

# 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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## 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

OFFERING PRICE	\$1,400,000
LEASE PRICE	<b>\$12.50 psf NNN + TICAM</b>

## 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	B
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1













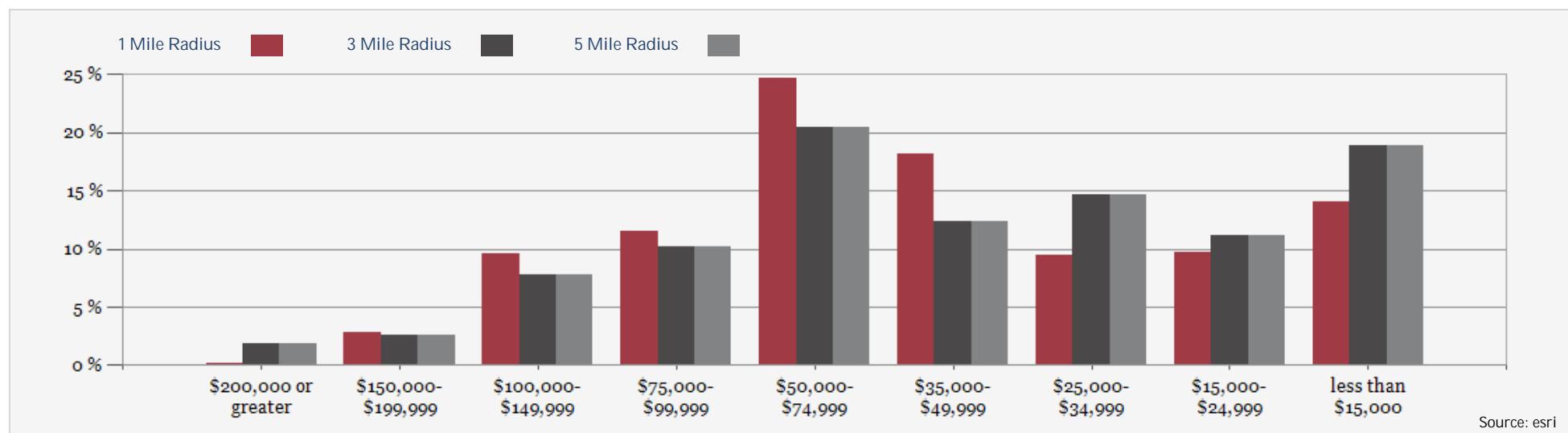
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,186	33,229	65,980
2010 Population	3,588	33,243	70,333
2022 Population	3,667	37,419	79,741
2027 Population	3,654	38,309	82,857
2022-2027: Population: Growth Rate	-0.35 %	2.35 %	3.85 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	185	2,851	4,872
\$15,000-\$24,999	127	1,687	3,282
\$25,000-\$34,999	124	2,212	4,003
\$35,000-\$49,999	238	1,868	3,833
\$50,000-\$74,999	323	3,086	6,678
\$75,000-\$99,999	151	1,537	4,245
\$100,000-\$149,999	125	1,177	3,247
\$150,000-\$199,999	37	387	1,191
\$200,000 or greater	2	286	878
Median HH Income	\$48,459	\$40,300	\$50,295
Average HH Income	\$58,090	\$57,683	\$66,842

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,365	14,272	28,778
2010 Total Households	1,242	13,105	28,152
2022 Total Households	1,312	15,090	32,230
2027 Total Households	1,308	15,500	33,528
2022 Average Household Size	2.79	2.43	2.44
2000 Owner Occupied Housing	861	7,608	16,488
2000 Renter Occupied Housing	351	5,717	10,208
2022 Owner Occupied Housing	969	8,077	19,178
2022 Renter Occupied Housing	343	7,013	13,053
2022 Vacant Housing	97	1,418	2,838
2022 Total Housing	1,409	16,508	35,068
2027 Owner Occupied Housing	971	8,467	20,533
2027 Renter Occupied Housing	337	7,034	12,994
2027 Vacant Housing	109	1,594	3,177
2027 Total Housing	1,417	17,094	36,705
2022-2027: Households: Growth Rate	-0.30 %	2.70 %	3.95 %

### 2022 Household Income



2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	249	2,577	5,220
2022 Population Age 35-39	247	2,504	5,167
2022 Population Age 40-44	215	2,276	4,951
2022 Population Age 45-49	222	2,182	4,918
2022 Population Age 50-54	214	2,324	5,074
2022 Population Age 55-59	204	2,262	5,072
2022 Population Age 60-64	205	2,172	4,792
2022 Population Age 65-69	153	1,937	4,278
2022 Population Age 70-74	125	1,582	3,647
2022 Population Age 75-79	115	1,194	2,610
2022 Population Age 80-84	59	735	1,620
2022 Population Age 85+	51	786	1,670
2022 Population Age 18+	2,596	28,155	60,974
2022 Median Age	35	38	39

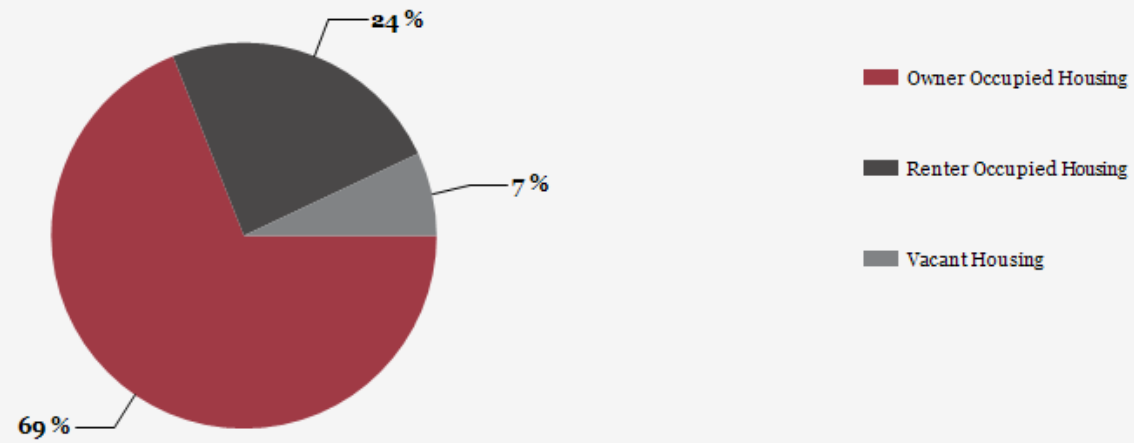
2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$45,085	\$43,127	\$51,013
Average Household Income 25-34	\$54,826	\$59,052	\$64,297
Median Household Income 35-44	\$53,771	\$50,775	\$57,946
Average Household Income 35-44	\$62,892	\$66,646	\$77,298
Median Household Income 45-54	\$53,323	\$51,090	\$57,775
Average Household Income 45-54	\$61,357	\$64,608	\$76,379
Median Household Income 55-64	\$51,389	\$45,857	\$54,536
Average Household Income 55-64	\$59,133	\$61,448	\$72,424
Median Household Income 65-74	\$46,798	\$35,107	\$42,731
Average Household Income 65-74	\$63,346	\$52,531	\$61,488
Average Household Income 75+	\$46,790	\$41,152	\$49,465

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	226	2,398	5,353
2027 Population Age 35-39	246	2,517	5,317
2027 Population Age 40-44	222	2,479	5,196
2027 Population Age 45-49	215	2,283	5,054
2027 Population Age 50-54	212	2,178	4,894
2027 Population Age 55-59	189	2,226	4,950
2027 Population Age 60-64	205	2,173	4,959
2027 Population Age 65-69	166	2,029	4,522
2027 Population Age 70-74	144	1,754	3,950
2027 Population Age 75-79	116	1,340	3,145
2027 Population Age 80-84	79	907	2,049
2027 Population Age 85+	50	784	1,739
2027 Population Age 18+	2,593	28,720	63,233
2027 Median Age	35	38	39

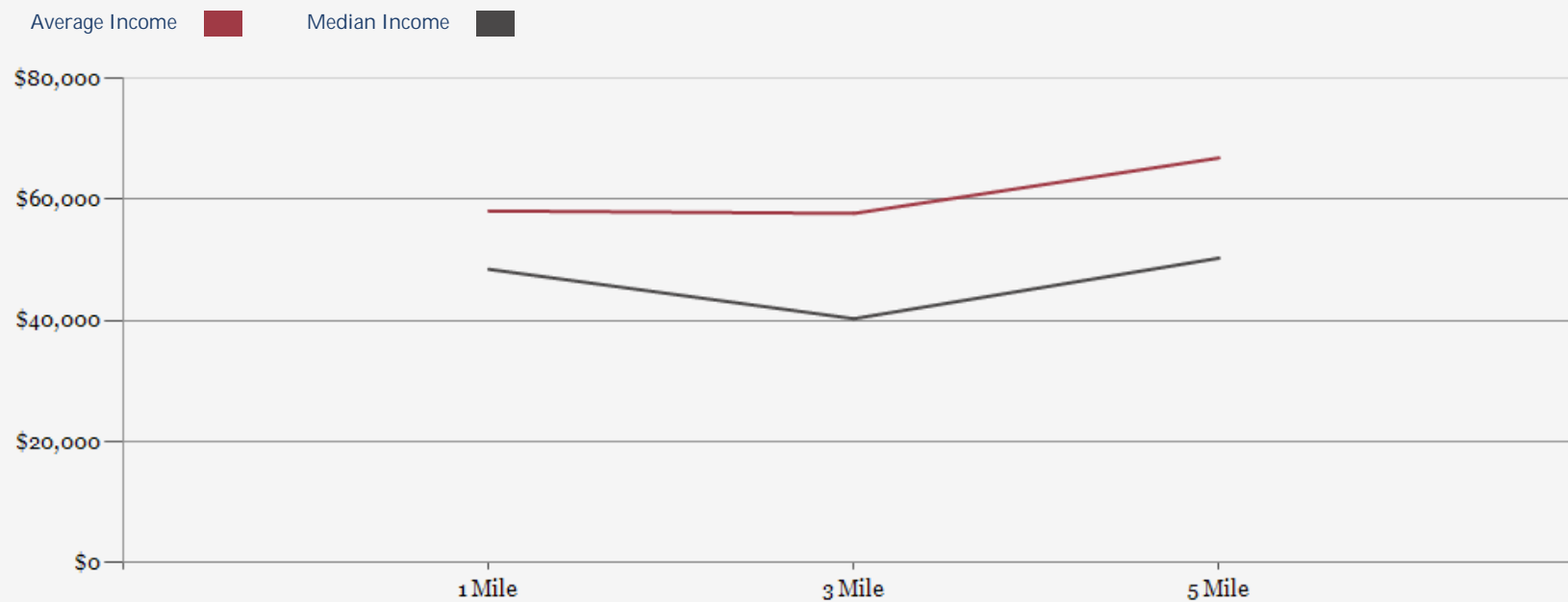
2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,194	\$51,251	\$57,940
Average Household Income 25-34	\$63,473	\$70,902	\$77,073
Median Household Income 35-44	\$61,256	\$57,915	\$68,045
Average Household Income 35-44	\$72,827	\$82,077	\$92,335
Median Household Income 45-54	\$59,164	\$56,890	\$66,914
Average Household Income 45-54	\$70,951	\$79,108	\$90,748
Median Household Income 55-64	\$57,419	\$53,872	\$63,200
Average Household Income 55-64	\$68,778	\$75,692	\$86,895
Median Household Income 65-74	\$54,950	\$41,924	\$52,568
Average Household Income 65-74	\$73,858	\$64,881	\$74,333
Average Household Income 75+	\$58,028	\$49,916	\$60,701



## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median



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