

# THOMASVILLE CROSSING

For Lease | 1404-1428 National Hwy, Thomasville, NC, 27360



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# HIGHLIGHTS

- Located at the corner of National Highway and Hasty School Road.
- Excellent road frontage with immediate ingress and egress.
- High traffic count due to I-85 highway access and a Sheetz gas station.



Suite	Square Feet	Rent Per SF (Annual)	Lease Type
3	1500	\$12	NNN (\$1.85/SF)
6	998	\$12	NNN (\$1.85/SF)
8	4000	\$10	NNN (\$1.85/SF)



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,300	27,245	78,041



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$54,310	\$53,357	\$55,766



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,269	10,453	30,120

## PROPERTY FEATURES

CURRENT OCCUPANCY	88.00 %
TOTAL TENANTS	7
BUILDING SF	78,000
GLA (SF)	78,000
LAND ACRES	9.60
YEAR BUILT	1996
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	406
CORNER LOCATION	Yes

## TENANT INFORMATION

MAJOR TENANT/S	Dollar General
LEASE TYPE	NNN



## Property Overview

- Grocery-anchored shopping center centrally located in Thomasville's retail district with multiple national tenants.

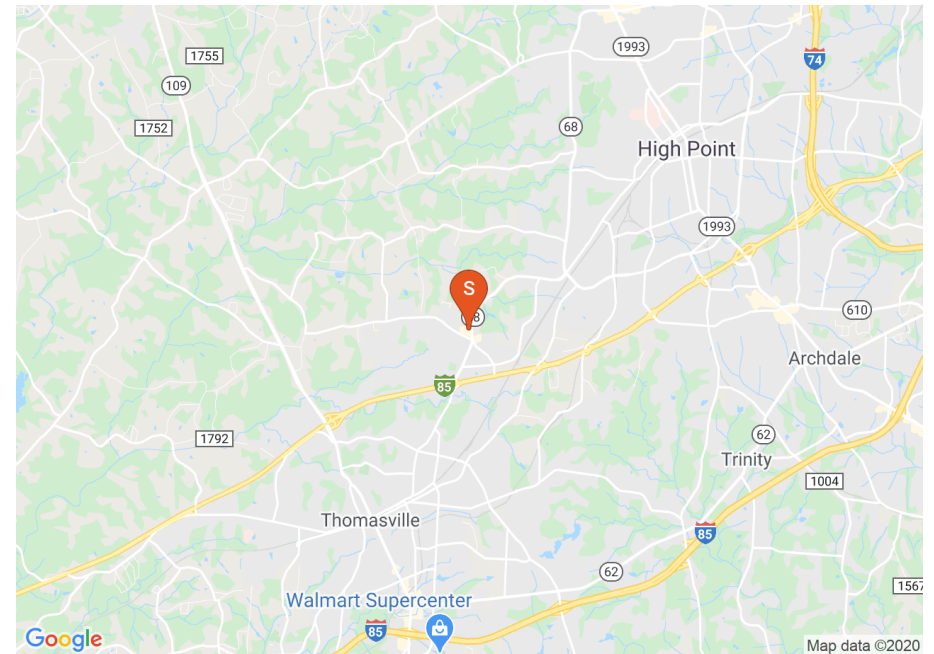
## Location Overview

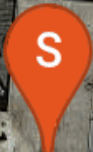
- Thomasville Crossing Shopping Center is located at the corner of National Highway and Hasty School Rd in Thomasville, NC. Anchored by national tenants including IGA Home Town Grocery, Dollar Tree, Rite Aid, Burger King and Napa Auto, to name a few, as well as an on-site Bank of America ATM.
- The surrounding populace is predominantly blue collar. Enjoy high amounts of road traffic due to I-85 highway access and a Sheetz gas station, which is currently open and operating.

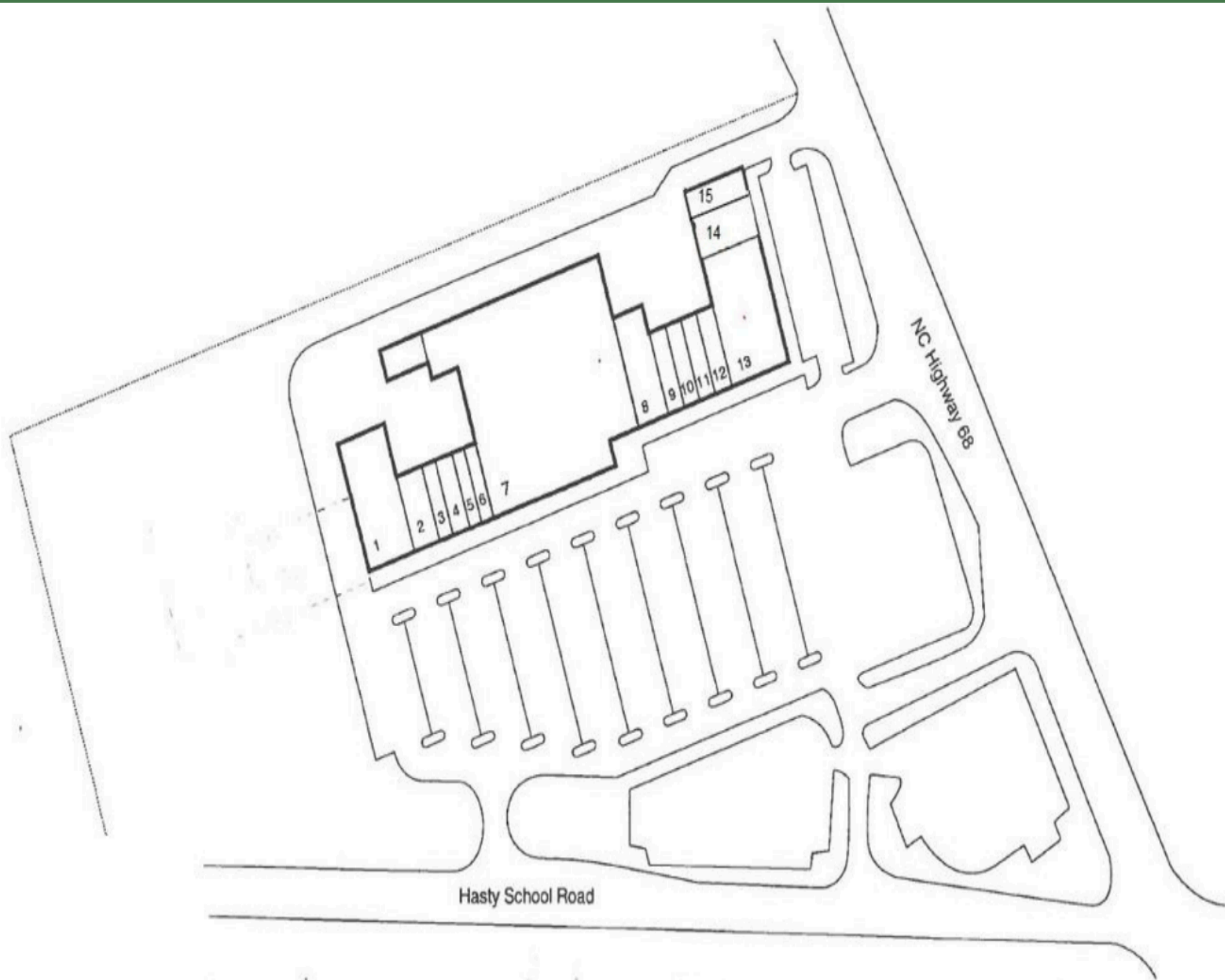
Locator Map



Regional Map







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,403	23,687	70,454
2010 Population	3,100	25,982	74,392
2019 Population	3,300	27,245	78,041
2024 Population	3,416	28,007	80,150
2019-2024: Population: Growth Rate	3.45 %	2.75 %	2.65 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	108	1,798	5,236
\$15,000-\$24,999	194	1,455	4,287
\$25,000-\$34,999	154	1,209	3,660
\$35,000-\$49,999	301	2,012	5,178
\$50,000-\$74,999	197	1,806	5,246
\$75,000-\$99,999	195	959	2,545
\$100,000-\$149,999	100	808	2,490
\$150,000-\$199,999	11	247	804
\$200,000 or greater	9	158	674
Median HH Income	\$42,375	\$39,419	\$39,258
Average HH Income	\$54,310	\$53,357	\$55,766

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,054	10,064	30,262
2010 Total Households	1,209	10,047	29,010
2019 Total Households	1,269	10,453	30,120
2024 Total Households	1,307	10,723	30,862
2019 Average Household Size	2.60	2.56	2.51
2000 Owner Occupied Housing	717	5,499	15,870
2000 Renter Occupied Housing	263	3,935	12,261
2019 Owner Occupied Housing	952	6,293	16,891
2019 Renter Occupied Housing	317	4,160	13,229
2019 Vacant Housing	137	1,354	4,469
2019 Total Housing	1,406	11,807	34,589
2024 Owner Occupied Housing	986	6,508	17,528
2024 Renter Occupied Housing	322	4,214	13,333
2024 Vacant Housing	146	1,396	4,658
2024 Total Housing	1,453	12,119	35,520
2019-2024: Households: Growth Rate	2.95 %	2.55 %	2.45 %

2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	196	1,664	4,809
2019 Population Age 35-39	237	1,667	4,811
2019 Population Age 40-44	233	1,618	4,645
2019 Population Age 45-49	247	1,828	5,173
2019 Population Age 50-54	235	1,797	5,067
2019 Population Age 55-59	209	1,714	5,115
2019 Population Age 60-64	169	1,609	4,735
2019 Population Age 65-69	138	1,308	3,949
2019 Population Age 70-74	103	1,116	3,303
2019 Population Age 75-79	67	783	2,220
2019 Population Age 80-84	49	542	1,459
2019 Population Age 85+	45	600	1,506
2019 Population Age 18+	2,444	20,454	59,747
2019 Median Age	37	38	38

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$45,323	\$40,561	\$40,274
Average Household Income 25-34	\$55,466	\$50,515	\$51,970
Median Household Income 35-44	\$50,976	\$44,462	\$45,405
Average Household Income 35-44	\$64,810	\$59,238	\$62,826
Median Household Income 45-54	\$47,206	\$46,969	\$47,940
Average Household Income 45-54	\$59,811	\$62,121	\$65,668
Median Household Income 55-64	\$42,849	\$42,913	\$42,933
Average Household Income 55-64	\$53,255	\$58,045	\$60,913
Median Household Income 65-74	\$37,365	\$37,280	\$36,924
Average Household Income 65-74	\$45,907	\$51,388	\$52,287
Average Household Income 75+	\$34,578	\$36,844	\$38,534

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	260	1,857	5,220
2024 Population Age 35-39	211	1,646	4,810
2024 Population Age 40-44	236	1,672	4,822
2024 Population Age 45-49	221	1,638	4,751
2024 Population Age 50-54	231	1,794	5,095
2024 Population Age 55-59	216	1,710	4,921
2024 Population Age 60-64	191	1,683	4,993
2024 Population Age 65-69	152	1,511	4,457
2024 Population Age 70-74	118	1,189	3,550
2024 Population Age 75-79	83	968	2,831
2024 Population Age 80-84	50	620	1,726
2024 Population Age 85+	48	585	1,514
2024 Population Age 18+	2,525	21,035	61,421
2024 Median Age	36	38	39

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$48,883	\$46,255	\$46,760
Average Household Income 25-34	\$61,592	\$58,223	\$60,407
Median Household Income 35-44	\$57,455	\$50,410	\$52,153
Average Household Income 35-44	\$72,873	\$67,624	\$72,342
Median Household Income 45-54	\$50,910	\$52,416	\$53,896
Average Household Income 45-54	\$66,360	\$70,677	\$75,903
Median Household Income 55-64	\$46,712	\$48,728	\$50,231
Average Household Income 55-64	\$59,551	\$66,193	\$70,729
Median Household Income 65-74	\$38,346	\$40,382	\$40,550
Average Household Income 65-74	\$51,217	\$58,655	\$60,782
Average Household Income 75+	\$38,298	\$43,258	\$45,772

For Lease

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