

# LOUISBURG COMMERCIAL PROPERTY – AVAILABLE



0 NC Hwy 56 | Louisburg, NC

**+/- 4.65 Acres – Contact Broker for Pricing**

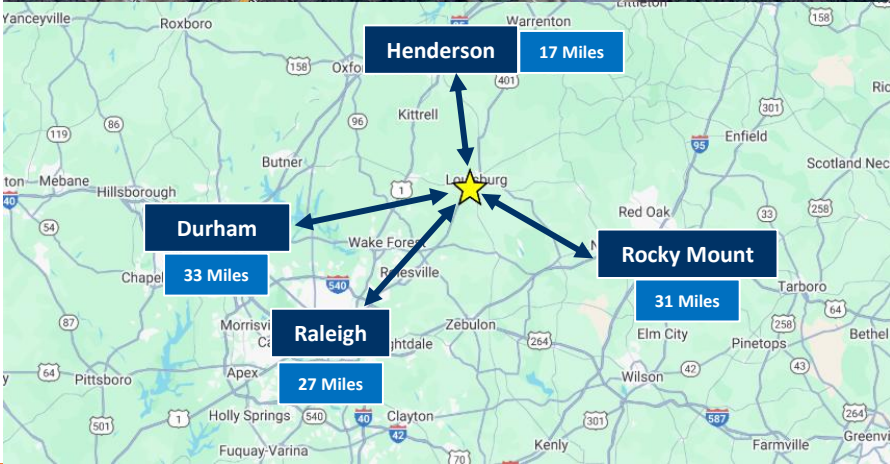
## HIGHLIGHTS

- **3 Parcels Totaling +/- 4.65 Acres**
- **Zoned Highway Business District (B-2)**
- **Ideal site for C-Store, QSR, Carwash, Bank, and Automotive Sales & Service**
- **Corner lot with great visibility located across Hwy 56 from Walmart Supercenter**
- **19,000 VPD on Hwy 401 & 12,000 VPD on Hwy 56**



## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
<b>Population</b>	1,646	6,148	10,628
<b>Households</b>	666	2,359	4,139
<b>Avg HH Income</b>	\$81,721	\$84,929	\$93,877
<b>Employees</b>	1,052	4,254	4,660



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# Low Level Aerial

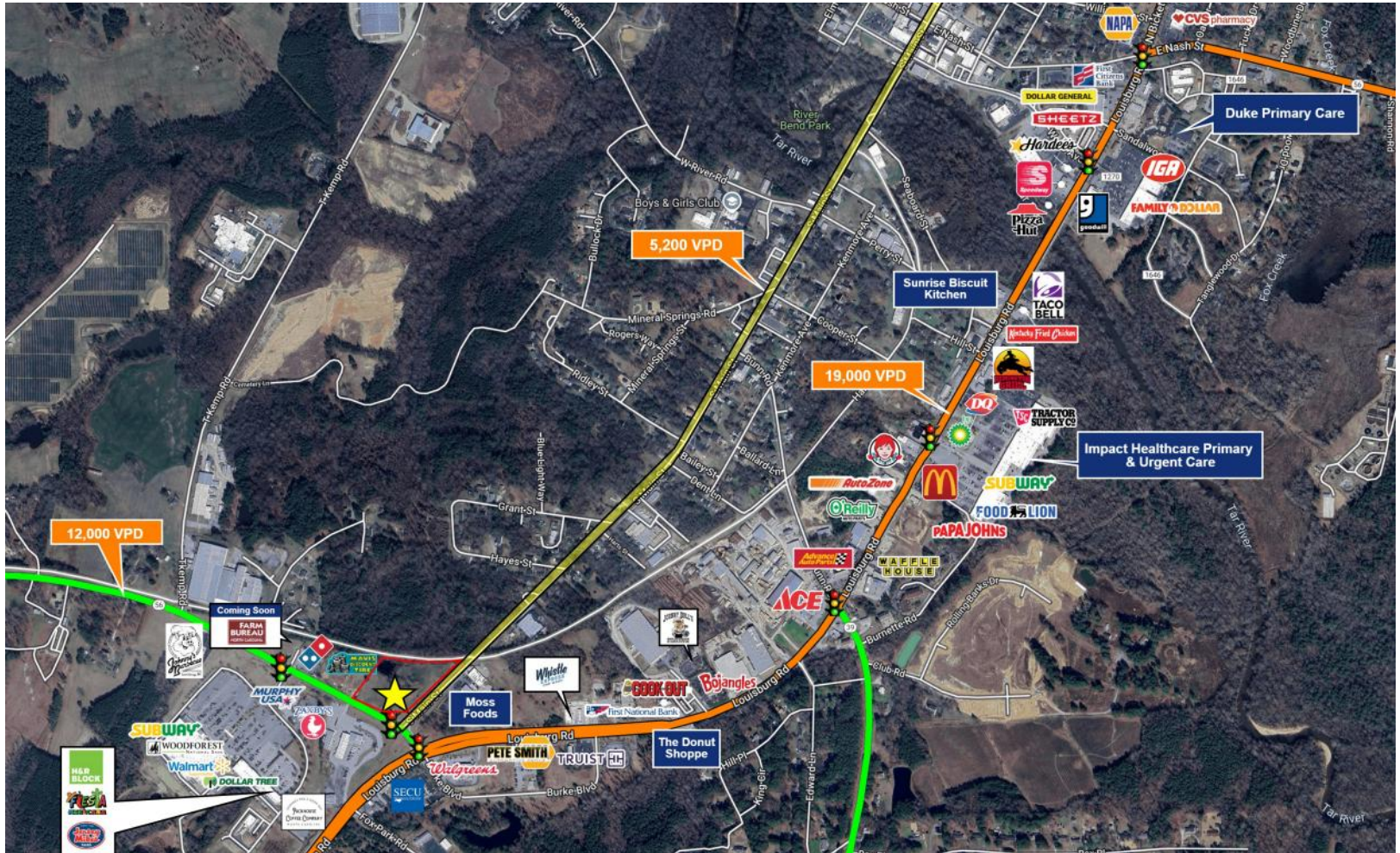
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# High Level Aerial

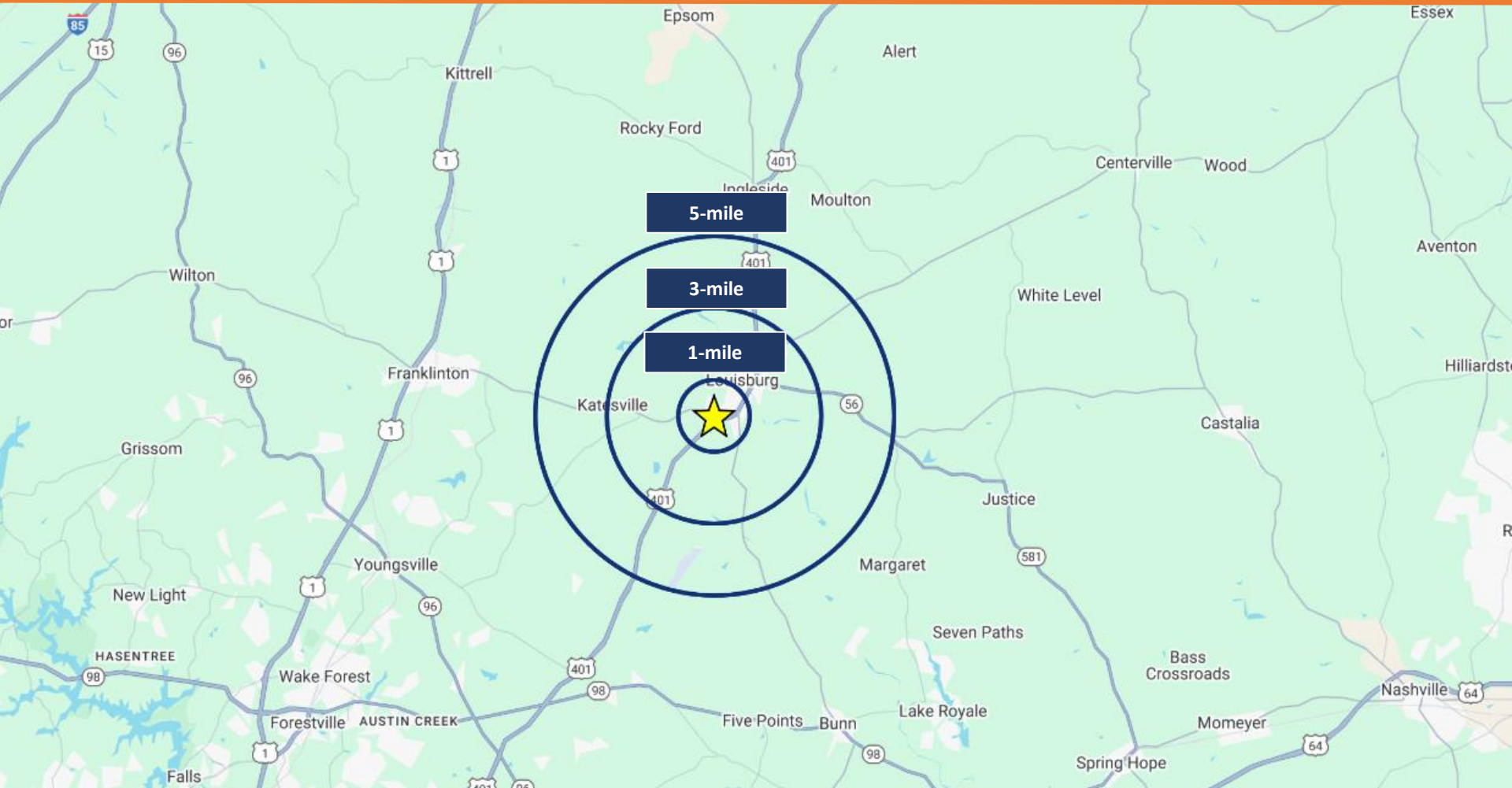
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# DEMOGRAPHIC RADIUS MAP

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# 1, 3 & 5-MILE DEMOGRAPHICS

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## 0 NC Hwy 56 Louisburg, NC

	1mi	3mi	5mi	
POPULATION	2024 Estimated Population	1,646	6,148	10,628
	2029 Projected Population	1,870	6,960	12,212
	2020 Census Population	1,434	5,659	9,693
	2010 Census Population	1,497	5,946	9,932
	Projected Annual Growth 2024 to 2029	2.7%	2.6%	3.0%
	Historical Annual Growth 2010 to 2024	0.7%	0.2%	0.5%
HOUSEHOLDS	2024 Estimated Households	666	2,359	4,139
	2029 Projected Households	765	2,709	4,803
	2020 Census Households	556	2,014	3,539
	2010 Census Households	587	2,156	3,631
	Projected Annual Growth 2024 to 2029	3.0%	3.0%	3.2%
	Historical Annual Growth 2010 to 2024	1.0%	0.7%	1.0%
AGE	2024 Est. Population Under 10 Years	11.2%	10.4%	10.8%
	2024 Est. Population 10 to 19 Years	11.8%	13.7%	13.0%
	2024 Est. Population 20 to 29 Years	14.3%	14.2%	12.8%
	2024 Est. Population 30 to 44 Years	20.4%	17.6%	17.8%
	2024 Est. Population 45 to 59 Years	18.4%	17.6%	18.3%
	2024 Est. Population 60 to 74 Years	17.3%	18.3%	18.8%
	2024 Est. Population 75 Years or Over	6.5%	8.1%	8.4%
	2024 Est. Median Age	37.5	38.6	40.3

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	1mi	3mi	5mi	
MARITAL STATUS & GENDER	2024 Est. Male Population	49.7%	52.5%	51.1%
	2024 Est. Female Population	50.3%	47.5%	48.9%
	2024 Est. Never Married	49.2%	50.5%	41.7%
	2024 Est. Now Married	28.9%	27.1%	35.6%
	2024 Est. Separated or Divorced	19.3%	17.2%	17.1%
	2024 Est. Widowed	2.5%	5.3%	5.6%
	2024 Est. HH Income \$200,000 or More	4.3%	5.2%	6.5%
	2024 Est. HH Income \$150,000 to \$199,999	6.2%	6.4%	7.2%
	2024 Est. HH Income \$100,000 to \$149,999	20.4%	17.3%	17.3%
	2024 Est. HH Income \$75,000 to \$99,999	7.7%	13.0%	16.5%
INCOME	2024 Est. HH Income \$50,000 to \$74,999	23.6%	19.5%	18.2%
	2024 Est. HH Income \$35,000 to \$49,999	10.2%	10.7%	10.5%
	2024 Est. HH Income \$25,000 to \$34,999	4.4%	3.3%	3.6%
	2024 Est. HH Income \$15,000 to \$24,999	9.2%	11.8%	10.7%
	2024 Est. HH Income Under \$15,000	14.0%	12.6%	9.4%
	2024 Est. Average Household Income	\$81,721	\$84,929	\$93,877
	2024 Est. Median Household Income	\$66,485	\$65,437	\$73,186
	2024 Est. Per Capita Income	\$33,094	\$33,040	\$36,919
	2024 Est. Total Businesses	106	488	562
	2024 Est. Total Employees	1,052	4,254	4,660

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