

REA FARMS

RETAIL



TASTEFUL EATS

PREMIUM SERVICES

COMMUNITY CENTRIC

FOUNDRY
COMMERCIAL

MARKET OVERVIEW



2nd most visited **Harris Teeter** out of 146 in the nation

**according to Placer Ai*



TASTEFUL
EATS

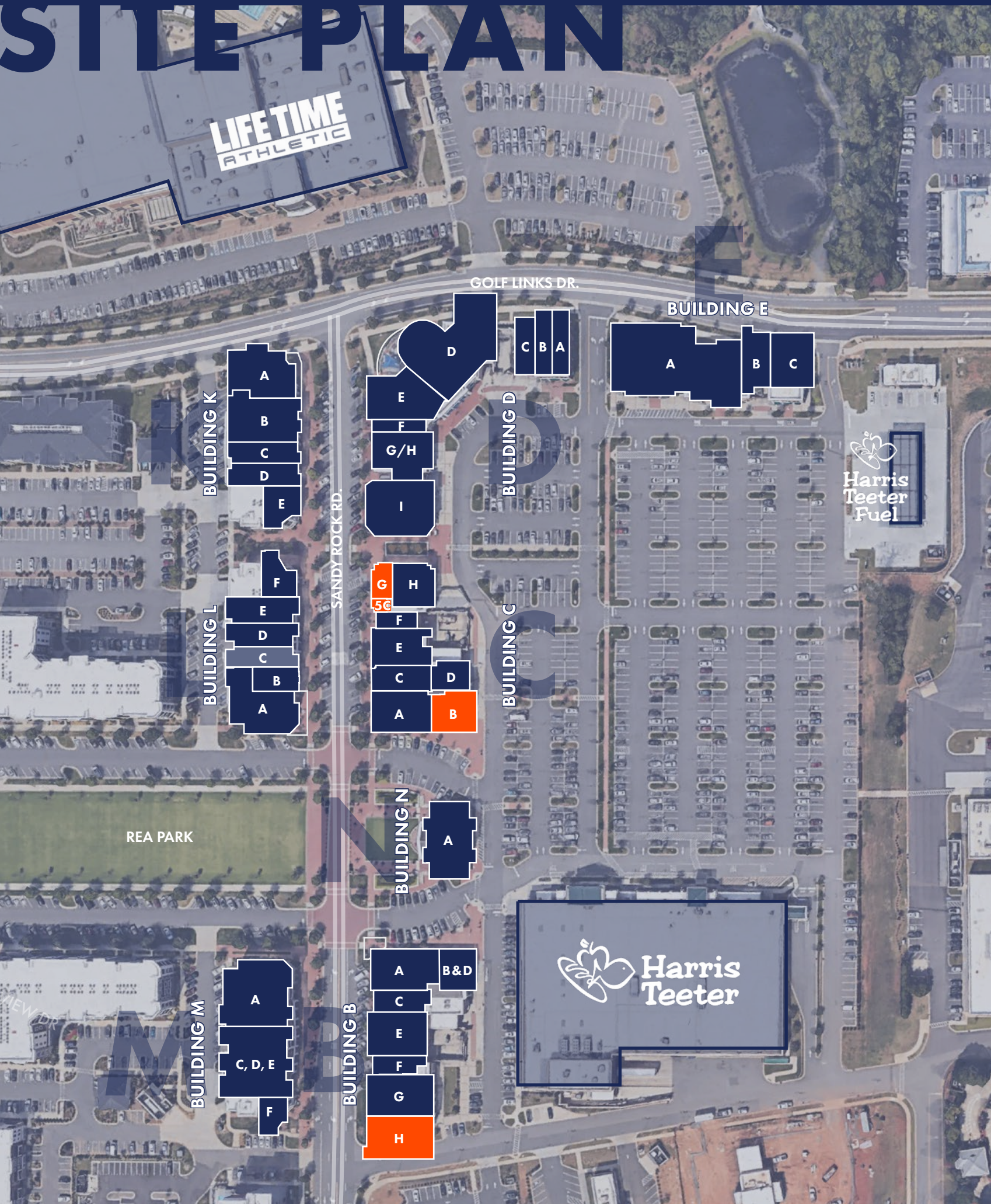


PREMIUM
SERVICES



CENTRIC
COMMUNITY

SITE PLAN



BUILDING B 9905 Sandy Rock Place

SUITE	TENANT	SQ FT
A	Space Hot Pot	±3,443
B, D	Massage Envy	±2,561
C	H2Blow Dry Bar	±1,310
E	Aloha Nails	±3,004
F	Rooster's Men's Grooming	±1,113
G	VIO Med Spa	±3,086
H	AVAILABLE	±2,771

BUILDING C 9825 Sandy Rock Place

A	Little Mama's	±3,501
B	AVAILABLE	±1,553
C	Best Brains	±1,561
D	TLC Cleaners	±1,104
E	Restore Hyper Wellness	±2,796
F	Idolize Brow Bar	±1,231
G	AVAILABLE	±1,064
H	Salata	±2,711
5C	AVAILABLE	±441

BUILDING D 9805 Sandy Rock Place

A	Penn Station Subs	±1,400
B	Papa John's	±1,433
C	The UPS Store	±1,149
D	Duckworth's	±7,028
E	Avance Care	±3,491
F	Nuspine	±930
G/H	Golf Links Simulator	±3,250
I	Margaritas	±4,220

BUILDING E 1115 Golf Links Drive

A	Miller Street Dance	±9,578
B	Atrium Urgent Care	±1,975
C	Banfield Pet Hospital	±2,625

BUILDING K 9804 Sandy Rock Place

A	InvenTrust Property Management	±1,900
B	Tori Irvine Dentist	±3,360
C	Elite Martial Arts	±1,631
D	Lean Kitchen	±1,611
E	TCBY	±1,312

BUILDING L 9826 Sandy Rock Place

A	Paris Baguette	±3,500
B	Milk Cha Cha	±975
C	NEGOTIATING	±1,547
D	Al-Karam Jewelry	±1,674
E	Flour Power	±1,607
F	Clean Juice	±1,312

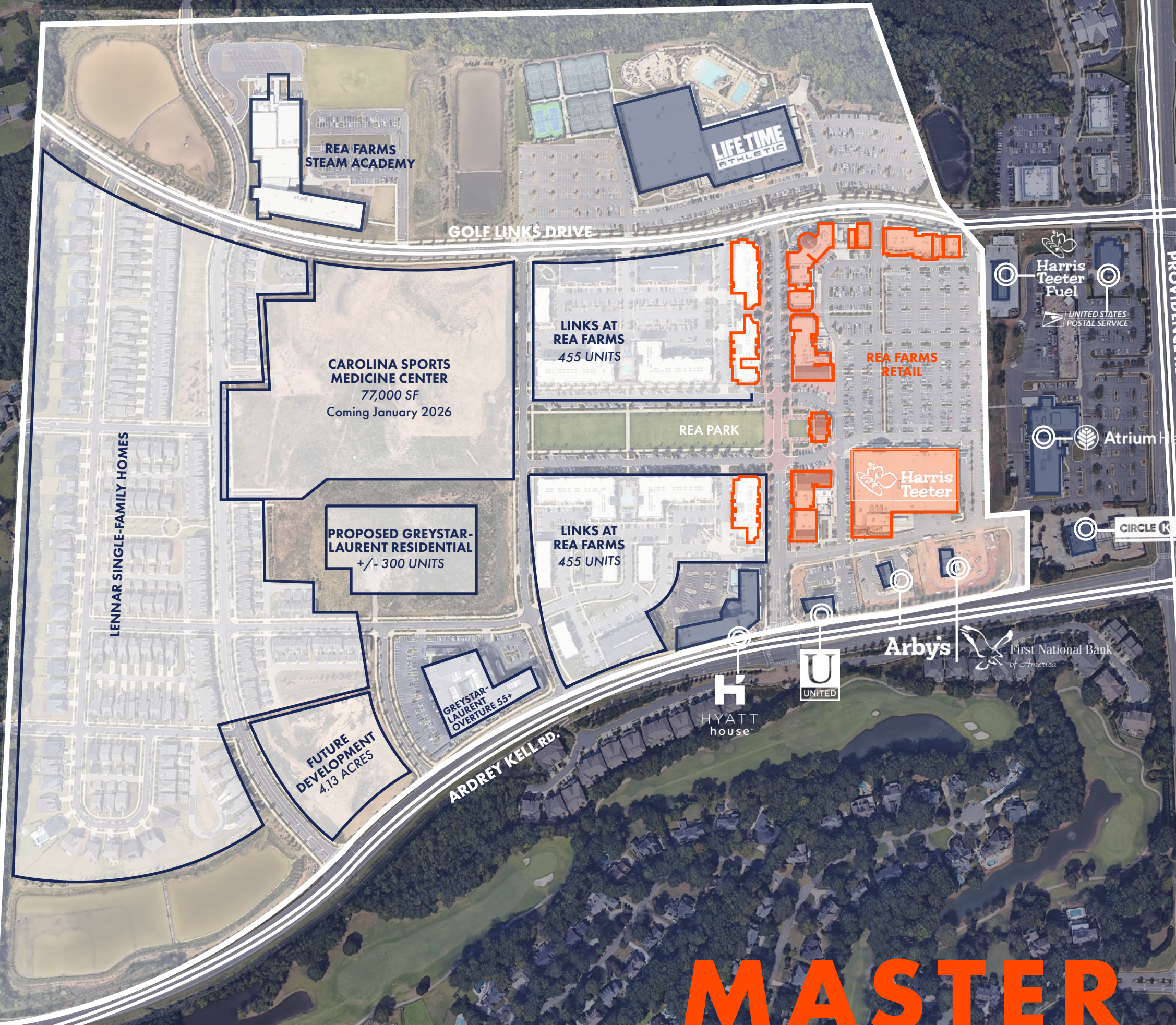
BUILDING M 9904 Sandy Rock Place

A	Salon Lofts	±4,475
C, D, E	Salon Lofts	±4,877
F	Mason's Famous Lobster Rolls	±1,356

BUILDING N 9855 Sandy Rock Place

A	Improper Pig	±3,535
---	--------------	--------

KEY
 LEASED
 NEGOTIATING
 AVAILABLE



LENNAR SINGLE-FAMILY HOMES

REA FARMS STEAM ACADEMY

LIFETIME ATHLETIC

GOLF LINKS DRIVE

CAROLINA SPORTS MEDICINE CENTER
77,000 SF
Coming January 2026

LINKS AT REA FARMS
455 UNITS

REA FARMS RETAIL

REA PARK

PROPOSED GREYSTAR-LAURENT RESIDENTIAL
+/- 300 UNITS

LINKS AT REA FARMS
455 UNITS

Harris Teeter

Harris Teeter Fuel

UNITED STATES POSTAL SERVICE

Atrium Health

WAVERLY

CIRCLE K

GREYSTAR-LAURENT OVERTURE 55+

ARDREY KELL RD.

HYATT house

UNITED

Arby's

First National Bank of America

KEY
REA FARMS SHOPS
MULTI FAMILY UNITS FIRST FLOOR RETAIL

MASTER PLAN

OVERVIEW

LIFETIME ATHLETIC

200K SF
+/- 8,000 MEMBERS
(1,200 - 4,000 VISITORS PER DAY)

REA FARMS

200K SF RETAIL
76K SF HARRIS TEETER
700 RESIDENTIAL UNITS
175 55+ HOUSING UNITS



DEMOS

ESTIMATED POPULATION (2025)

1 MILE	3 MILE	5 MILE
9,465	60,590	168,903

PROJECTED POPULATION (2030)

9,482	59,978	168,538
-------	--------	---------

MEDIAN AGE

38.1	41.3	40.9
------	------	------

TOTAL EMPLOYEES

3,518	16,392	66,331
-------	--------	--------

MEDIAN HOME VALUE

\$599,066	\$617,253	\$603,103
-----------	-----------	-----------

AVG HOME INCOME

\$188,675	\$203,521	\$200,130
-----------	-----------	-----------

VPD

I-85

48,756 VPD

PROVIDENCE RD.

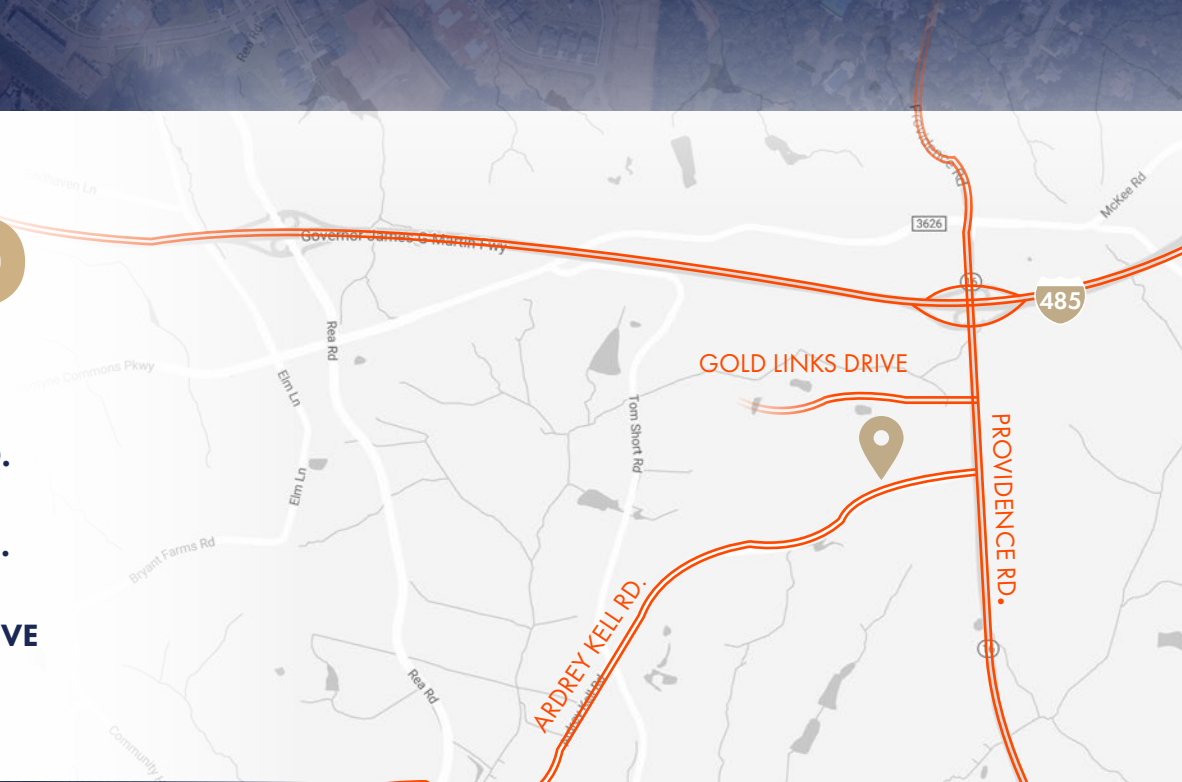
53,767 VPD

ARDREY KELL RD.

19,156 VPD

GOLD LINKS DRIVE

11,602 VPD



LEASED BY

FOUNDRY
COMMERCIAL

OWNED & MANAGED BY



InvenTrust
Properties

RF