

# REA FARMS

RETAIL

RETAIL

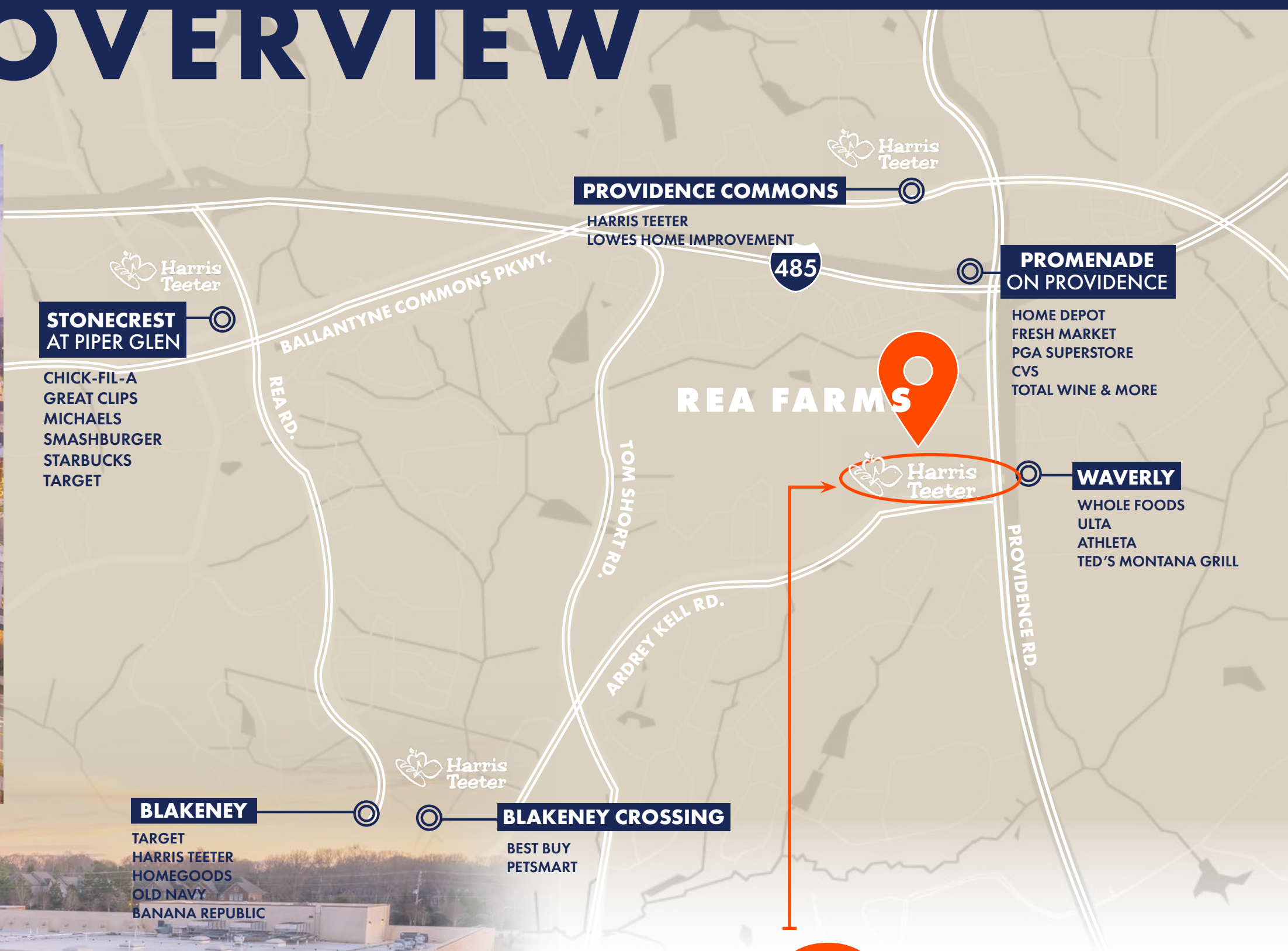
**TASTEFUL EATS**

**PREMIUM SERVICES**

**COMMUNITY CENTRIC**

FOUNDRY  
COMMERCIAL

# MARKET OVERVIEW



**2<sup>nd</sup>** most visited **Harris Teeter**  
out of 146 in the nation

*\*according to Placer Ai*



# TASTEFUL EATS

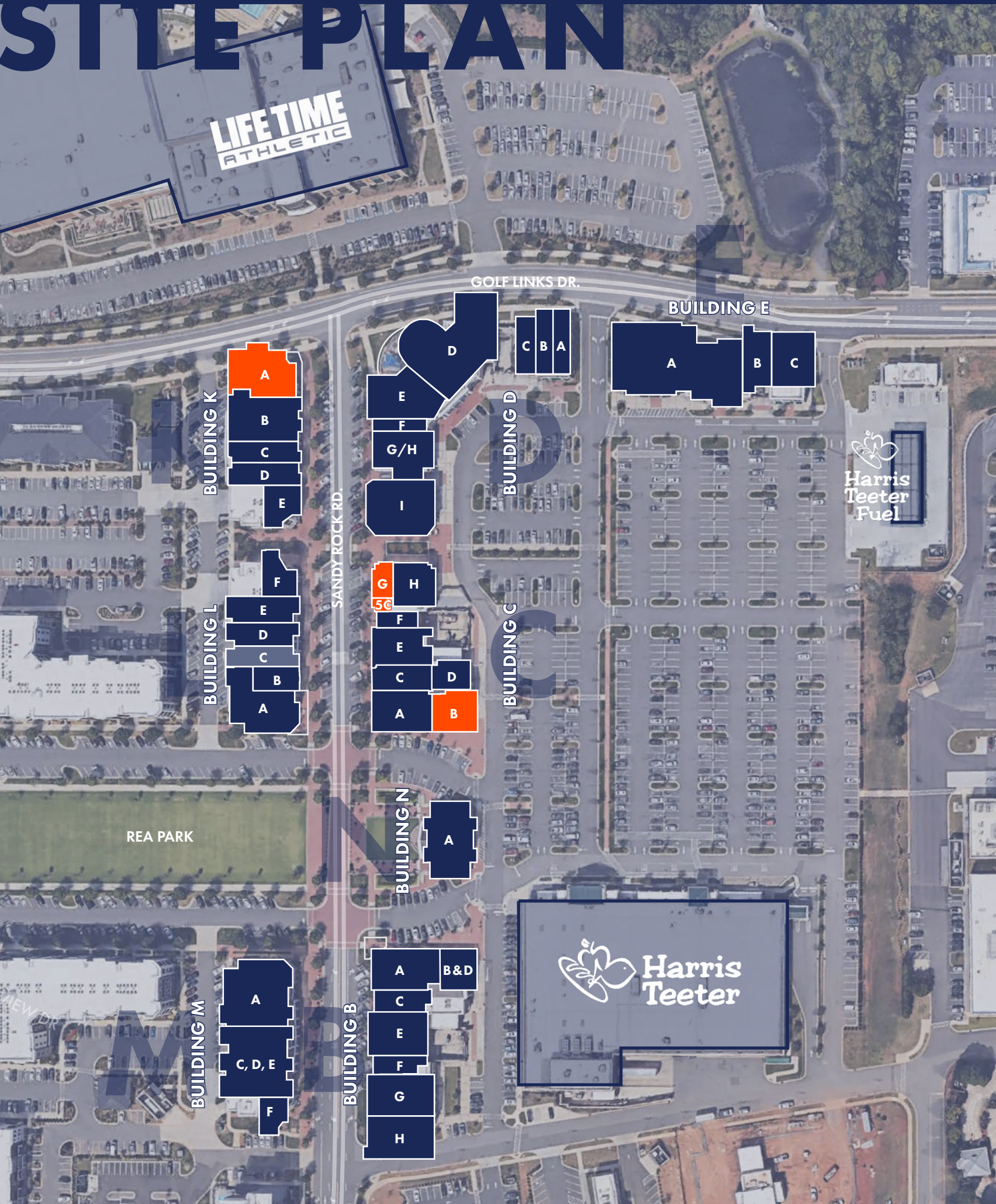


# PREMIUM SERVICES



# 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     | AT&T                     | ±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 11115 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 | AVAILABLE           | ±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

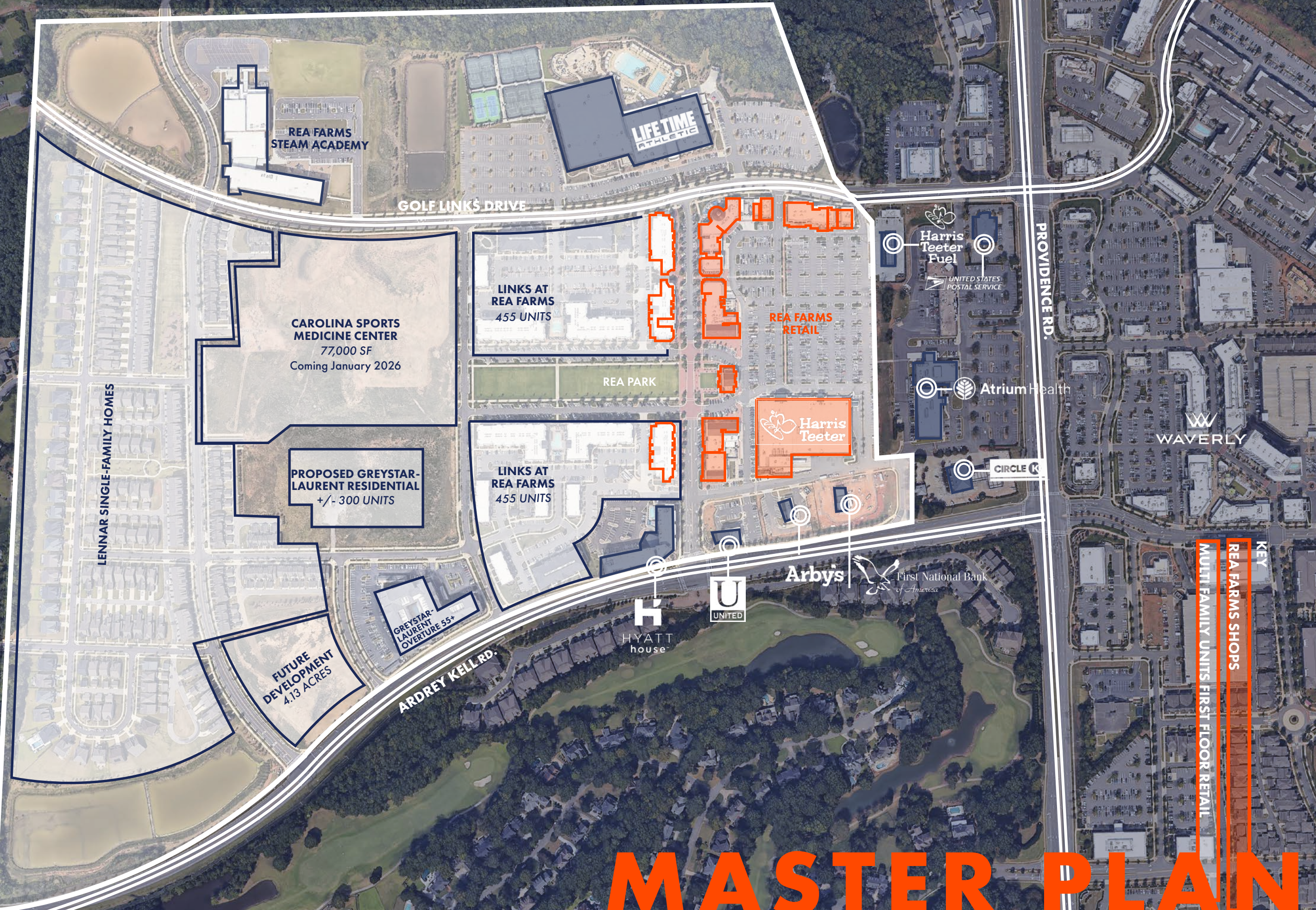
|   |              |        |
|---|--------------|--------|
| A | Improper Pig | ±3,535 |
|---|--------------|--------|

KEY

LEASED

NEGOTIATING

AVAILABLE



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.

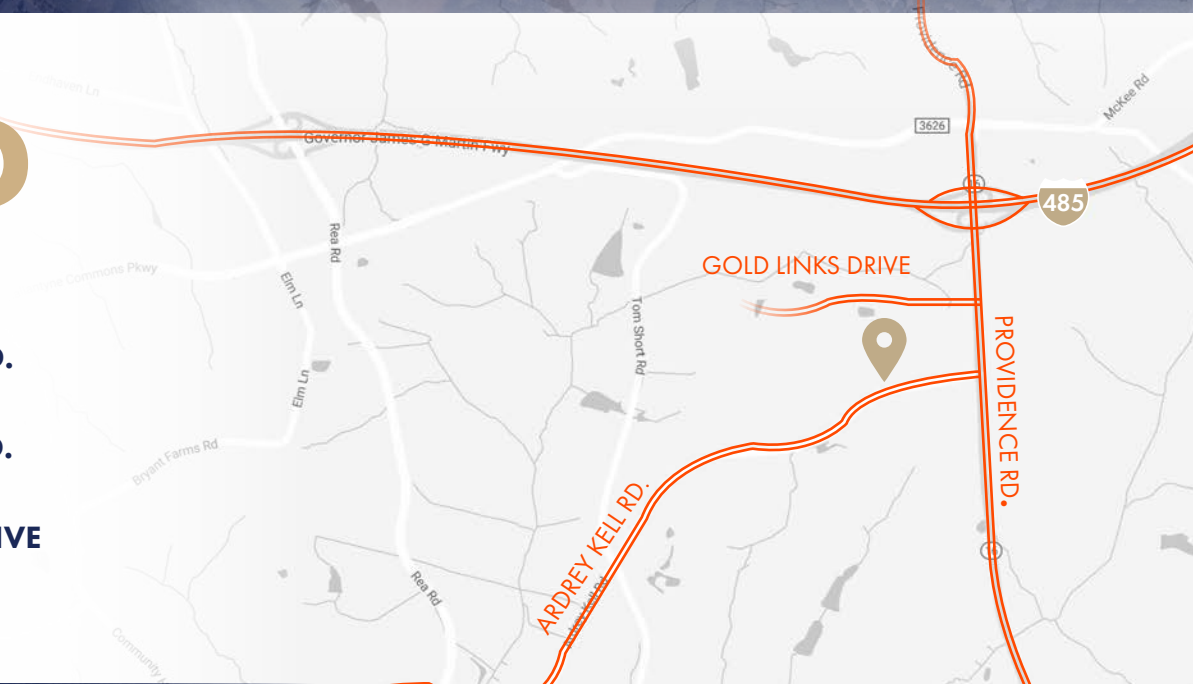
53,767 VPD

## ARDREY KELL RD.

19,156 VPD

## GOLD LINKS DRIVE

11,602 VPD



LEASED BY

FOUNDRY  
COMMERCIAL

OWNED & MANAGED BY



InvenTrust  
Properties

RF