Village Marketplace Shopping Center

1009 W. Main Street , Haw River NC 27258

+/- 10,722 SF For Sale or Lease

OFFERING MEMORANDUM

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Village Marketplace Shopping Center

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Exclusively Listed By



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OFFERING SUMMARY

ADDRESS	1009 W. Main Street Haw River NC 27258
COUNTY	Alamance
SUBMARKET	N Central Alamance County
BUILDING SF	10,722 SF
LAND ACRES	1.05
LAND SF	45,738 SF
YEAR BUILT	1997
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

LEASE PRICE	\$12.50 psf NNN + TICAM
OFFERING PRICE	\$1,400,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	3,667	37,419	79,741
2022 Median HH Income	\$48,459	\$40,300	\$50,295
2022 Average HH Income	\$58,090	\$57,683	\$66,842

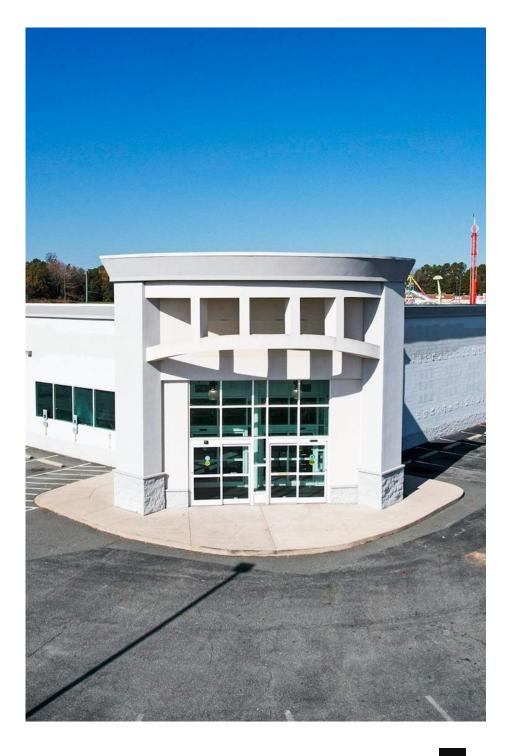
Property Highlights

- Former CVS Pharmacy available For Sale
- Large retail space with a drive-thru suitable for a variety of users
- High visibility from West Main Street
- Well maintained property with adequate parking
- Zoning: B2
- Traffic counts approximately 14,494 per day
- Population within a 5 mile radius is approximately 80,741



PROPERTY FEATURES

BUILDING SF	10,722
LAND SF	45,738
LAND ACRES	1.05
YEAR BUILT	1997
# OF PARCELS	1
ZONING TYPE	B2
BUILDING CLASS	В
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1



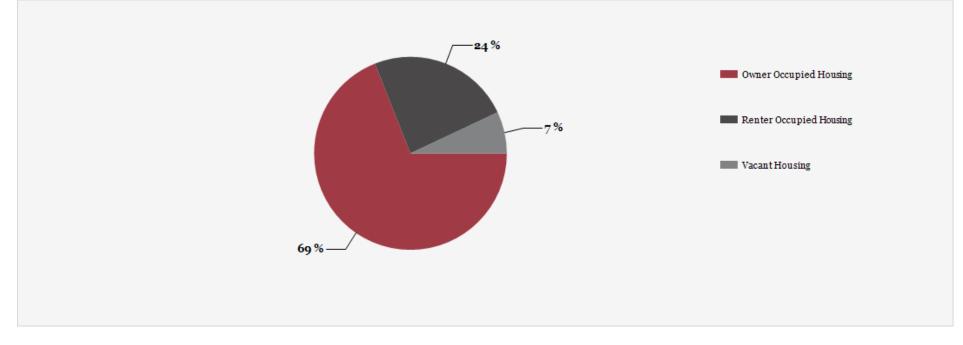




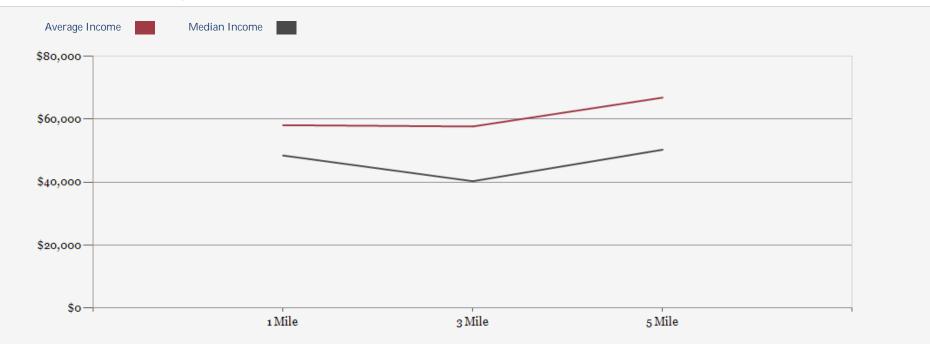
POPULATION	1 MILE	3 MILE	5 MILE	HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Population	3,186	33,229	65,980	2000 Total Housing	1,365	14,272	28,778
2010 Population	3,588	33,243	70,333	2010 Total Households	1,242	13,105	28,152
2022 Population	3,667	37,419	79,741	2022 Total Households	1,312	15,090	32,230
2027 Population	3,654	38,309	82,857	2027 Total Households	1,308	15,500	33,528
2022-2027: Population: Growth Rate	-0.35 %	2.35 %	3.85 %	2022 Average Household Size	2.79	2.43	2.44
		0.1411 5	51445	2000 Owner Occupied Housing	861	7,608	16,488
2022 HOUSEHOLD INCOME less than \$15,000	1 MILE 185	2,851	5 MILE 4,872	2000 Renter Occupied Housing	351	5,717	10,208
\$15,000-\$24,999	127	1,687	3,282	2022 Owner Occupied Housing	969	8,077	19,178
\$25,000-\$34,999	127	2,212	4,003	2022 Renter Occupied Housing	343	7,013	13,053
\$35,000-\$49,999	238	1,868	3,833	2022 Vacant Housing	97	1,418	2,838
\$50,000-\$74,999	323	3,086	6,678	2022 Total Housing	1,409	16,508	35,068
\$75,000-\$99,999	151	1,537	4,245	2027 Owner Occupied Housing	971	8,467	20,533
\$100,000-\$149,999	125	1,177	3,247	2027 Renter Occupied Housing	337	7,034	12,994
	37	387	1,191	2027 Vacant Housing	109	1,594	3,177
\$150,000-\$199,999			878	2027 Total Housing	1,417	17,094	36,705
\$200,000 or greater	2	286		2022-2027: Households: Growth Rate	-0.30 %	2.70 %	3.95 %
Median HH Income	\$48,459	\$40,300	\$50,295				
Average HH Income	\$58,090	\$57,683	\$66,842				
2022 Household Income							



1 MILE	3 MILE	5 MILE	2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
249	2,577	5,220	2027 Population Age 30-34	226	2,398	5,353
247	2,504	5,167	2027 Population Age 35-39	246	2,517	5,317
215	2,276	4,951	2027 Population Age 40-44	222	2,479	5,196
222	2,182	4,918	2027 Population Age 45-49	215	2,283	5,054
214	2,324	5,074	2027 Population Age 50-54	212	2,178	4,894
204	2,262	5,072	2027 Population Age 55-59	189	2,226	4,950
205	2,172	4,792	2027 Population Age 60-64	205	2,173	4,959
153	1,937	4,278	2027 Population Age 65-69	166	2,029	4,522
125	1,582	3,647	2027 Population Age 70-74	144	1,754	3,950
115	1,194	2,610	2027 Population Age 75-79	116	1,340	3,145
59	735	1,620	2027 Population Age 80-84	79	907	2,049
51	786	1,670	2027 Population Age 85+	50	784	1,739
2,596	28,155	60,974	2027 Population Age 18+	2,593	28,720	63,233
35	38	39	2027 Median Age	35	38	39
1 MILE	3 MILE	5 MILE	2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
\$45,085	\$43,127	\$51,013	Median Household Income 25-34	\$53,194	\$51,251	\$57,940
\$54,826	\$59,052	\$64,297	Average Household Income 25-34	\$63,473	\$70,902	\$77,073
\$53,771	\$50,775	\$57,946	Median Household Income 35-44	\$61,256	\$57,915	\$68,045
\$62,892	\$66,646	\$77,298	Average Household Income 35-44	\$72,827	\$82,077	\$92,335
\$53,323	\$51,090	\$57,775	Median Household Income 45-54	\$59,164	\$56,890	\$66,914
\$61,357	\$64,608	\$76,379	Average Household Income 45-54	\$70,951	\$79,108	\$90,748
\$51,389	\$45,857	\$54,536	Median Household Income 55-64	\$57,419	\$53,872	\$63,200
\$59,133	\$61,448	\$72,424	Average Household Income 55-64	\$68,778	\$75,692	\$86,895
\$46,798	\$35,107	\$42,731	Median Household Income 65-74	\$54,950	\$41,924	\$52,568
\$63,346	\$52,531	\$61,488	Average Household Income 65-74	\$73,858	\$64,881	\$74,333
\$46,790	\$41,152	\$49,465	Average Household Income 75+	\$58,028	\$49,916	\$60,701
\$46,790	\$41,152	\$49,465	Average Household Income 75+	\$58,028	\$49,916	>
	249 247 215 222 214 204 205 153 125 153 125 115 59 51 2,596 35 51 2,596 35 51 2,596 35 51 2,596 35 51 2,596 35 35 35 35 35 35 35 35 35 35 35 35 35	2492,5772472,5042152,2762222,1822142,3242042,2622052,1721531,9371251,5821151,19459735517862,59628,15535381151,194593535381157862,59628,15535381157862,59628,15535381157862,59628,1553538517862,59628,15535385178653,323\$59,052\$53,771\$50,775\$62,892\$66,646\$53,323\$51,090\$61,357\$64,608\$51,389\$45,857\$59,133\$61,448\$46,798\$35,107\$63,346\$52,531	2492,5775,2202472,5045,1672152,2764,9512222,1824,9182142,3245,0742042,2625,0722052,1724,7921531,9374,2781251,5823,6471151,1942,610597351,620517861,6702,59628,15560,974353839T1MILE3 MILE5 MILE\$45,085\$43,127\$51,013\$54,826\$59,052\$64,297\$53,771\$50,775\$57,946\$62,892\$66,646\$77,298\$53,323\$51,090\$57,775\$61,357\$64,608\$76,379\$51,389\$45,857\$54,536\$59,133\$61,448\$72,424\$46,798\$35,107\$42,731\$63,346\$52,531\$61,488	249 2.577 5.220 2027 Population Age 30-34 247 2,504 5,167 2027 Population Age 35-39 215 2,276 4,951 2027 Population Age 40-44 222 2,182 4,918 2027 Population Age 40-44 222 2,182 4,918 2027 Population Age 50-54 204 2,262 5,072 2027 Population Age 60-64 205 2,172 4,792 2027 Population Age 65-69 205 2,172 4,792 2027 Population Age 65-69 205 1,937 4,278 2027 Population Age 70-74 115 1,194 2,610 2027 Population Age 85-49 205 735 1,620 2027 Population Age 70-74 205 735 1,620 2027 Population Age 85+ 2,596 28,155 60,974 2027 Population Age 85+ 2,596 28,155 60,974 2027 Population Age 18+ 2,596 28,155 60,974 2027 Nodelan Age 4 54,826 \$59,052 \$64,297 Av	249 2,577 5,220 2027 Population Age 30-34 226 247 2,504 5,167 2027 Population Age 35-39 246 215 2,276 4,951 2027 Population Age 40-44 222 222 2,182 4,918 2027 Population Age 45-49 215 214 2,324 5,074 2027 Population Age 50-54 212 204 2,262 5,072 2027 Population Age 60-64 205 205 2,172 4,792 2027 Population Age 60-64 205 153 1,937 4,278 2027 Population Age 60-64 205 155 1,937 4,278 2027 Population Age 65-69 166 125 1,582 3,647 2027 Population Age 85-79 116 150 1,94 2,610 2027 Population Age 85-69 166 151 1,86 1,670 2027 Population Age 85+ 50 2,596 28,155 60,974 2027 NcoMe 85+ 50 2,596 28,157 551,994 Average Househ	2492.5775.2202027 Population Age 30-342262.3982472.5045.1672027 Population Age 35-392462.5172152.2764.9512027 Population Age 40-442222.4792222.1824.9182027 Population Age 45-492152.2832142.3245.0742027 Population Age 50-542122.1782042.2625.0722027 Population Age 55-591892.2262052.1724.7922027 Population Age 60-642052.17311531.9374.2782027 Population Age 65-691662.0291251.5823.6472027 Population Age 70-741441.7541151.1942.6102027 Population Age 75-791161.340597351.6202027 Population Age 85+507842.59628,15560.9742027 Population Age 85+507842.59628,15560.9742027 Population Age 85+507842.59628,15560.9742027 Population Age 85+507842.59628,15560.9742027 INCOME BY AGE1MILE3MILE\$45,085\$43,127\$51,013Average Household Income 25-34\$63,473\$70.902\$53,771\$50,755\$57,976Median Household Income 25-34\$63,473\$70.902\$53,323\$51,090\$57,775Median Household Income 35-44\$72,827\$82,077\$53,323\$51,090<



2022 Household Income Average and Median



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