

Harrisburg Market

4156 S NC 49 Hwy S, Harrisburg, NC 28075

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **2,273 SF**
 Year Built: **2016**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Mo: **-**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	477	3,067	6
Retail & Wholesale Trade	48	434	9
Hospitality & Food Service	35	505	14
Real Estate, Renting, Leasing	15	65	4
Finance & Insurance	44	281	6
Information	4	110	28
Scientific & Technology Services	39	222	6
Management of Companies	0	0	0
Health Care & Social Assistance	151	666	4
Educational Services	8	187	23
Public Administration & Sales	7	39	6
Arts, Entertainment, Recreation	7	35	5
Utilities & Waste Management	17	80	5
Construction	21	119	6
Manufacturing	7	52	7
Agriculture, Mining, Fishing	0	0	0
Other Services	74	272	4

Demographic Detail Report

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Radius	1 Mile	2 Mile	5 Mile
Population			
2029 Projection	5,481	17,976	119,722
2024 Estimate	4,898	16,084	109,263
2020 Census	4,794	15,862	104,492
Growth 2024 - 2029	11.90%	11.76%	9.57%
Growth 2020 - 2024	2.17%	1.40%	4.57%
2024 Population by Age			
	4,898	16,084	109,263
Age 0 - 4	231 4.72%	806 5.01%	6,905 6.32%
Age 5 - 9	276 5.63%	996 6.19%	6,775 6.20%
Age 10 - 14	347 7.08%	1,236 7.68%	7,158 6.55%
Age 15 - 19	376 7.68%	1,297 8.06%	7,666 7.02%
Age 20 - 24	329 6.72%	1,070 6.65%	9,136 8.36%
Age 25 - 29	266 5.43%	823 5.12%	9,023 8.26%
Age 30 - 34	225 4.59%	732 4.55%	7,902 7.23%
Age 35 - 39	286 5.84%	991 6.16%	7,818 7.16%
Age 40 - 44	359 7.33%	1,256 7.81%	7,780 7.12%
Age 45 - 49	386 7.88%	1,320 8.21%	7,422 6.79%
Age 50 - 54	406 8.29%	1,286 8.00%	7,029 6.43%
Age 55 - 59	367 7.49%	1,117 6.94%	6,352 5.81%
Age 60 - 64	289 5.90%	895 5.56%	5,541 5.07%
Age 65 - 69	252 5.14%	776 4.82%	4,607 4.22%
Age 70 - 74	190 3.88%	576 3.58%	3,414 3.12%
Age 75 - 79	138 2.82%	418 2.60%	2,349 2.15%
Age 80 - 84	87 1.78%	255 1.59%	1,320 1.21%
Age 85+	87 1.78%	233 1.45%	1,064 0.97%
Age 65+	754 15.39%	2,258 14.04%	12,754 11.67%
Median Age	41.60	40.40	35.00
Average Age	39.70	38.50	36.20

Demographic Detail Report

Harrisburg Market 4156 S NC 49 Hwy S, Harrisburg, NC 28075

Radius	1 Mile	2 Mile	5 Mile
2024 Population By Race	4,898	16,084	109,263
White	3,175 64.82%	9,709 60.36%	48,511 44.40%
Black	831 16.97%	2,936 18.25%	36,330 33.25%
Am. Indian & Alaskan	3 0.06%	12 0.07%	284 0.26%
Asian	351 7.17%	1,707 10.61%	7,993 7.32%
Hawaiian & Pacific Island	3 0.06%	14 0.09%	75 0.07%
Other	535 10.92%	1,707 10.61%	16,070 14.71%
Population by Hispanic Origin	4,898	16,084	109,263
Non-Hispanic Origin	4,595 93.81%	15,071 93.70%	96,600 88.41%
Hispanic Origin	303 6.19%	1,013 6.30%	12,663 11.59%
2024 Median Age, Male	39.70	38.80	33.60
2024 Average Age, Male	38.30	37.50	35.10
2024 Median Age, Female	43.00	41.60	36.50
2024 Average Age, Female	41.00	39.60	37.20
2024 Population by Occupation Classification	3,968	12,789	86,894
Civilian Employed	2,566 64.67%	8,559 66.92%	59,602 68.59%
Civilian Unemployed	92 2.32%	212 1.66%	1,643 1.89%
Civilian Non-Labor Force	1,310 33.01%	4,018 31.42%	25,496 29.34%
Armed Forces	0 0.00%	0 0.00%	153 0.18%
Households by Marital Status			
Married	997	3,463	19,082
Married No Children	528	1,704	10,259
Married w/Children	469	1,759	8,823
2024 Population by Education	3,594	11,474	76,802
Some High School, No Diploma	171 4.76%	560 4.88%	3,753 4.89%
High School Grad (Incl Equivalency)	650 18.09%	1,826 15.91%	12,752 16.60%
Some College, No Degree	1,210 33.67%	3,335 29.07%	24,392 31.76%
Associate Degree	255 7.10%	795 6.93%	5,180 6.74%
Bachelor Degree	929 25.85%	3,440 29.98%	21,351 27.80%
Advanced Degree	379 10.55%	1,518 13.23%	9,374 12.21%

Demographic Detail Report

Harrisburg Market						
4156 S NC 49 Hwy S, Harrisburg, NC 28075						
Radius	1 Mile		2 Mile		5 Mile	
2024 Population by Occupation	4,855		16,374		111,983	
Real Estate & Finance	288	5.93%	1,161	7.09%	7,999	7.14%
Professional & Management	1,791	36.89%	6,036	36.86%	35,000	31.25%
Public Administration	191	3.93%	542	3.31%	2,196	1.96%
Education & Health	661	13.61%	2,135	13.04%	13,749	12.28%
Services	278	5.73%	871	5.32%	7,704	6.88%
Information	45	0.93%	188	1.15%	1,207	1.08%
Sales	487	10.03%	1,493	9.12%	12,869	11.49%
Transportation	85	1.75%	249	1.52%	655	0.58%
Retail	255	5.25%	781	4.77%	6,307	5.63%
Wholesale	39	0.80%	314	1.92%	1,762	1.57%
Manufacturing	156	3.21%	490	2.99%	4,345	3.88%
Production	244	5.03%	887	5.42%	7,526	6.72%
Construction	101	2.08%	341	2.08%	3,428	3.06%
Utilities	121	2.49%	464	2.83%	4,191	3.74%
Agriculture & Mining	3	0.06%	17	0.10%	182	0.16%
Farming, Fishing, Forestry	0	0.00%	26	0.16%	108	0.10%
Other Services	110	2.27%	379	2.31%	2,755	2.46%
2024 Worker Travel Time to Job	2,299		7,491		49,619	
<30 Minutes	1,045	45.45%	3,624	48.38%	28,048	56.53%
30-60 Minutes	1,013	44.06%	3,245	43.32%	18,064	36.41%
60+ Minutes	241	10.48%	622	8.30%	3,507	7.07%
2020 Households by HH Size	1,742		5,397		37,759	
1-Person Households	365	20.95%	880	16.31%	8,120	21.50%
2-Person Households	519	29.79%	1,571	29.11%	11,578	30.66%
3-Person Households	326	18.71%	1,029	19.07%	7,143	18.92%
4-Person Households	320	18.37%	1,204	22.31%	6,511	17.24%
5-Person Households	133	7.63%	458	8.49%	2,781	7.37%
6-Person Households	56	3.21%	180	3.34%	1,076	2.85%
7 or more Person Households	23	1.32%	75	1.39%	550	1.46%
2024 Average Household Size	2.80		2.90		2.70	
Households						
2029 Projection	1,955		5,999		42,711	
2024 Estimate	1,769		5,435		39,290	
2020 Census	1,743		5,395		37,761	
Growth 2024 - 2029	10.51%		10.38%		8.71%	
Growth 2020 - 2024	1.49%		0.74%		4.05%	

Demographic Detail Report

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Radius	1 Mile	2 Mile	5 Mile
2024 Households by HH Income	1,769	5,435	39,289
<\$25,000	118 6.67%	276 5.08%	4,780 12.17%
\$25,000 - \$50,000	155 8.76%	541 9.95%	6,396 16.28%
\$50,000 - \$75,000	203 11.48%	609 11.21%	6,655 16.94%
\$75,000 - \$100,000	312 17.64%	873 16.06%	5,264 13.40%
\$100,000 - \$125,000	280 15.83%	787 14.48%	4,857 12.36%
\$125,000 - \$150,000	361 20.41%	948 17.44%	4,585 11.67%
\$150,000 - \$200,000	207 11.70%	833 15.33%	4,005 10.19%
\$200,000+	133 7.52%	568 10.45%	2,747 6.99%
2024 Avg Household Income	\$116,635	\$124,911	\$99,274
2024 Med Household Income	\$108,616	\$113,294	\$83,612
2024 Occupied Housing	1,770	5,435	39,291
Owner Occupied	1,470 83.05%	4,614 84.89%	25,674 65.34%
Renter Occupied	300 16.95%	821 15.11%	13,617 34.66%
2020 Housing Units	1,850	5,671	41,036
1 Unit	1,699 91.84%	5,317 93.76%	32,315 78.75%
2 - 4 Units	47 2.54%	62 1.09%	424 1.03%
5 - 19 Units	101 5.46%	247 4.36%	5,506 13.42%
20+ Units	3 0.16%	45 0.79%	2,791 6.80%
2024 Housing Value	1,469	4,615	25,674
<\$100,000	52 3.54%	136 2.95%	752 2.93%
\$100,000 - \$200,000	271 18.45%	543 11.77%	3,669 14.29%
\$200,000 - \$300,000	525 35.74%	1,342 29.08%	8,997 35.04%
\$300,000 - \$400,000	478 32.54%	1,560 33.80%	7,160 27.89%
\$400,000 - \$500,000	70 4.77%	524 11.35%	2,997 11.67%
\$500,000 - \$1,000,000	69 4.70%	477 10.34%	1,889 7.36%
\$1,000,000+	4 0.27%	33 0.72%	210 0.82%
2024 Median Home Value	\$278,380	\$318,365	\$293,541
2024 Housing Units by Yr Built	1,889	5,763	42,479
Built 2010+	235 12.44%	1,295 22.47%	10,540 24.81%
Built 2000 - 2010	999 52.89%	2,514 43.62%	13,160 30.98%
Built 1990 - 1999	290 15.35%	945 16.40%	9,657 22.73%
Built 1980 - 1989	100 5.29%	447 7.76%	4,615 10.86%
Built 1970 - 1979	86 4.55%	220 3.82%	2,275 5.36%
Built 1960 - 1969	152 8.05%	238 4.13%	1,144 2.69%
Built 1950 - 1959	18 0.95%	45 0.78%	447 1.05%
Built <1949	9 0.48%	59 1.02%	641 1.51%
2024 Median Year Built	2002	2003	2001

Demographic Market Comparison Report

1 mile radius

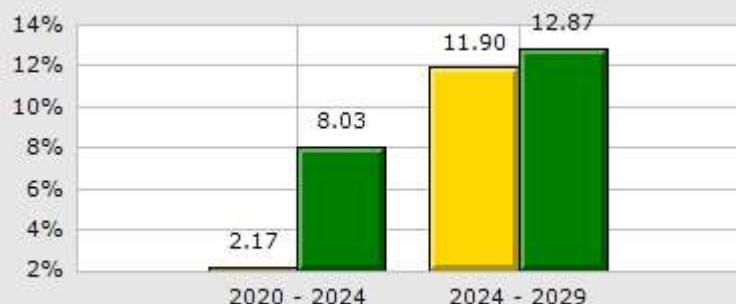
Harrisburg Market

4156 S NC 49 Hwy S, Harrisburg, NC 28075

Type: Retail/Freestanding
County: Cabarrus

1 Mile
County

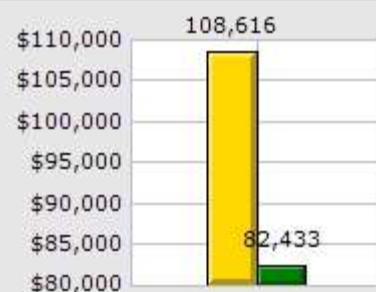
Population Growth



Household Growth



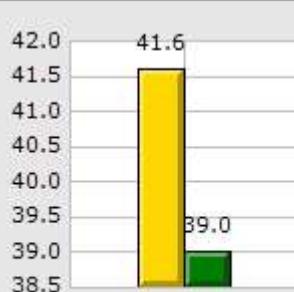
2024 Med Household Inc



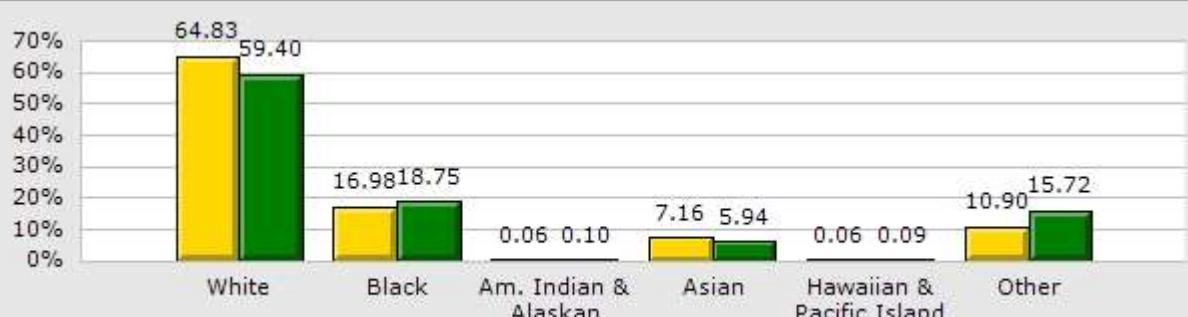
2024 Households by Household Income



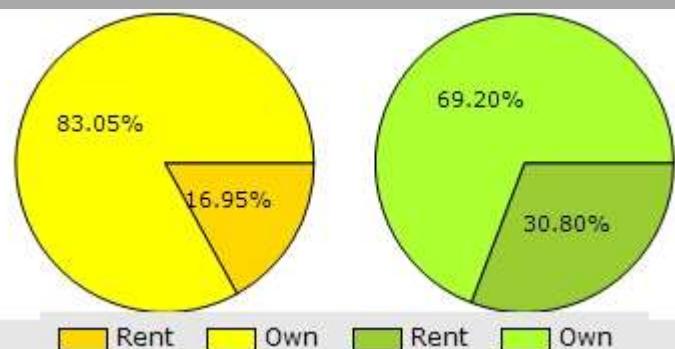
2024 Median Age



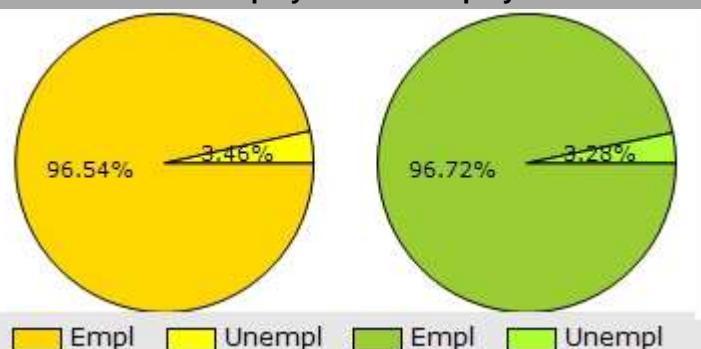
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



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Type: Retail/Freestanding				
County: Cabarrus				
	1 Mile		County	
Population Growth				
Growth 2020 - 2024		2.17%		8.03%
Growth 2024 - 2029		11.90%		12.87%
Empl	2,566	96.54%	127,123	96.72%
Unempl	92	3.46%	4,316	3.28%
2024 Population by Race	4,899		243,939	
White	3,176	64.83%	144,893	59.40%
Black	832	16.98%	45,734	18.75%
Am. Indian & Alaskan	3	0.06%	242	0.10%
Asian	351	7.16%	14,502	5.94%
Hawaiian & Pacific Island	3	0.06%	226	0.09%
Other	534	10.90%	38,342	15.72%
Household Growth				
Growth 2020 - 2024		1.49%		7.10%
Growth 2024 - 2029		10.51%		11.46%
Renter Occupied	300	16.95%	27,250	30.80%
Owner Occupied	1,470	83.05%	61,214	69.20%
2024 Households by Household Income	1,769		88,464	
Income <\$25K	118	6.67%	11,814	13.35%
Income \$25K - \$50K	155	8.76%	14,379	16.25%
Income \$50K - \$75K	203	11.48%	14,015	15.84%
Income \$75K - \$100K	312	17.64%	13,533	15.30%
Income \$100K - \$125K	280	15.83%	10,147	11.47%
Income \$125K - \$150K	361	20.41%	9,300	10.51%
Income \$150K - \$200K	207	11.70%	7,784	8.80%
Income \$200K+	133	7.52%	7,492	8.47%
2024 Med Household Inc	\$108,616		\$82,433	
2024 Median Age	41.60		39.00	

Demographic Summary Report

Harrisburg Market

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Radius	1 Mile	2 Mile	5 Mile
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Hawaiian & Pacific Island	3 0.06%	14 0.09%	75 0.07%
Other	535 10.92%	1,707 10.61%	16,070 14.71%
U.S. Armed Forces	0	0	163
Households			
2029 Projection	1,955	5,999	42,711
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Growth 2020 - 2024	1.49%	0.74%	4.05%
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Age 25 - 29	204 4.26%	266 5.43%	352 6.42%
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Age 65 - 69	230 4.80%	252 5.14%	311 5.67%
Age 70 - 74	174 3.63%	190 3.88%	249 4.54%
Age 75 - 79	130 2.71%	138 2.82%	185 3.38%
Age 80 - 84	75 1.56%	87 1.78%	124 2.26%
Age 85+	79 1.65%	87 1.78%	125 2.28%
Age 15+	3,859 80.50%	4,043 82.54%	4,597 83.87%
Age 20+	3,465 72.28%	3,667 74.87%	4,225 77.08%
Age 65+	688 14.35%	754 15.39%	994 18.14%
Median Age	41	42	43
Average Age	38.70	39.70	41.10

Population By Race	2020	2024	2029
White	3,189 66.52%	3,175 64.82%	3,551 64.79%
Black	835 17.42%	831 16.97%	928 16.93%
Am. Indian & Alaskan	13 0.27%	3 0.06%	3 0.05%
Asian	298 6.22%	351 7.17%	395 7.21%
Hawaiian & Pacific Islander	2 0.04%	3 0.06%	5 0.09%
Other	457 9.53%	535 10.92%	599 10.93%

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Description	2020	2024	2029
Population by Race (Hispanic)	300	303	339
White	50 16.67%	46 15.18%	51 15.04%
Black	29 9.67%	3 0.99%	3 0.88%
Am. Indian & Alaskan	2 0.67%	0 0.00%	0 0.00%
Asian	0 0.00%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	220 73.33%	254 83.83%	285 84.07%
Household by Household Income	1,744	1,769	1,956
<\$25,000	112 6.42%	118 6.67%	145 7.41%
\$25,000 - \$50,000	274 15.71%	155 8.76%	133 6.80%
\$50,000 - \$75,000	249 14.28%	203 11.48%	208 10.63%
\$75,000 - \$100,000	260 14.91%	312 17.64%	355 18.15%
\$100,000 - \$125,000	243 13.93%	280 15.83%	315 16.10%
\$125,000 - \$150,000	235 13.47%	361 20.41%	432 22.09%
\$150,000 - \$200,000	184 10.55%	207 11.70%	229 11.71%
\$200,000+	187 10.72%	133 7.52%	139 7.11%
Average Household Income	\$114,601	\$116,635	\$117,314
Median Household Income	\$97,788	\$108,616	\$110,873

Traffic Count Report

Harrisburg Market

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Building Type: **General Retail**

Secondary: **Freestanding**

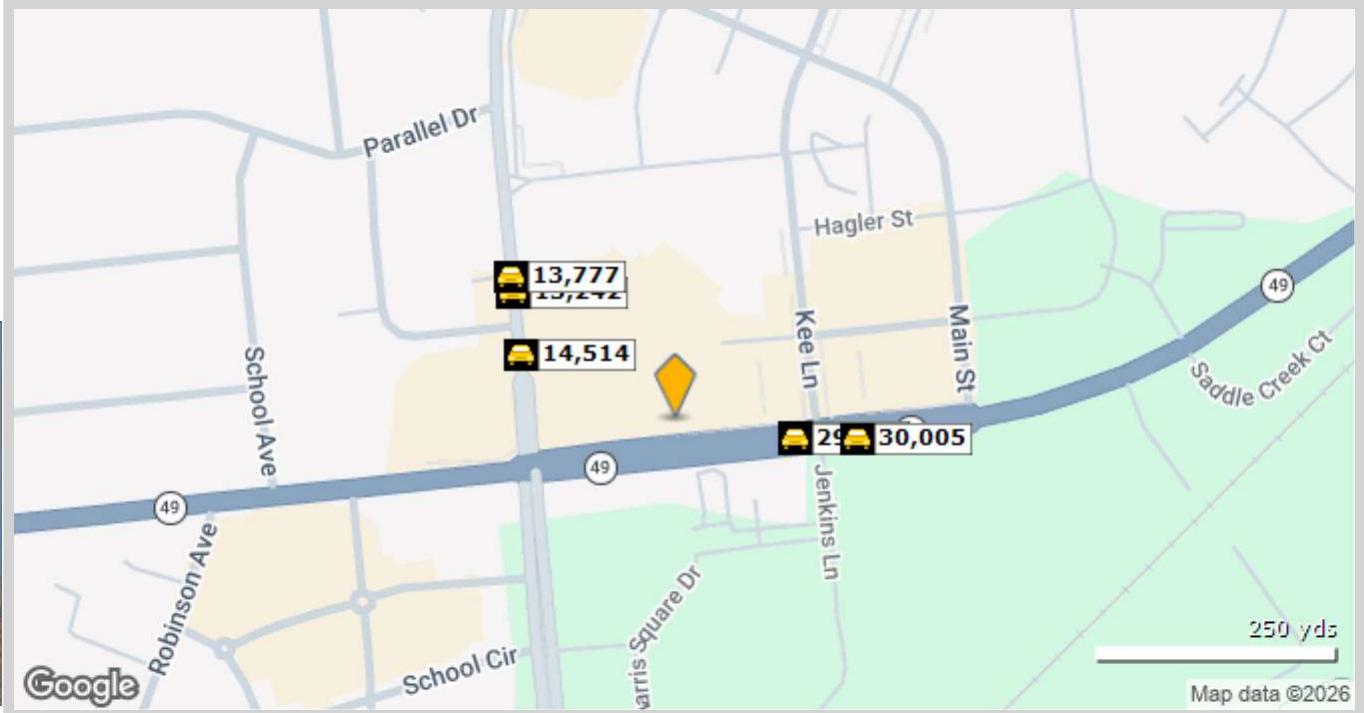
GLA: **2,273 SF**

Year Built: **2016**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Mo: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	State Hwy 49	Kee Ln	0.02 E	2024	27,035	MPSI	.07
2	State Hwy 49	Kee Ln	0.02 E	2025	26,928	MPSI	.07
3	State Hwy 49	Kee Ln	0.02 E	2018	29,975	MPSI	.07
4	Harrisburg Veterans Road	Candystick Cir	0.02 N	2025	14,514	MPSI	.10
5	NC Highway 49 South	Kee Ln	0.02 W	2023	29,847	MPSI	.11
6	NC Highway 49 South	Kee Ln	0.02 W	2025	30,005	MPSI	.11
7	SR 1304	Candystick Cir	0.03 S	2020	13,500	AADT	.13
8	Roberta Road	Candystick Cir	0.03 S	2025	13,242	MPSI	.13
9	Roberta Rd	Candystick Cir	0.03 S	2022	13,223	MPSI	.13
10	Roberta Rd	Candystick Cir	0.03 S	2024	13,777	MPSI	.13