

McGEES CROSSROADS

HWY 210 & I-40 | Benson, NC



PROPOSED RETAIL AVAILABLE

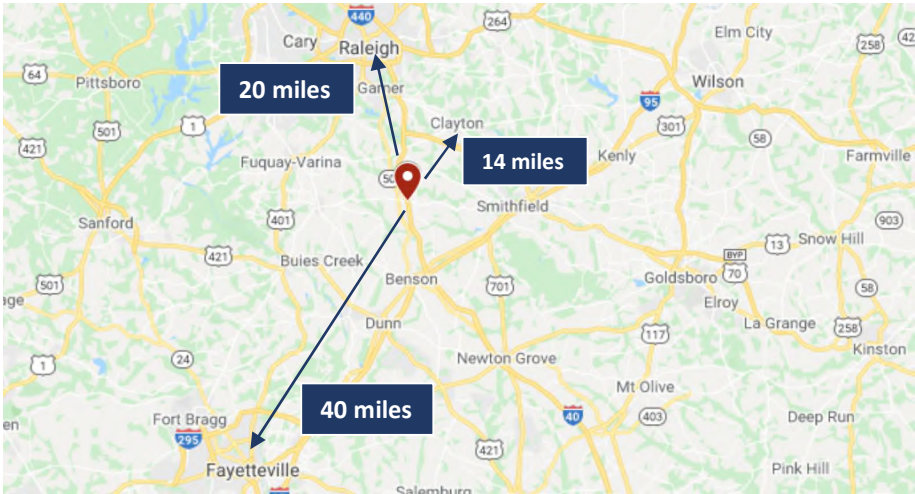
HIGHLIGHTS

- Located along Hwy 210 less than a quarter mile from I-40
- Positioned in a growing community and quickly evolving main thoroughfare
- Convenient to Daniel Farms, a new residential home community by Eastwood Homes
- In proximity to Food Lion, Wendy’s, Auto Zone, Bojangles, Dollar General and more
- 16,000 VPD on Hwy 210
- 53,000 VPD on I-40



DEMOGRAPHICS

Radius:	1-Mile	3-Mile	5-Mile
Population	949	8,656	32,501
Households	340	3,125	11,635
Avg HH Income	\$79,112	\$80,238	\$83,709
Employees	6,107	9,856	22,864



Baker Bell | Baker@BellCommercial.net | 919.608.9522
 Tre Vaughn | Tre@BellCommercial.net | 336.429.0089

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SITE & ACCESS

HWY 210 & I-40 | Benson, NC

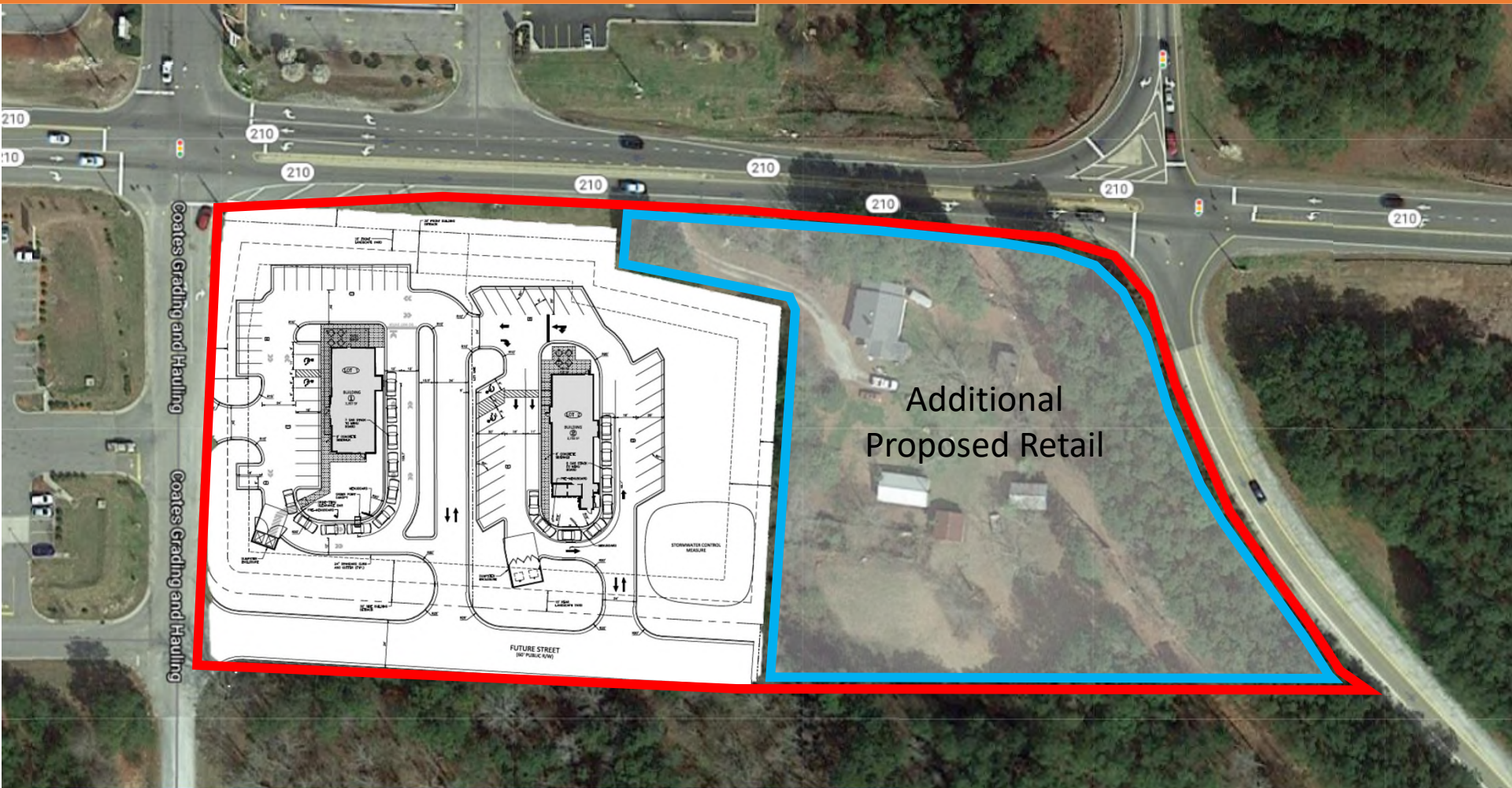


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PROPOSED SITE PLAN #1

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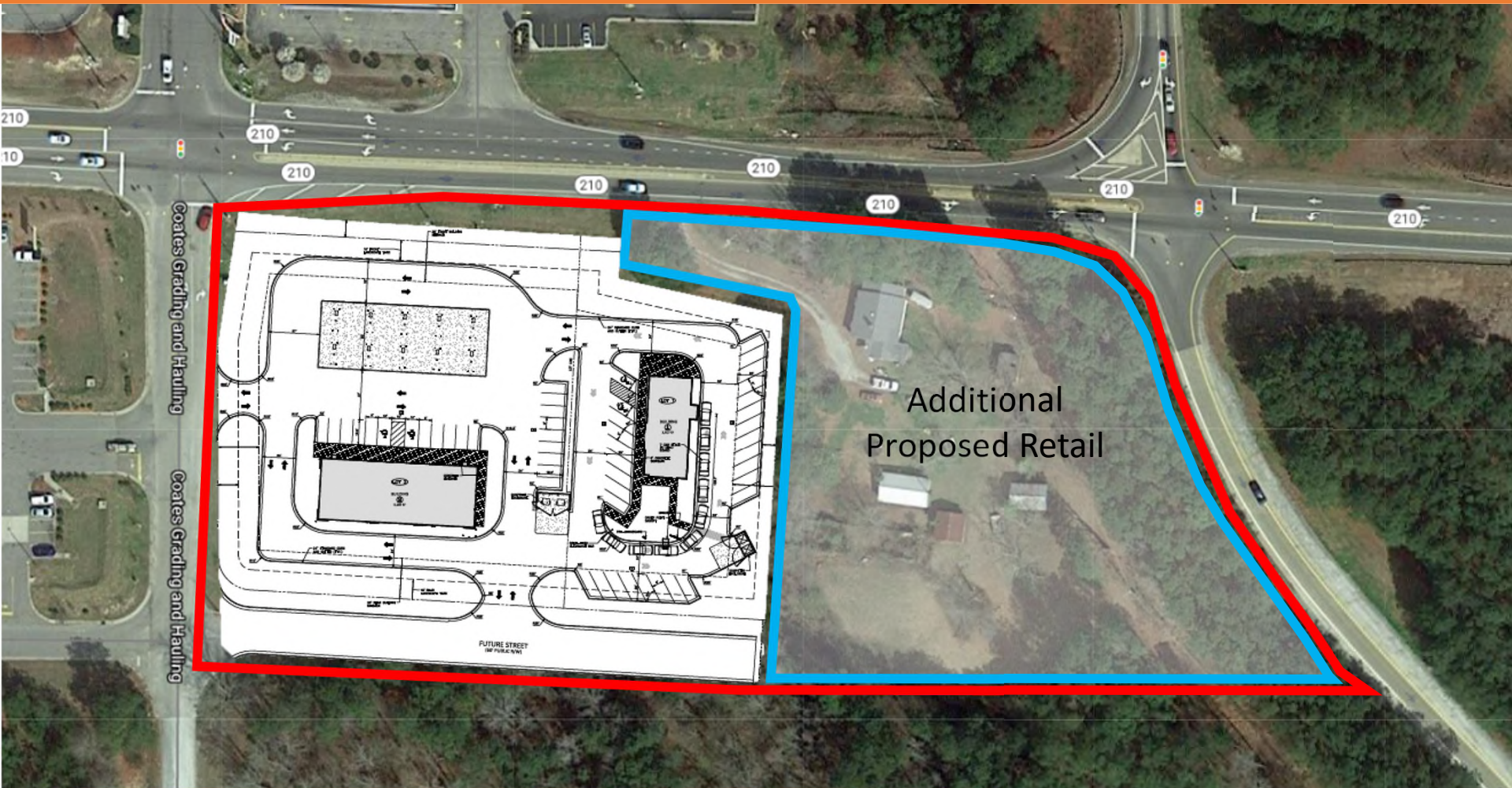
Tre Vaughn

| Tre@BellCommercial.net

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PROPOSED SITE PLAN #2

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Baker Bell

| Baker@BellCommercial.net

| 919.608.9522

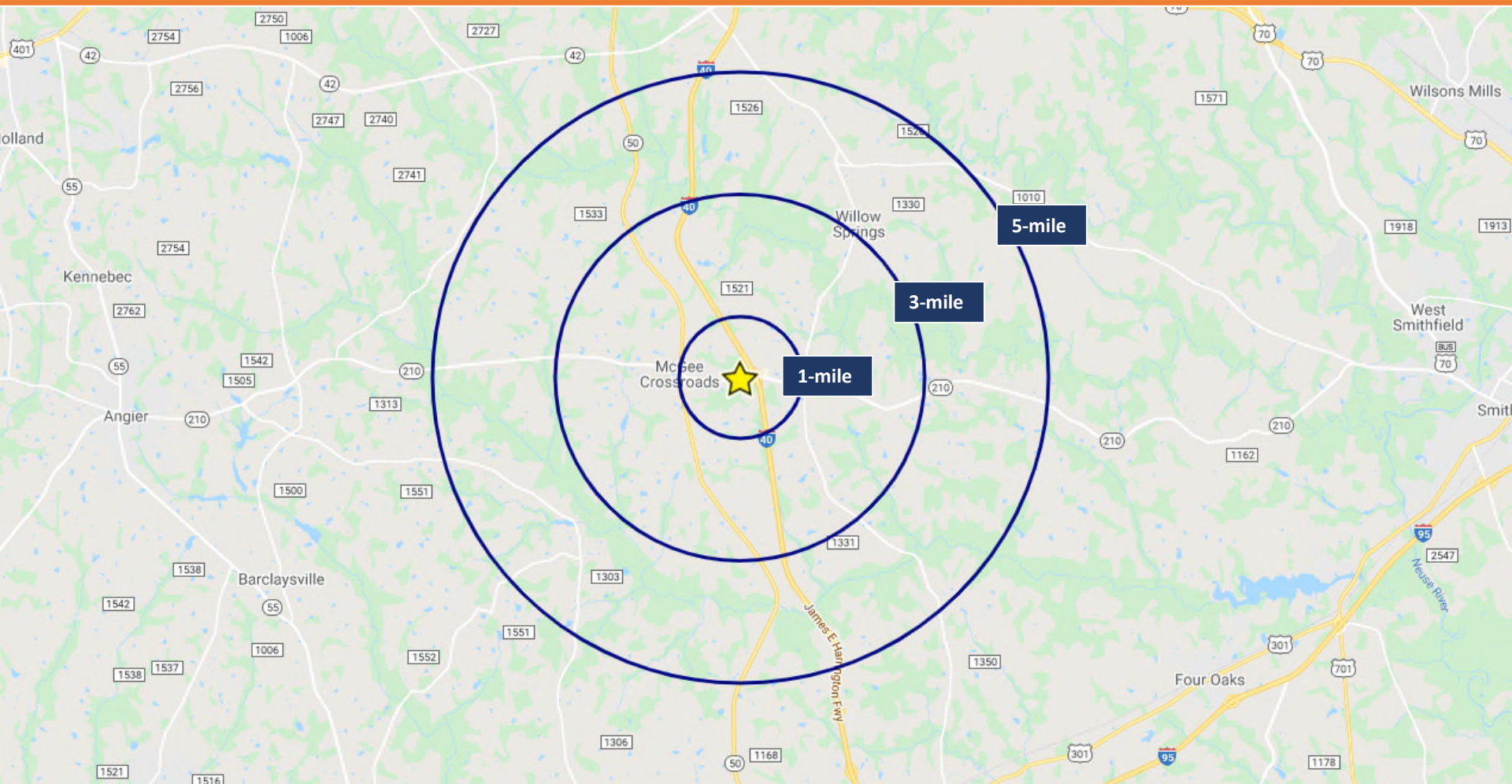
Tre Vaughn

| Tre@BellCommercial.net

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DEMOGRAPHIC RADIUS MAP

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1, 3 & 5-MILE DEMOGRAPHICS

HWY 210 & I-40 | Benson, NC



McGees Crossroads Benson, NC				
	1 mi	3 mi	5 mi	
POPULATION	2020 Estimated Population	949	8,656	32,501
	2025 Projected Population	1,084	9,892	37,384
	2010 Census Population	944	7,238	26,191
	2000 Census Population	575	4,501	15,576
	Projected Annual Growth 2020 to 2025	2.8%	2.9%	3.0%
	Historical Annual Growth 2000 to 2020	3.3%	4.6%	5.4%
HOUSEHOLDS	2020 Estimated Households	340	3,125	11,635
	2025 Projected Households	363	3,346	12,529
	2010 Census Households	330	2,560	9,249
	2000 Census Households	211	1,665	5,775
	Projected Annual Growth 2020 to 2025	1.4%	1.4%	1.5%
	Historical Annual Growth 2000 to 2020	3.0%	4.4%	5.1%
AGE	2020 Est. Population Under 10 Years	13.8%	13.1%	13.4%
	2020 Est. Population 10 to 19 Years	16.1%	15.7%	15.3%
	2020 Est. Population 20 to 29 Years	12.1%	11.6%	11.0%
	2020 Est. Population 30 to 44 Years	22.6%	21.7%	22.0%
	2020 Est. Population 45 to 59 Years	21.0%	22.1%	22.4%
	2020 Est. Population 60 to 74 Years	11.3%	12.2%	12.3%
	2020 Est. Population 75 Years or Over	3.1%	3.6%	3.4%
	2020 Est. Median Age	34.5	36.0	36.4

McGees Crossroads Benson, NC				
	1 mi	3 mi	5 mi	
MARITAL STATUS & GENDER	2020 Est. Male Population	49.0%	49.1%	49.2%
	2020 Est. Female Population	51.0%	50.9%	50.8%
	2020 Est. Never Married	25.0%	25.0%	26.2%
	2020 Est. Now Married	61.7%	60.8%	57.0%
	2020 Est. Separated or Divorced	11.6%	10.8%	12.3%
	2020 Est. Widowed	1.7%	3.4%	4.5%
INCOME	2020 Est. HH Income \$200,000 or More	4.0%	4.4%	4.5%
	2020 Est. HH Income \$150,000 to \$199,9	2.9%	4.6%	4.7%
	2020 Est. HH Income \$100,000 to \$149,9	18.0%	18.6%	20.3%
	2020 Est. HH Income \$75,000 to \$99,999	16.0%	16.8%	17.8%
	2020 Est. HH Income \$50,000 to \$74,999	30.0%	25.9%	22.0%
	2020 Est. HH Income \$35,000 to \$49,999	14.4%	12.3%	11.6%
	2020 Est. HH Income \$25,000 to \$34,999	5.6%	7.6%	8.2%
	2020 Est. HH Income \$15,000 to \$24,999	7.3%	6.8%	6.7%
	2020 Est. HH Income Under \$15,000	1.9%	3.0%	4.2%
	2020 Est. Average Household Income	\$79,112	\$80,238	\$83,709
	2020 Est. Median Household Income	\$69,043	\$71,158	\$73,370
	2020 Est. Per Capita Income	\$28,344	\$28,977	\$29,969
	2020 Est. Total Businesses	130	207	484
2020 Est. Total Employees	956	1,445	3,327	

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