

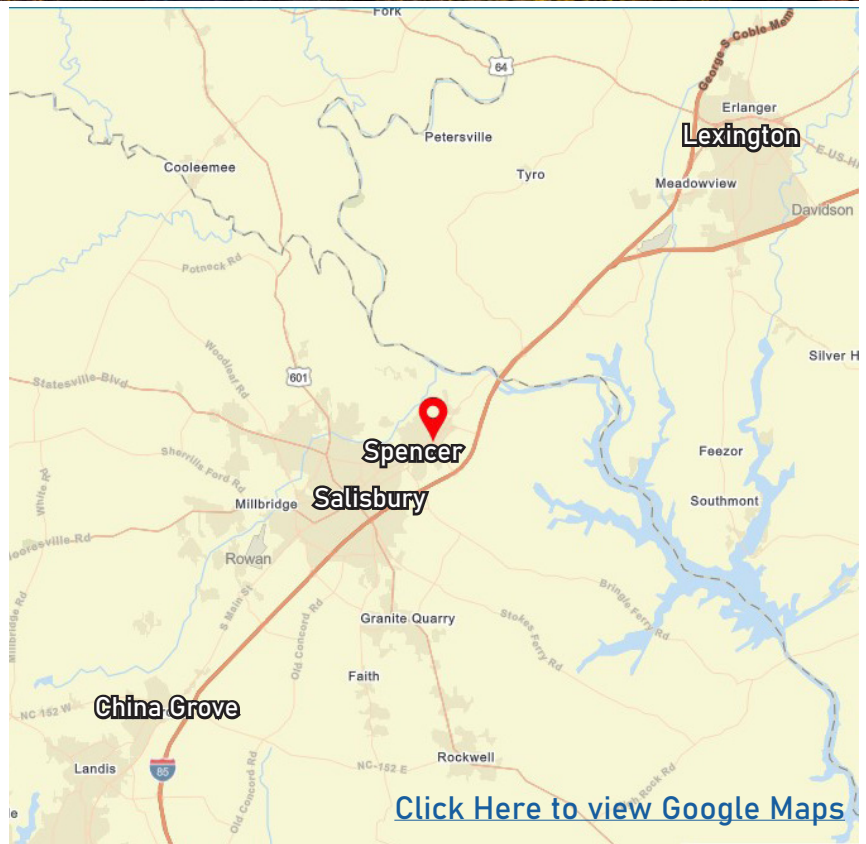
Retail Available For Lease

SPENCER STATION | 313 Salisbury Avenue Spencer, NC



PROPERTY HIGHLIGHTS

- Located along the I-85 corridor, Spencer is an exact midpoint between Washington, DC and Atlanta, GA.
- Spencer is home to the North Carolina Transportation Museum which attracts 150,000 visitors annually.
- Spencer Station is anchored by Food Lion and offers small shop space from 1,800 SF up to 8,470 SF.
- Asking Base Rate: \$9-\$18 PSF NNN
- TICAM: \$2.75 PSF (Taxes, Insurance, Common Area Maintenance)

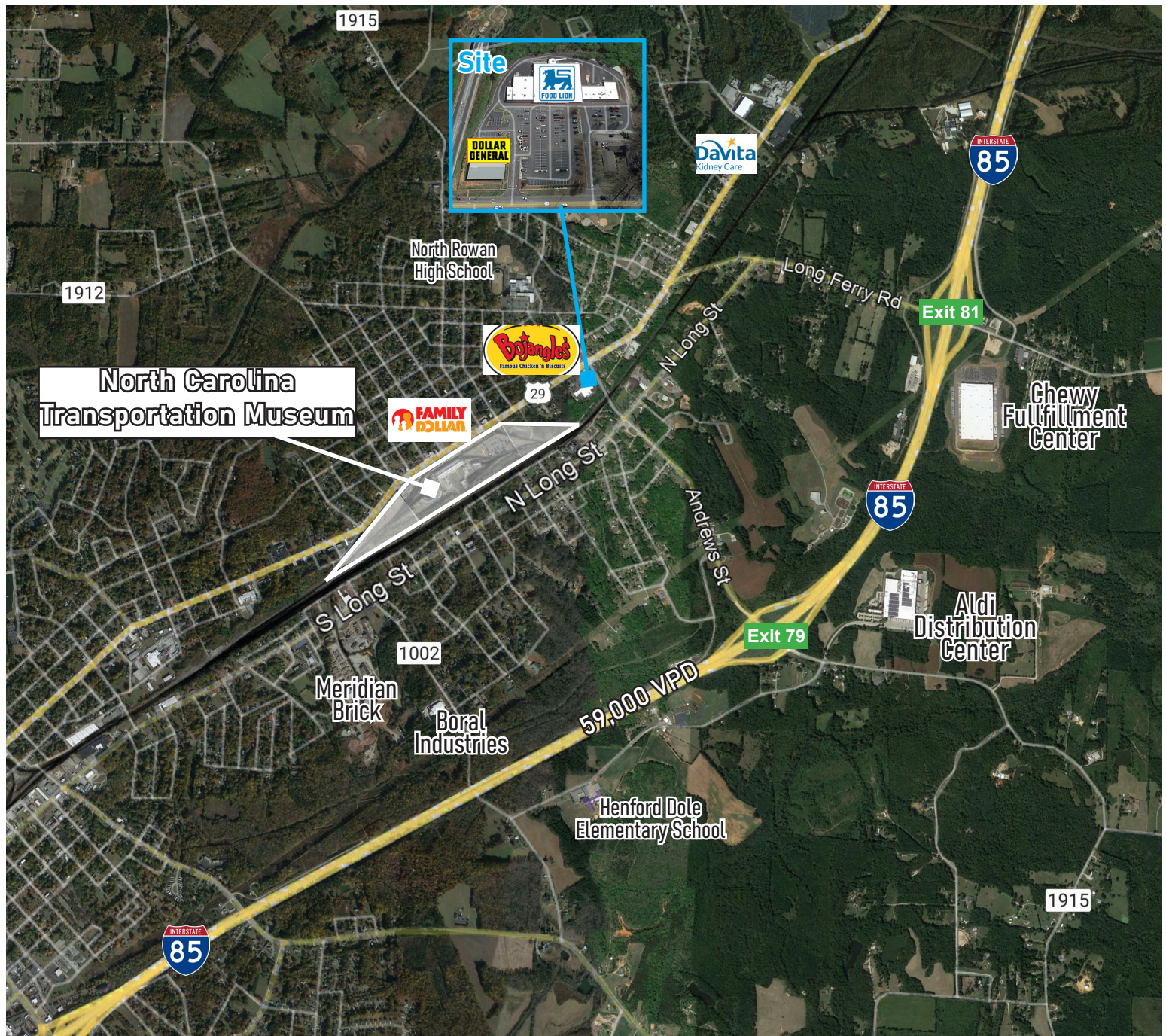


Claudia Bordeaux
(919) 616-6058
claudia.bordeaux@investmentretail.com

Dan McPhillips
(919) 616-7722
dan.mcphillips@investmentretail.com

Investment Retail, LLC
PO BOX 24922
RALEIGH, NC 27611
WWW.INVESTMENTRETAIL.COM

AREA MAP



[Click Here to view Google Maps](#)

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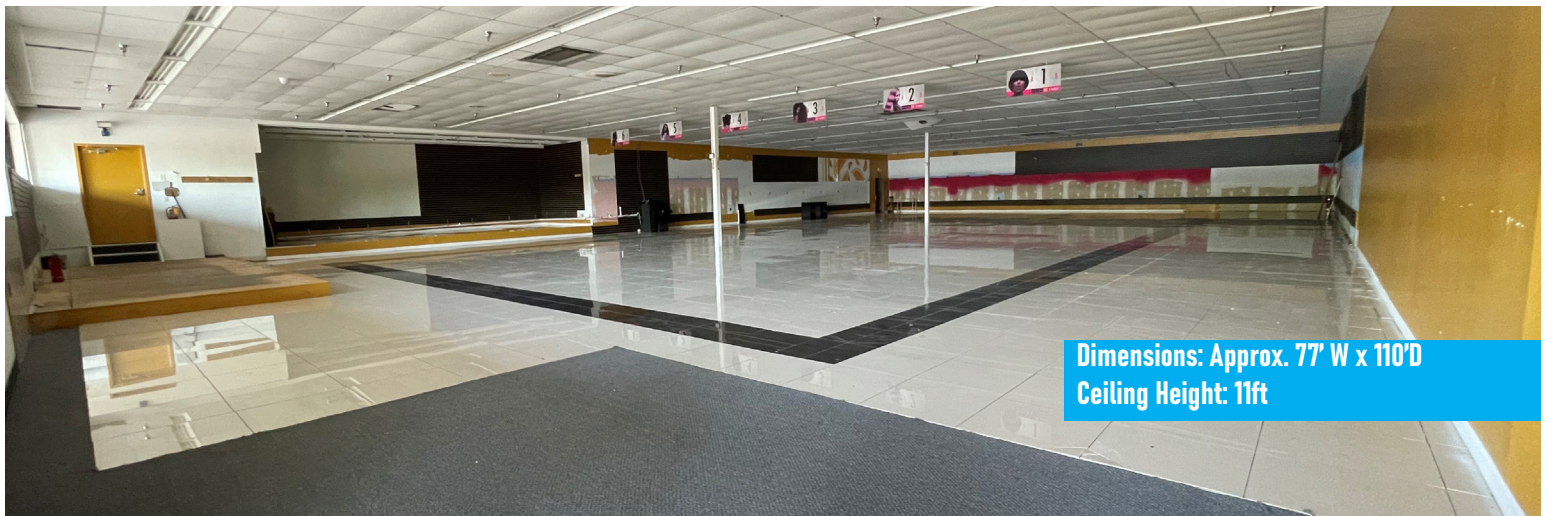
SITE PLAN

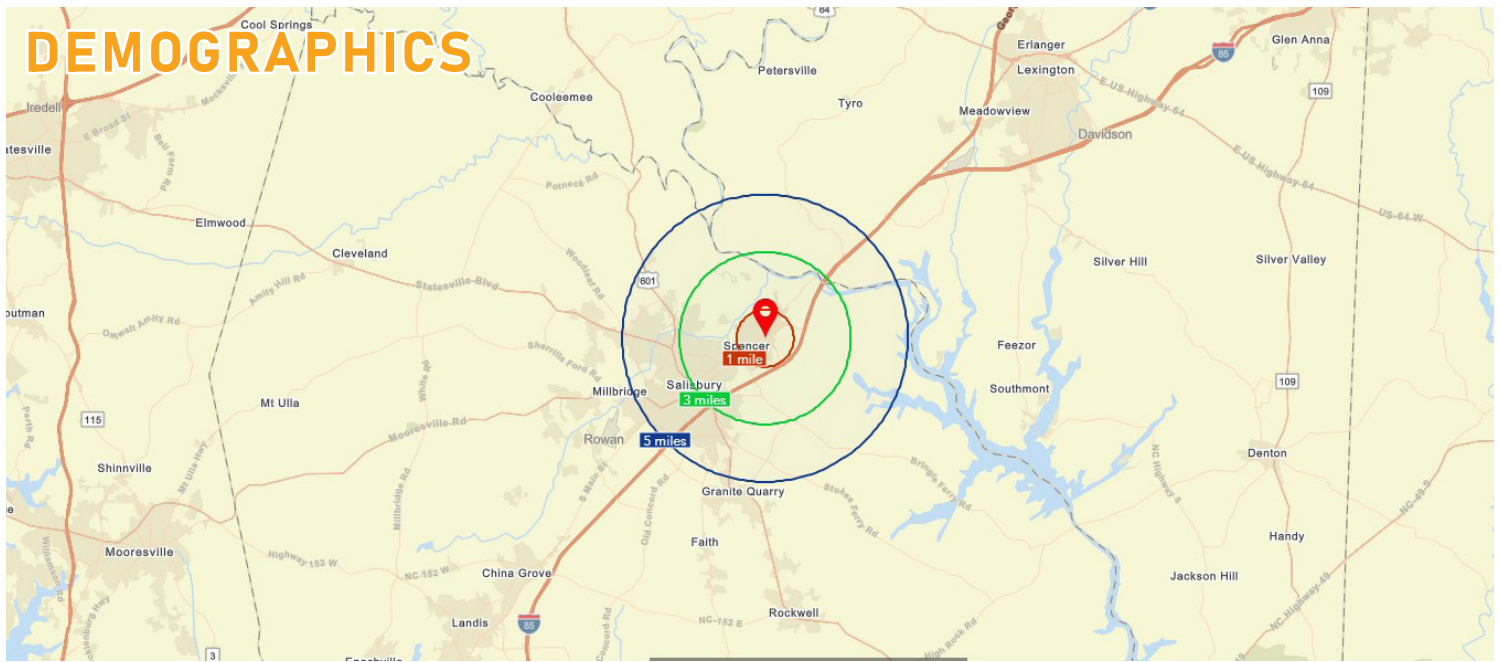


DISCLAIMER: Although the information contained herein was provided by sources believed to be reliable, Investment Retail, LLC makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions, or changes.

SPENCER STATION | 313 Salisbury Avenue Spencer, NC

SUITE 317 - 8,470 SF





POPULATION	1 MILE	3 MILES	5 MILES
2000 Population	4,192	15,701	39,594
2010 Population	3,875	14,989	39,730
2021 Population	4,218	15,990	42,287
2026 Population	4,367	16,496	43,640
2021-2026 Annual Rate	0.70%	0.63%	0.63%
2021 Daytime Population	3,561	20,009	50,572
2021 Median Age	39.7	41.8	40.7
HOUSEHOLDS			
2000 Households	1,596	6,207	15,592
2010 Households	1,466	5,921	15,661
2021 Households	1,579	6,285	16,575
2026 Total Households	1,632	6,479	17,105
2021-2026 Annual Rate	0.66%	0.61%	0.63%
2021 Avg. Household Size	3.34	3.11	3.00
HOUSING			
2021 Total Housing Units	1,935	7,454	19,574
2021 Owner Occupied Housing Units	45.3%	51.4%	51.9%
2021 Renter Occupied Housing Units	36.3%	32.9%	32.8%
2021 Vacant Housing Units	18.4%	15.7%	15.3%

AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
2021 Average Household Income	\$53,014	\$66,245	\$63,728
2026 Average Household income	\$58,038	\$72,544	\$70,188
MEDIAN HH INCOME			
2021 Median Income	\$48,384	\$47,619	\$52,283
2026 Median Income	\$50,932	\$51,380	\$51,068
EDUCATION			
Some College, no degree	24.4%	24.7%	25.4%
Bachelor's Degree	12.6%	15.5%	15.4%
Graduate/Professional	4.7%	8.3%	8.5%
RACE/ETHNICITY			
White Alone	42.2%	50.1%	56.4%
Black Alone	47.9%	40.7%	34.3%
Hispanic Origin	9.2%	7.4%	8.0%
AGE			
18+	77.0%	78.7%	79.4%
55+	32.9%	35.2%	34.3%
2021 EMPLOYED POPULATION BY OCCUPATION			
White Collar	44.6%	52.3%	53.1%
Services	17.8%	17.6%	17.9%
Blue Collar	37.6%	30.1%	29.0%

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