

DEVELOPMENT OPPORTUNITY

46 Shriji Lane | Erwin, NC





1.09 ACRES AVAILABLE – Lease, Sale, or BTS

HIGHLIGHTS

- Located along US Hwy 421
- In close proximity to several major national retail tenants including Aaron’s, Zaxby’s, Lowe’s, Walmart, etc.
- Neighboring new developments including a proposed new Mavis Tire and Main Street Family Care.
- 15,000 VPD on US Hwy 421
- B2 Zoning allowing most all commercial uses.



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 Population	1,683	13,487	21,152
 Households	665	5,638	8,721
 Avg HH Income	\$57,332	\$57,407	\$56,619
 Employees	1,293	7,771	9,801



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HIGH LEVEL AERIAL

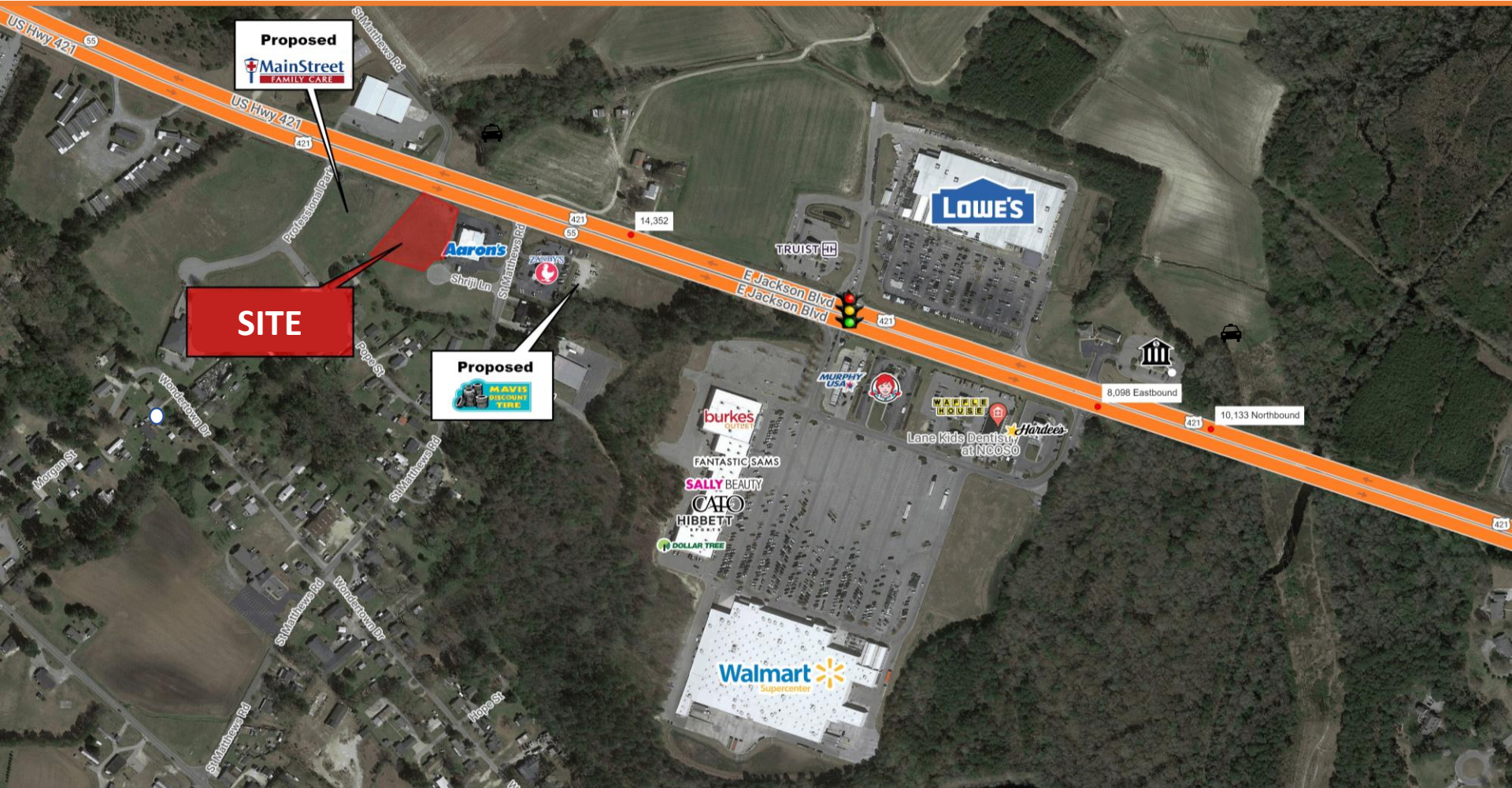
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MID LEVEL AERIAL

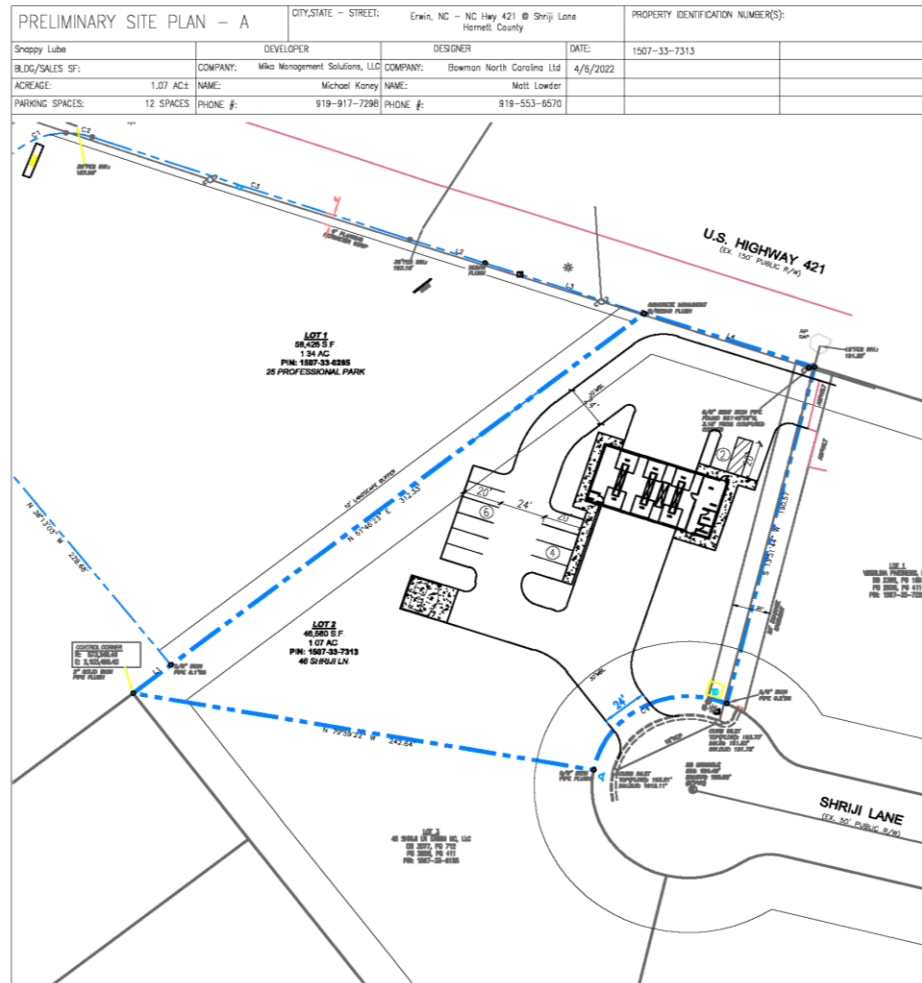
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CONCEPTUAL OIL CHANGE SITE PLAN

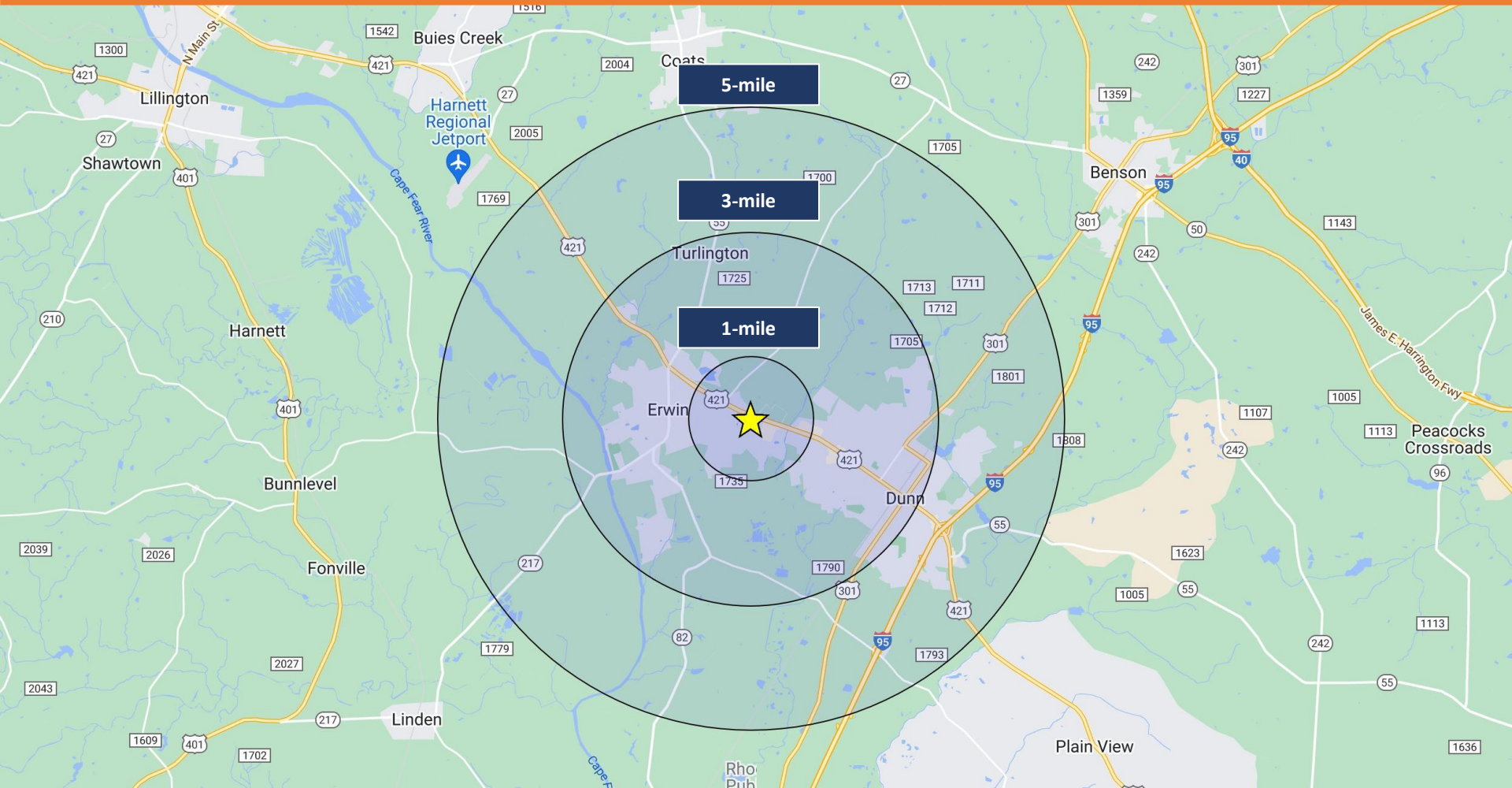
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DEMOGRAPHIC RADIUS MAP

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1, 3 & 5-MILE DEMOGRAPHICS

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	1 mi	3 mi	5 mi	
POPULATION	2022 Estimated Population	1,683	13,487	21,152
	2027 Projected Population	1,680	13,414	21,038
	2020 Census Population	1,641	13,008	20,450
	2010 Census Population	1,618	13,562	21,517
	Projected Annual Growth 2022 to 2027	-	-0.1%	-0.1%
	Historical Annual Growth 2010 to 2022	0.3%	-	-0.1%
HOUSEHOLDS	2022 Estimated Households	665	5,638	8,721
	2027 Projected Households	680	5,732	8,868
	2020 Census Households	650	5,453	8,449
	2010 Census Households	637	5,604	8,786
	Projected Annual Growth 2022 to 2027	0.5%	0.3%	0.3%
	Historical Annual Growth 2010 to 2022	0.2%	0.3%	0.3%
AGE	2022 Est. Population Under 10 Years	10.1%	10.8%	10.8%
	2022 Est. Population 10 to 19 Years	12.2%	11.9%	12.1%
	2022 Est. Population 20 to 29 Years	10.7%	10.8%	10.9%
	2022 Est. Population 30 to 44 Years	17.0%	16.9%	17.1%
	2022 Est. Population 45 to 59 Years	18.0%	18.3%	18.6%
	2022 Est. Population 60 to 74 Years	19.9%	21.1%	21.0%
	2022 Est. Population 75 Years or Over	12.1%	10.3%	9.5%
	2022 Est. Median Age	44.1	43.8	43.3

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	1 mi	3 mi	5 mi	
MARITAL STATUS & GENDER	2022 Est. Male Population	47.3%	47.2%	47.7%
	2022 Est. Female Population	52.7%	52.8%	52.3%
	2022 Est. Never Married	32.7%	34.9%	35.2%
	2022 Est. Now Married	40.4%	39.6%	39.8%
	2022 Est. Separated or Divorced	15.5%	14.7%	14.6%
	2022 Est. Widowed	11.4%	10.8%	10.5%
	2022 Est. HH Income \$200,000 or More	0.8%	1.6%	1.4%
	2022 Est. HH Income \$150,000 to \$199,999	3.7%	2.8%	2.8%
	2022 Est. HH Income \$100,000 to \$149,999	6.6%	7.5%	8.2%
	2022 Est. HH Income \$75,000 to \$99,999	10.9%	10.6%	10.2%
INCOME	2022 Est. HH Income \$50,000 to \$74,999	20.3%	20.9%	20.3%
	2022 Est. HH Income \$35,000 to \$49,999	23.0%	16.5%	16.1%
	2022 Est. HH Income \$25,000 to \$34,999	10.0%	11.7%	11.9%
	2022 Est. HH Income \$15,000 to \$24,999	11.9%	12.9%	12.6%
	2022 Est. HH Income Under \$15,000	12.9%	15.5%	16.5%
	2022 Est. Average Household Income	\$57,332	\$57,407	\$56,619
	2022 Est. Median Household Income	\$44,604	\$44,317	\$44,011
	2022 Est. Per Capita Income	\$22,916	\$24,159	\$23,493
	2022 Est. Total Businesses	136	920	1,133
	2022 Est. Total Employees	1,293	7,771	9,801

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