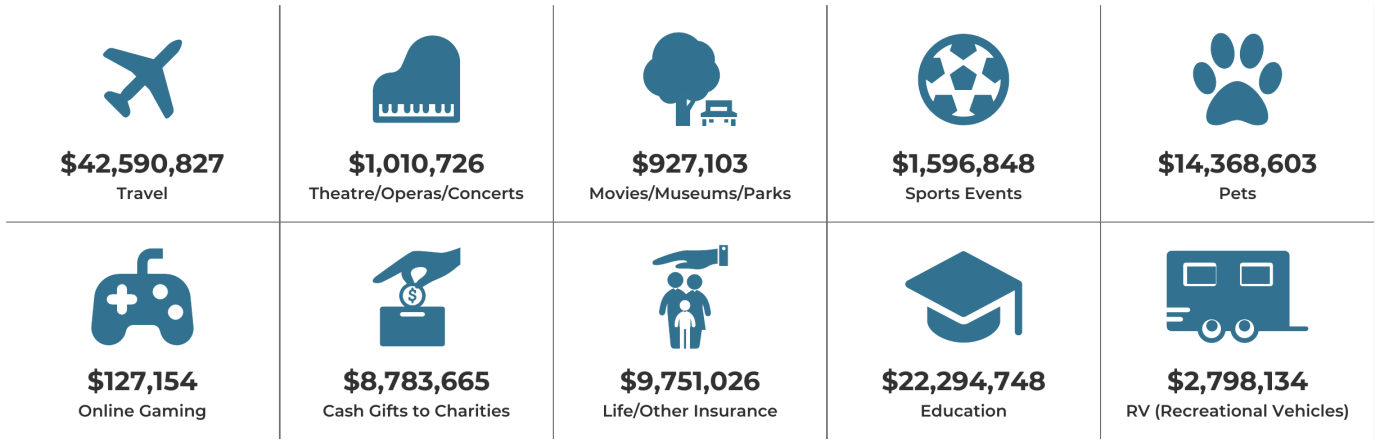
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

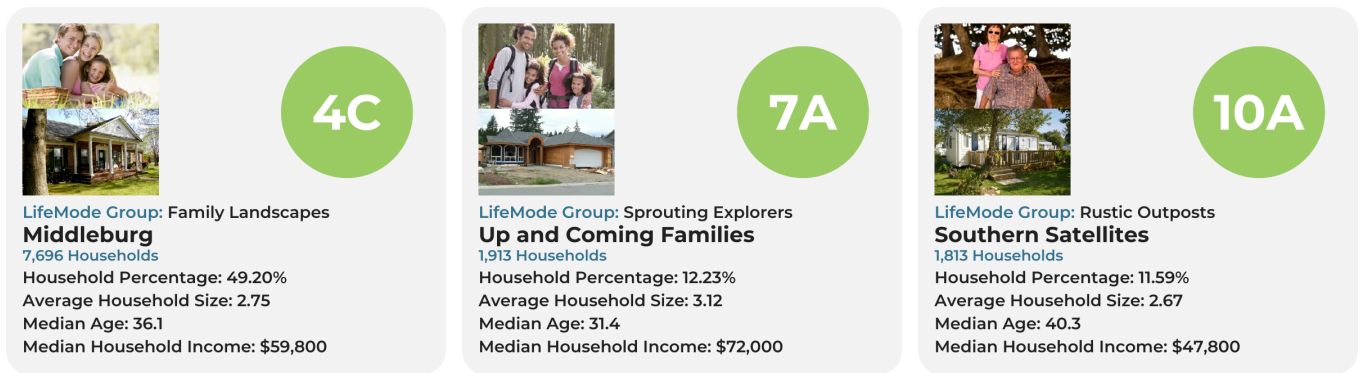
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



 Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>. This infographic contains data provided by Esri.

55-65 LILES DEAN RD
55 LILES DEAN RD, WENDELL, NC, 27591



INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)



DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2020	2025	2030
Total Population	36,542	46,041	53,520
Total Households	13,337	17,288	20,415
Family Households	9,685	12,233	14,368
Average Household Size	2.72	2.65	2.61
Owner Occupied Housing Units	9,825	13,153	14,731
Renter Occupied Housing Units	3,512	4,135	5,684
Median Age	37.0	38.0	39.2

Trends 2025 - 2030	Area	State	National
Population	3.1%	0.8%	0.4%
Households	3.4%	1.1%	0.6%
Family Population	3.3%	0.9%	0.5%
Owner Occupied Housing Units	2.3%	1.2%	0.0%
Median Household Income	3.7%	2.6%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	2,363	6.5%	2,858	6.2%	3,256	6.1%
5-9	2,629	7.2%	3,079	6.7%	3,295	6.2%
10-14	2,771	7.6%	3,207	7.0%	3,519	6.6%
15-19	2,461	6.7%	3,102	6.7%	3,306	6.2%
20-24	2,041	5.6%	2,689	5.8%	3,154	5.9%
25-29	2,218	6.1%	2,914	6.3%	3,620	6.8%
30-34	2,729	7.5%	3,097	6.7%	3,511	6.6%
35-39	2,638	7.2%	3,459	7.5%	3,649	6.8%
40-44	2,590	7.1%	3,319	7.2%	4,017	7.5%
45-49	2,508	6.9%	3,110	6.8%	3,700	6.9%
50-54	2,292	6.3%	3,013	6.5%	3,407	6.4%
55-59	2,384	6.5%	2,682	5.8%	3,238	6.0%
60-64	2,145	5.9%	2,726	5.9%	2,916	5.5%
65-69	1,771	4.8%	2,346	5.1%	2,830	5.3%
70-74	1,262	3.5%	1,899	4.1%	2,406	4.5%
75-79	808	2.2%	1,267	2.8%	1,812	3.4%
80-84	487	1.3%	728	1.6%	1,110	2.1%
Age 85+	446	1.2%	544	1.2%	776	1.4%



Jose Cruz
Commercial Broker
Century 21 Triangle Group
9842398452
License: 312455
Jose.cruzCommercial@gmail.com
<https://jclcommercial.com/>

DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

<\$10,000	362	2.1%	338	1.7%
\$10,000-14,999	267	1.5%	238	1.2%
\$15,000-19,999	349	2.0%	295	1.4%
\$20,000-24,999	545	3.1%	459	2.3%
\$25,000-29,999	347	2.0%	297	1.4%
\$30,000-34,999	415	2.4%	388	1.9%
\$35,000-39,999	805	4.7%	688	3.4%
\$40,000-44,999	578	3.3%	511	2.5%
\$45,000-49,999	492	2.9%	457	2.2%
\$50,000-59,999	1,127	6.5%	1,134	5.5%
\$60,000-74,999	1,668	9.7%	1,767	8.7%
\$75000-99999	2,425	14.0%	2,561	12.5%
\$100,000-124,999	2,169	12.6%	2,597	12.7%
\$125,000-149,999	1,750	10.1%	2,371	11.6%
\$150000-199999	2,107	12.2%	3,343	16.4%
\$200,000-249,999	969	5.6%	1,537	7.5%
\$250,000-299,999	374	2.2%	610	3.0%
\$300,000-399,999	291	1.7%	491	2.4%
\$400,000-499,999	127	0.7%	125	0.6%
\$500,000+	121	0.7%	208	1.0%

Median Household Income	\$90,872	-	\$108,912	-
Average Household Income	\$109,614	-	\$125,496	-
Per Capita Income	\$41,060	-	\$47,749	-

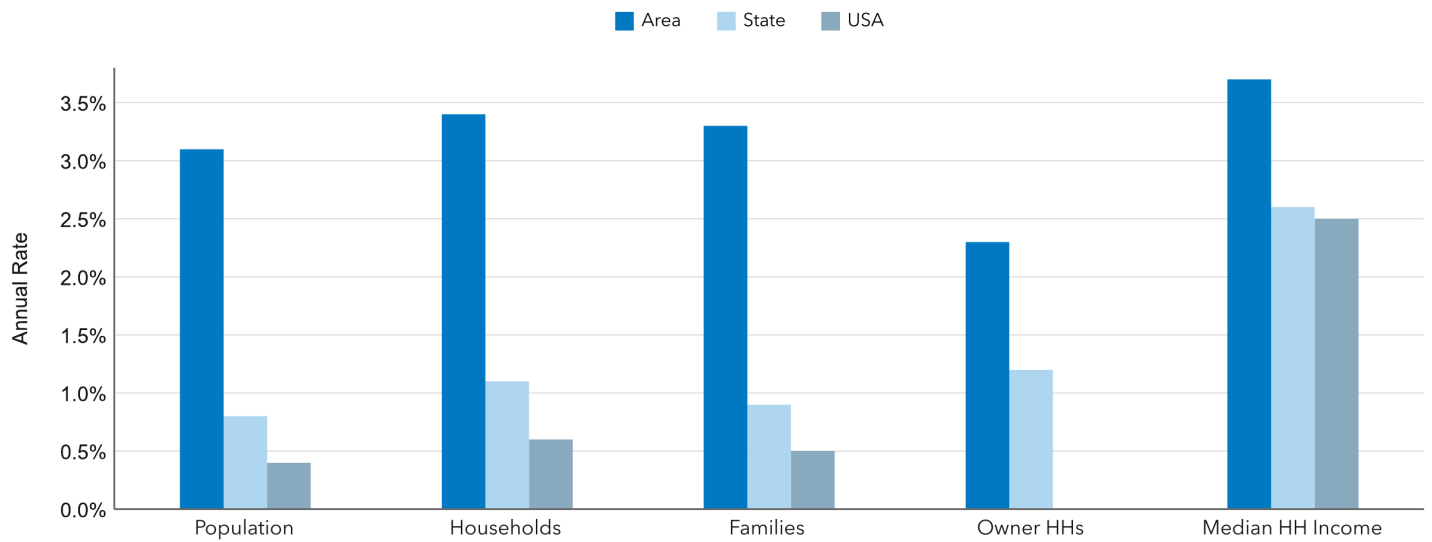
Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	17,941	49.1%	22,718	49.3%	25,963	48.5%
Black Alone	10,052	27.5%	12,051	26.2%	13,830	25.8%
American Indian	315	0.9%	382	0.8%	445	0.8%
Asian Alone	547	1.5%	837	1.8%	1,094	2.0%
Pacific Islander	31	0.1%	32	0.1%	36	0.1%
Some Other Race	4,635	12.7%	5,924	12.9%	7,063	13.2%
Two or More Races	3,021	8.3%	4,097	8.9%	5,090	9.5%
Hispanic (Any Race)	7,288	19.9%	9,427	20.5%	11,375	21.3%



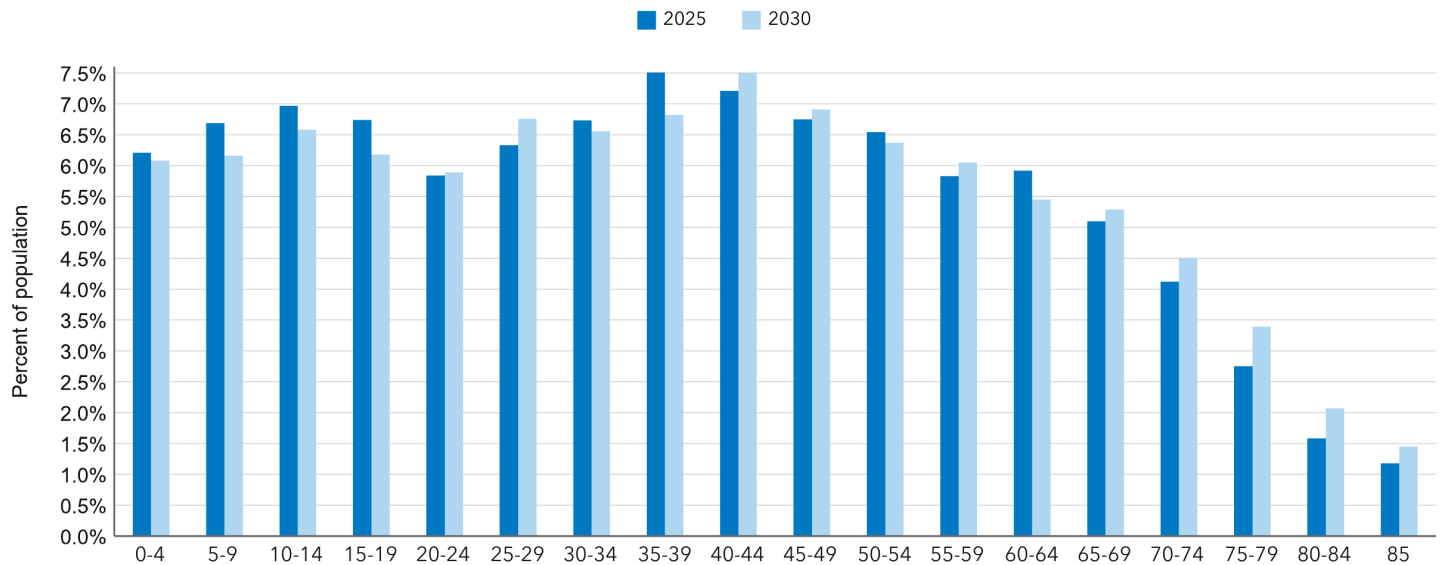
DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)



Trends: 2025 - 2030 Annual Rate



Population by Age



DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)



\$90,872

Median Household
Income



\$296,452

Median Net
Worth



91

Esri Wealth
Index



85

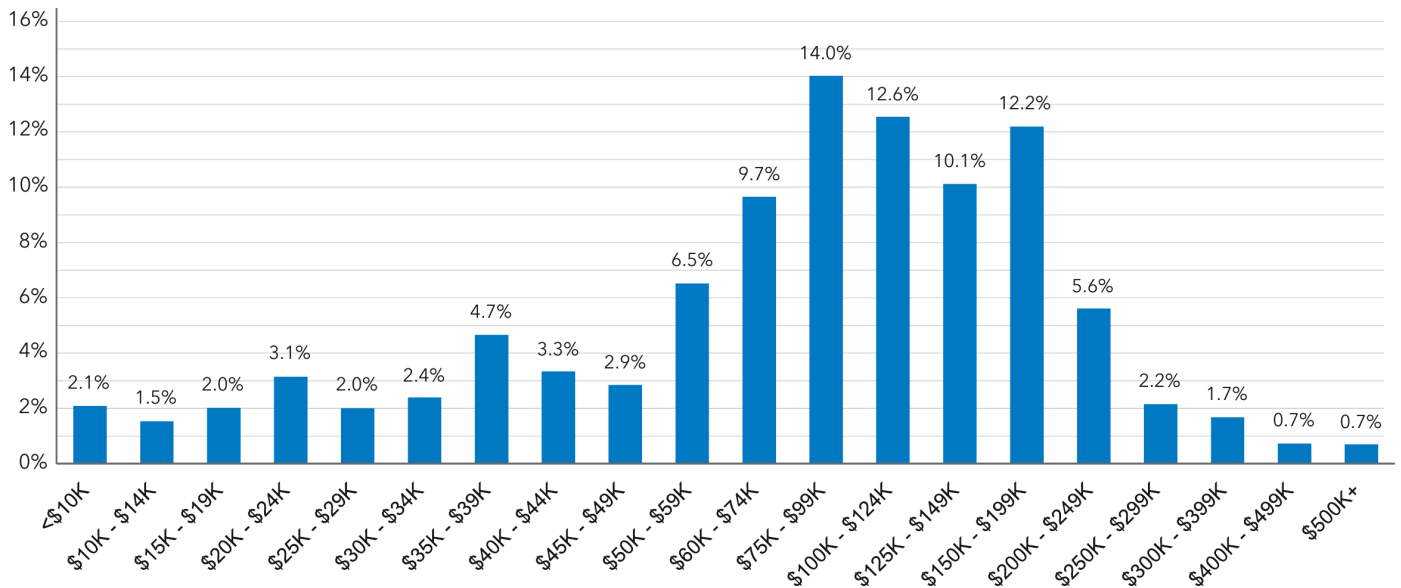
Esri Housing
Affordability Index



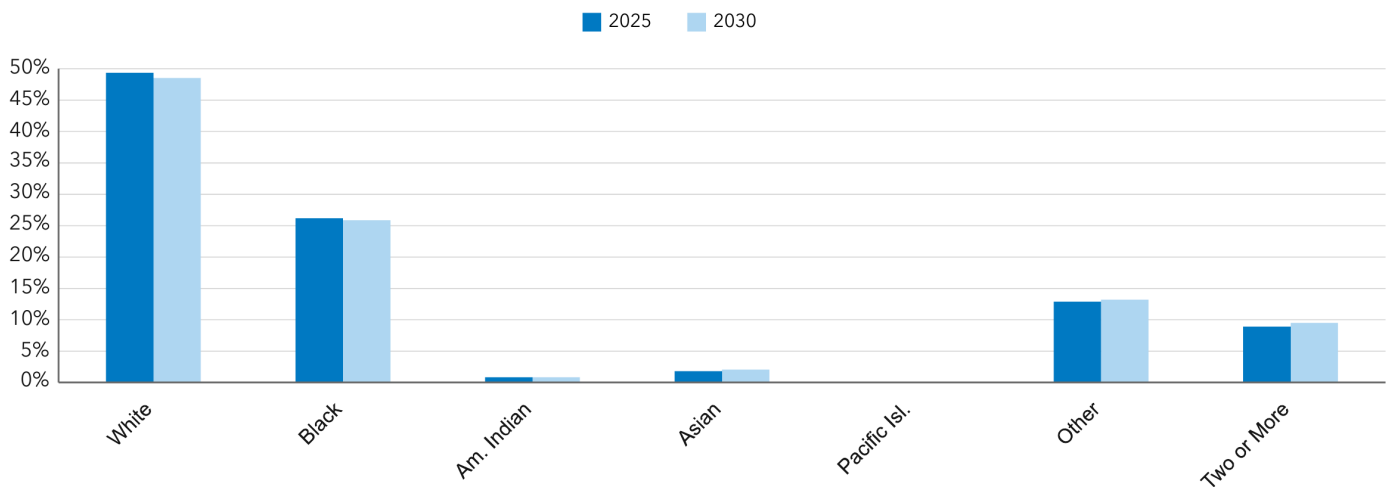
77

Esri Diversity
Index

Households by Income for 2025



Population by Race



Jose Cruz
Commercial Broker
Century 21 Triangle Group
9842398452
License: 312455
Jose.cruzCommercial@gmail.com
<https://jclcommercial.com/>

HOUSING PROFILE (RING: 5 MILE RADIUS)

Population		Households	
2020 Total Population	36,542	2025 Median Household Income	\$90,872
2025 Total Population	46,041	2030 Median Household Income	\$108,912
2030 Total Population	53,520	2025-2030 Annual Rate	3.69%
2025-2030 Annual Rate	3.06%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	13,997	100.0%	18,584	100.0%	21,640	100.0%
Occupied	13,337	95.3%	17,288	93.0%	20,415	94.3%
Owner	9,825	73.7%	13,153	76.1%	14,731	72.2%
Renter	3,512	26.3%	4,135	23.9%	5,684	27.8%
Vacant	700	5.0%	1,296	7.0%	1,225	5.7%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	13,153	100.0%	14,731	100.0%
<\$50,000	532	4.0%	225	1.5%
\$50,000-\$99,999	297	2.3%	12	0.1%
\$100,000-\$149,999	497	3.8%	84	0.6%
\$150,000-\$199,999	627	4.8%	171	1.2%
\$200,000-\$249,999	1,017	7.7%	569	3.9%
\$250,000-\$299,999	875	6.7%	554	3.8%
\$300,000-\$399,999	2,530	19.2%	2,461	16.7%
\$400,000-\$499,999	2,185	16.6%	3,252	22.1%
\$500,000-\$749,999	2,738	20.8%	4,385	29.8%
\$750,000-\$999,999	1,216	9.3%	2,011	13.7%
\$1,000,000-\$1,499,999	471	3.6%	724	4.9%
\$1,500,000-\$1,999,999	93	0.7%	165	1.1%
\$2,000,000+	73	0.6%	119	0.8%

Median Value	\$409,153	\$502,195
Average Value	\$473,645	\$584,540

Data Note: Persons of Hispanic Origin may be of any race.



Jose Cruz
Commercial Broker
Century 21 Triangle Group
9842398452
License: 312455
Jose.cruzCommercial@gmail.com
<https://jclcommercial.com/>

HOUSING PROFILE (RING: 5 MILE RADIUS)

Total	13,777	100.0%
Urban Housing Units	8,865	63.3%
Rural Housing Units	5,132	36.7%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	9,825	100.0%
Owned with a Mortgage/Loan	7,792	79.3%
Owned Free and Clear	2,033	20.7%

Census 2020 Vacant Housing Units by Status	Number	Percent
Total	700	100.0%
For Rent	176	25.1%
Rented- Not Occupied	27	3.9%
For Sale Only	156	22.3%
Sold - Not Occupied	56	8.0%
Seasonal/Recreational/Occasional Use	36	5.1%
For Migrant Workers	0	0.0%
Other Vacant	250	35.7%

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	13,337	9,825	73.7%
15-24	329	124	1.3%
25-34	1,933	1,213	12.3%
35-44	2,690	1,925	19.6%
45-54	2,735	2,086	21.2%
55-59	1,428	1,149	11.7%
60-64	1,243	961	9.8%
65-74	1,912	1,542	15.7%
75-84	793	617	6.3%
85+	273	208	2.1%

Data Note: Persons of Hispanic Origin may be of any race.



Jose Cruz
Commercial Broker
Century 21 Triangle Group
9842398452
License: 312455
Jose.cruzCommercial@gmail.com
<https://jclcommercial.com/>

HOUSING PROFILE (RING: 5 MILE RADIUS)

	Occupied Units	Number	% of Occupied
Total	13,337	9,825	73.7%
White Alone	7,396	5,925	60.3%
Black/African American Alone	3,632	2,356	24.0%
American Indian/Alaska Native Alone	103	70	0.7%
Asian Alone	157	129	1.3%
Pacific Islander Alone	6	5	0.1%
Other Race Alone	1,198	738	7.5%
Two or More Races	843	601	6.1%
Hispanic Origin	1,917	1,247	12.7%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	13,337	9,825	73.7%
1-Person	2,958	1,928	19.6%
2-Person	4,255	3,406	34.7%
3-Person	2,317	1,749	17.8%
4-Person	2,017	1,504	15.3%
5-Person	1,073	750	7.6%
6-Person	440	298	3.0%
7+ Person	276	189	1.9%

2025 Housing Affordability

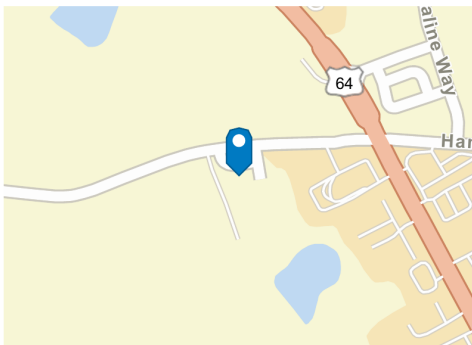
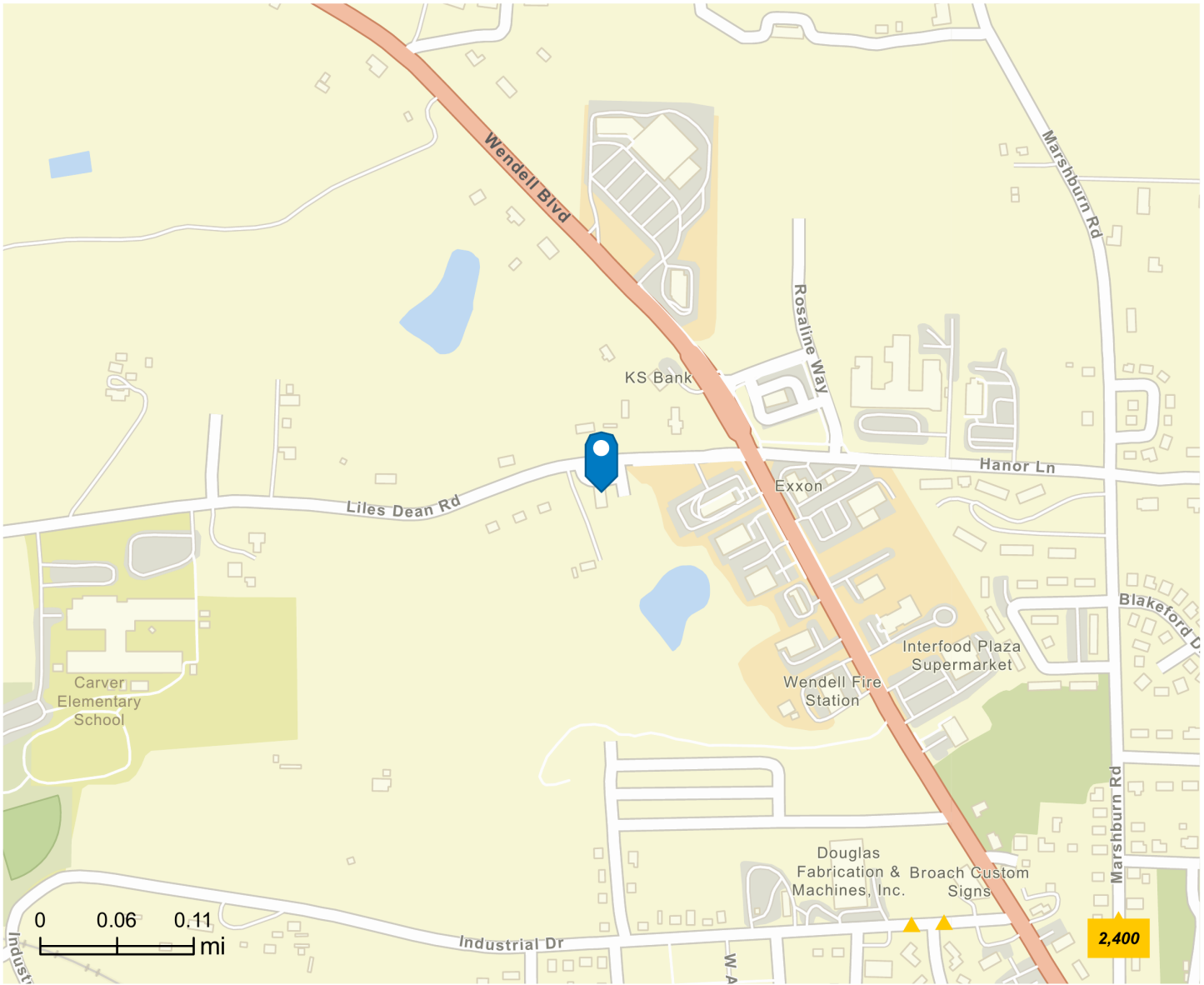
Housing Affordability Index	85
Percent of Income for Mortgage	28.2%

Data Note: Persons of Hispanic Origin may be of any race.



Jose Cruz
Commercial Broker
Century 21 Triangle Group
9842398452
License: 312455
Jose.cruzCommercial@gmail.com
<https://jclcommercial.com/>

TRAFFIC COUNT MAP - CLOSE-UP

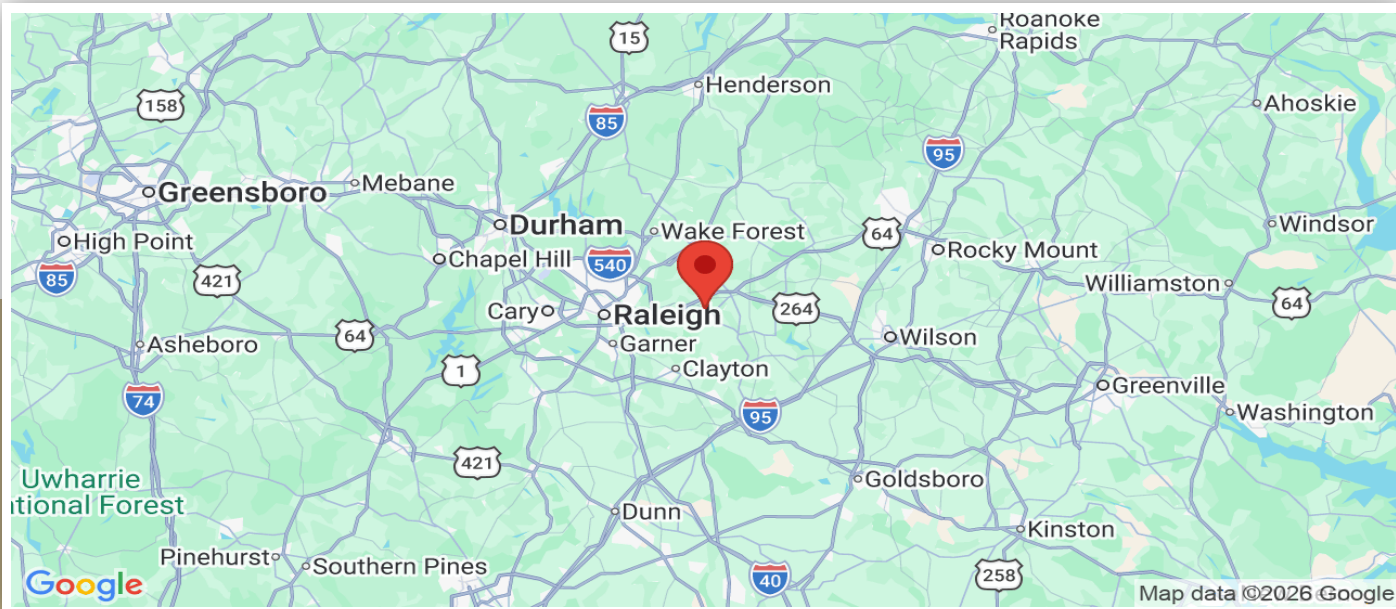


Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



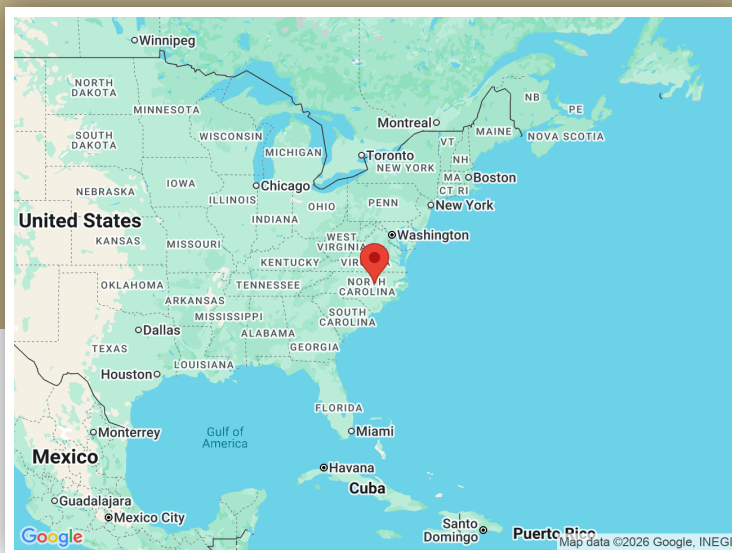
AREA LOCATION MAP



55-65

LILES DEAN RD

55 LILES DEAN RD
Wendell, NC,
27591



Jose Cruz
Commercial Broker
Century 21 Triangle Group
9842398452
License: 312455
Jose.cruzCommercial@gmail.com
<https://jclcommercial.com/>



CENTURY 21 COMMERCIAL.

Triangle Group

CONTACT



Jose Cruz, Commercial Broker

Phone: 984.239.8452

Email: Jose.cruzCommercial@gmail.com

License: 312455



Pat Flanagan, CRE Broker / Owner

Phone: (919) 302-3298

Email: Pat.flanagan@email.com

License: 295126