

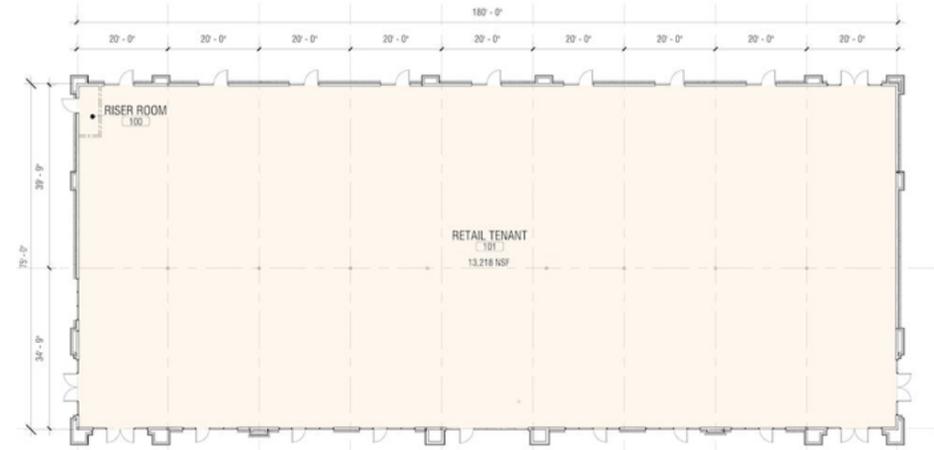
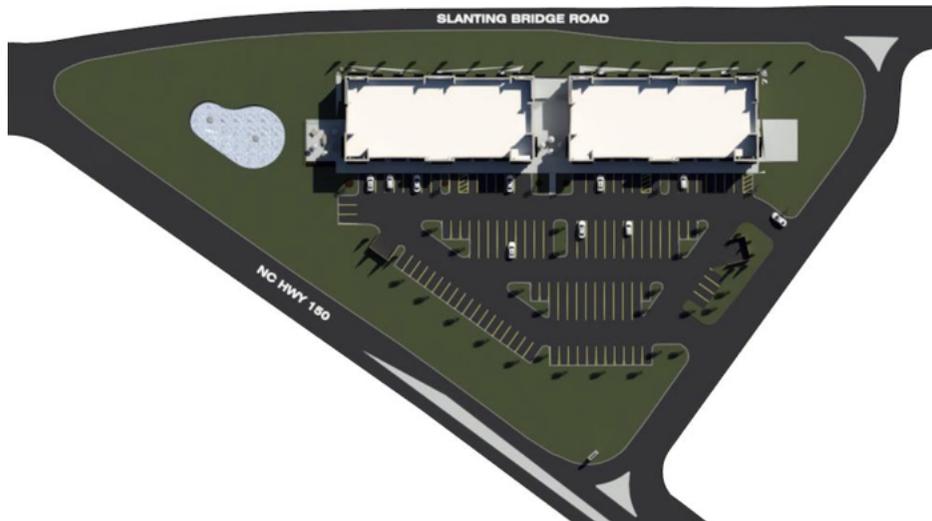
Villages at Sherrills Ford

NC Hwy 150 Hwy, Sherrills Ford, NC 28673



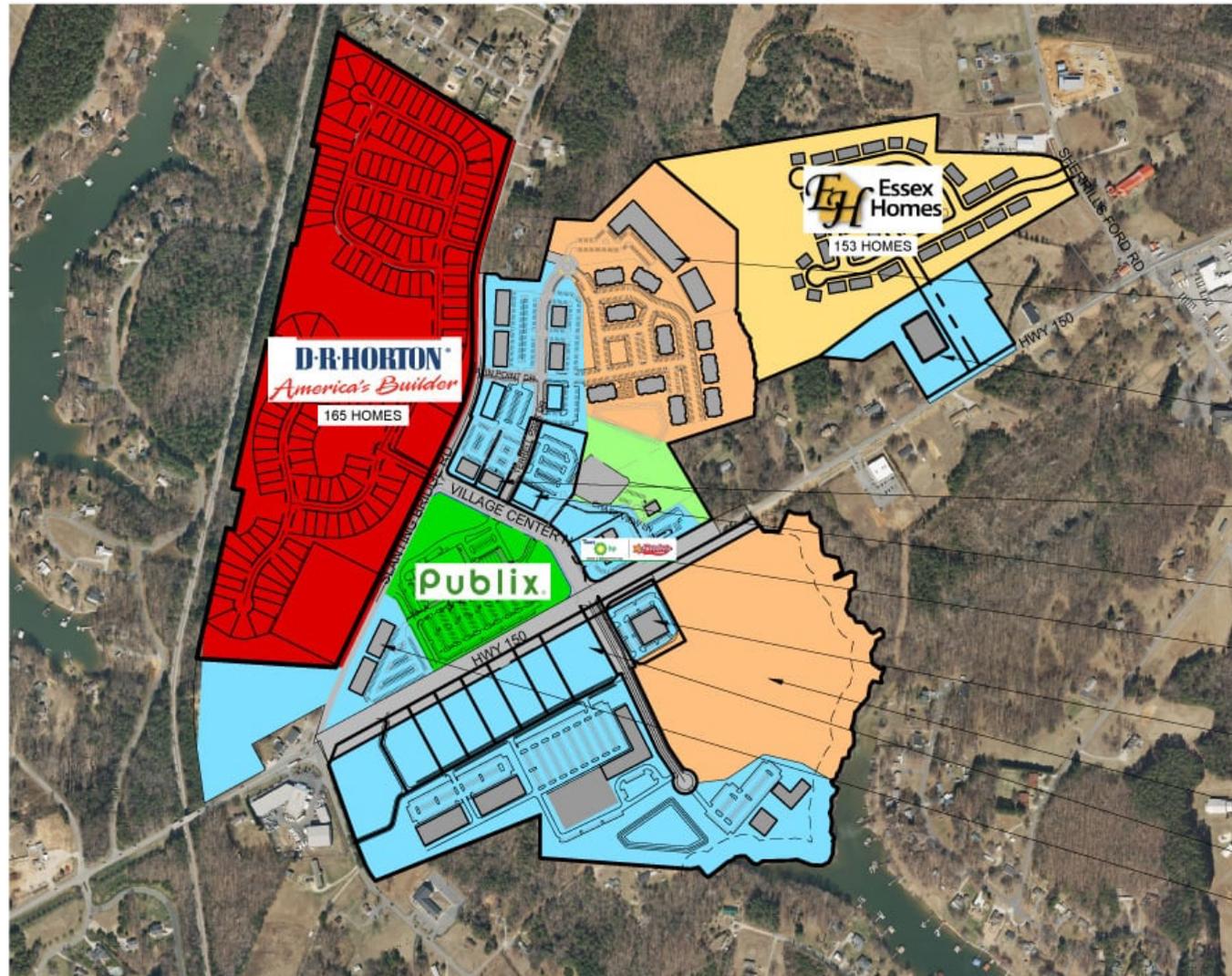
Villages at Sherrills Ford

NC Hwy 150 Hwy, Sherrills Ford, NC 28673



Villages at Sherrills Ford

NC Hwy 150 Hwy, Sherrills Ford, NC 28673



195 UNIT INDEPENDENT LIVING FACILITY UNDER CONTRACT

100,000 SF CLIMATE CONTROLLED STORAGE FACILITY SOLD

DENTIST OFFICE SOLD

MEDICAL BUILDING SOLD

C-STORE/GAS & FAST FOOD SOLD

PARCEL N

412 APARTMENTS UNDER CONTRACT

MEDICAL/DENTIST OFFICES UNDER CONTRACT

13,500 SF RETAIL BUILDING COMING WINTER 2019



Traffic Count Report

BuildingType: **Land**

Class: -

RBA: -

TypicalFloor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
Slanting Bridge Rd	Mocassin Dr	0.10 SE	2015	6,900	AADT	.25
Drena Rd	Cypress St	0.05 SE	2017	820	MPSI	.44
E Nc 150 Hwy	Marshall Rd	0.76 NE	2015	12,199	MPSI	.56
State Hwy 150	Sherrills Ford Rd	0.14 NE	2017	13,000	MPSI	.56
Drena Dr	Mayberry Ln	0.34 SE	2017	190	MPSI	.61
Nc Hwy 150 E	Todd St	0.08 SW	2015	9,047	MPSI	.62
State Hwy 150	Todd St	0.08 SW	2017	10,000	MPSI	.62
Hob Ln	McGee Point Rd	0.03 SW	2017	400	MPSI	.70
Sherrills Ford Rd	State Hwy 150	0.09 NW	2015	890	AADT	.71
Sherrills Ford Rd	Sallie Gabriel Ln	0.01 S	2015	5,400	AADT	.74

Demographic Summary Report

Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	1,284		8,873		31,783	
2018 Estimate	1,227		8,422		29,861	
2010 Census	977		6,732		24,359	
Growth 2018 - 2023	4.65%		5.36%		6.44%	
Growth 2010 - 2018	25.59%		25.10%		22.59%	
2018 Population by Hispanic Origin						
	27		213		924	
2018 Population						
White	1,153	93.97%	7,912	93.94%	28,194	94.42%
Black	44	3.59%	282	3.35%	780	2.61%
Am. Indian & Alaskan	3	0.24%	28	0.33%	109	0.37%
Asian	14	1.14%	94	1.12%	378	1.27%
Hawaiian & Pacific Island	1	0.08%	6	0.07%	18	0.06%
Other	12	0.98%	100	1.19%	381	1.28%
U.S. Armed Forces	0		3		11	

Demographic Summary Report

Radius	1 Mile		3 Mile		5 Mile	
Households						
2023 Projection	536		3,531		12,028	
2018 Estimate	512		3,357		11,319	
2010 Census	407		2,694		9,245	
Growth 2018 - 2023	4.69%		5.18%		6.26%	
Growth 2010 - 2018	25.80%		24.61%		22.43%	
Owner Occupied	423	82.62%	2,814	83.82%	9,580	84.64%
Renter Occupied	89	17.38%	543	16.18%	1,738	15.35%
2018 Households by HH Income						
Income: <\$25,000	66	12.89%	407	12.12%	1,323	11.69%
Income: \$25,000 - \$50,000	111	21.68%	714	21.26%	2,275	20.10%
Income: \$50,000 - \$75,000	93	18.16%	585	17.42%	1,570	13.87%
Income: \$75,000 - \$100,000	91	17.77%	579	17.24%	1,540	13.61%
Income: \$100,000 - \$125,000	58	11.33%	335	9.97%	1,112	9.83%
Income: \$125,000 - \$150,000	29	5.66%	228	6.79%	816	7.21%
Income: \$150,000 - \$200,000	29	5.66%	228	6.79%	1,195	10.56%
Income: \$200,000+	35	6.84%	283	8.43%	1,486	13.13%
2018 Avg Household Income	\$88,726		\$94,440		\$109,965	
2018 Med Household Income	\$71,379		\$73,860		\$82,962	



Demographic Trend Report

Description	2010		2018		2023	
Population	977		1,227		1,284	
Age 0 - 4	46	4.71%	55	4.48%	61	4.75%
Age 5 - 9	57	5.83%	60	4.89%	61	4.75%
Age 10 - 14	58	5.94%	67	5.46%	65	5.06%
Age 15 - 19	50	5.12%	68	5.54%	69	5.37%
Age 20 - 24	36	3.68%	63	5.13%	69	5.37%
Age 25 - 29	42	4.30%	55	4.48%	65	5.06%
Age 30 - 34	48	4.91%	52	4.24%	60	4.67%
Age 35 - 39	63	6.45%	57	4.65%	58	4.52%
Age 40 - 44	75	7.68%	72	5.87%	64	4.98%
Age 45 - 49	84	8.60%	87	7.09%	76	5.92%
Age 50 - 54	96	9.83%	101	8.23%	90	7.01%
Age 55 - 59	84	8.60%	108	8.80%	101	7.87%
Age 60 - 64	80	8.19%	104	8.48%	105	8.18%
Age 65 - 69	64	6.55%	96	7.82%	100	7.79%
Age 70 - 74	41	4.20%	77	6.28%	88	6.85%
Age 75 - 79	26	2.66%	51	4.16%	67	5.22%
Age 80 - 84	15	1.54%	31	2.53%	44	3.43%
Age 85+	12	1.23%	24	1.96%	40	3.12%



Demographic Trend Report

Description	2010		2018		2023	
Age 15+	816	83.52%	1,046	85.25%	1,096	85.36%
Age 20+	766	78.40%	978	79.71%	1,027	79.98%
Age 65+	158	16.17%	279	22.74%	339	26.40%
Median Age	46		49		50	
Average Age	42.20		44.50		45.50	
Population By Race	977		1,227		1,284	
White	924	94.58%	1,153	93.97%	1,203	93.69%
Black	33	3.38%	44	3.59%	47	3.66%
Am. Indian & Alaskan	2	0.20%	3	0.24%	3	0.23%
Asian	9	0.92%	14	1.14%	16	1.25%
Hawaiian & Pacific Islander	0	0.00%	1	0.08%	1	0.08%
Other	8	0.82%	12	0.98%	14	1.09%



Demographic Trend Report

Description	2010		2018		2023	
Population by Race (Hispanic)	19		27		32	
White	17	89.47%	24	88.89%	28	87.50%
Black	0	0.00%	1	3.70%	1	3.13%
Am. Indian & Alaskan	0	0.00%	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	1	5.26%	2	7.41%	2	6.25%
Household by Household Income	405		512		535	
<\$25,000	79	19.51%	66	12.89%	65	12.15%
\$25,000 - \$50,000	103	25.43%	111	21.68%	114	21.31%
\$50,000 - \$75,000	111	27.41%	93	18.16%	92	17.20%
\$75,000 - \$100,000	34	8.40%	91	17.77%	101	18.88%
\$100,000 - \$125,000	30	7.41%	58	11.33%	63	11.78%
\$125,000 - \$150,000	19	4.69%	29	5.66%	30	5.61%
\$150,000 - \$200,000	18	4.44%	29	5.66%	32	5.98%
\$200,000+	11	2.72%	35	6.84%	38	7.10%
Average Household Income	\$67,215		\$88,726		\$90,754	
Median Household Income	\$53,254		\$71,379		\$74,124	





Villages at Sherrills Ford

NC Hwy 150 Hwy, Sherrills Ford, NC 28673

Contact Michael Morgan

Email: lknpros@gmail.com

Mobile: 704-224-6941