

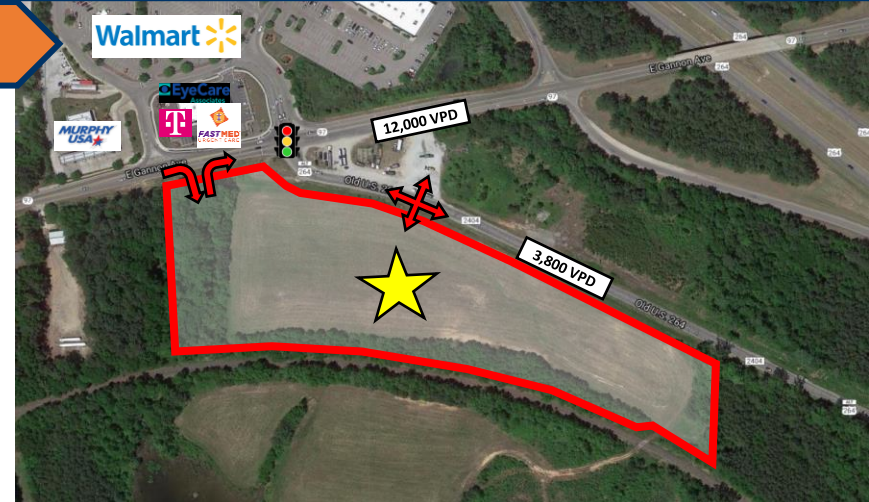
# Retail Pads Available

Old US 264 Highway | Zebulon, NC





**9.80 TOTAL ACRES**

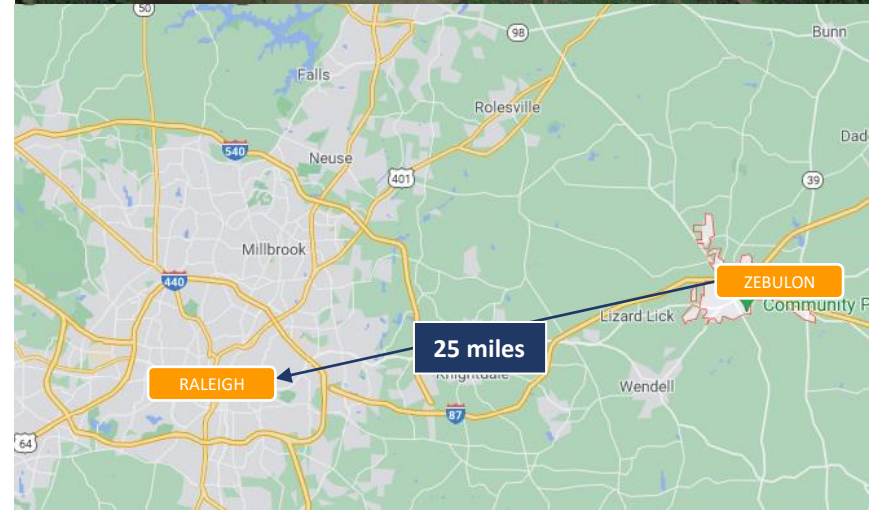
## HIGHLIGHTS

- Pads Available For Ground Lease or Build To Suit.
- Located at a Signalized Intersection Across the Street From a Super Regional Walmart.
- Zebulon, NC is Just 25 Miles East of Raleigh and is One of the Fastest Growing Municipalities in Wake County.
- Property is a Prime Candidate for Retail, Fast Food or Gas.



## DEMOGRAPHICS

|   | 3-Mile          | 5-Mile          | 7-Mile          |
|---|-----------------|-----------------|-----------------|
|  <b>Population</b>      | <b>9,801</b>    | <b>20,314</b>   | <b>38,348</b>   |
|  <b>Households</b>     | <b>3,798</b>    | <b>7,870</b>    | <b>14,691</b>   |
|  <b>Avg HH Income</b> | <b>\$88,490</b> | <b>\$81,894</b> | <b>\$73,799</b> |
|  <b>Employees</b>     | <b>5,383</b>    | <b>6,773</b>    | <b>10,451</b>   |



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

# HIGH LEVEL AERIAL

Old US 264 Highway | Zebulon, NC



- Major Subdivision Projects**
1. Shepard's Park (302 Units)
  2. Autumn Lakes (550 Units)
  3. Old Bunn (53 Units)
  4. Barrington (837 Units)
  5. Sidney Creek (650 Units)

BB&T  
Data Center

GlaxoSmithKline  
Manufacturing &  
Packaging Plant

E GANNON AVE

**SITE**

US HWY 264

AADT: 34,500 VPD

Carolina Mudcats  
Five County Stadium

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# LOW LEVEL AERIAL

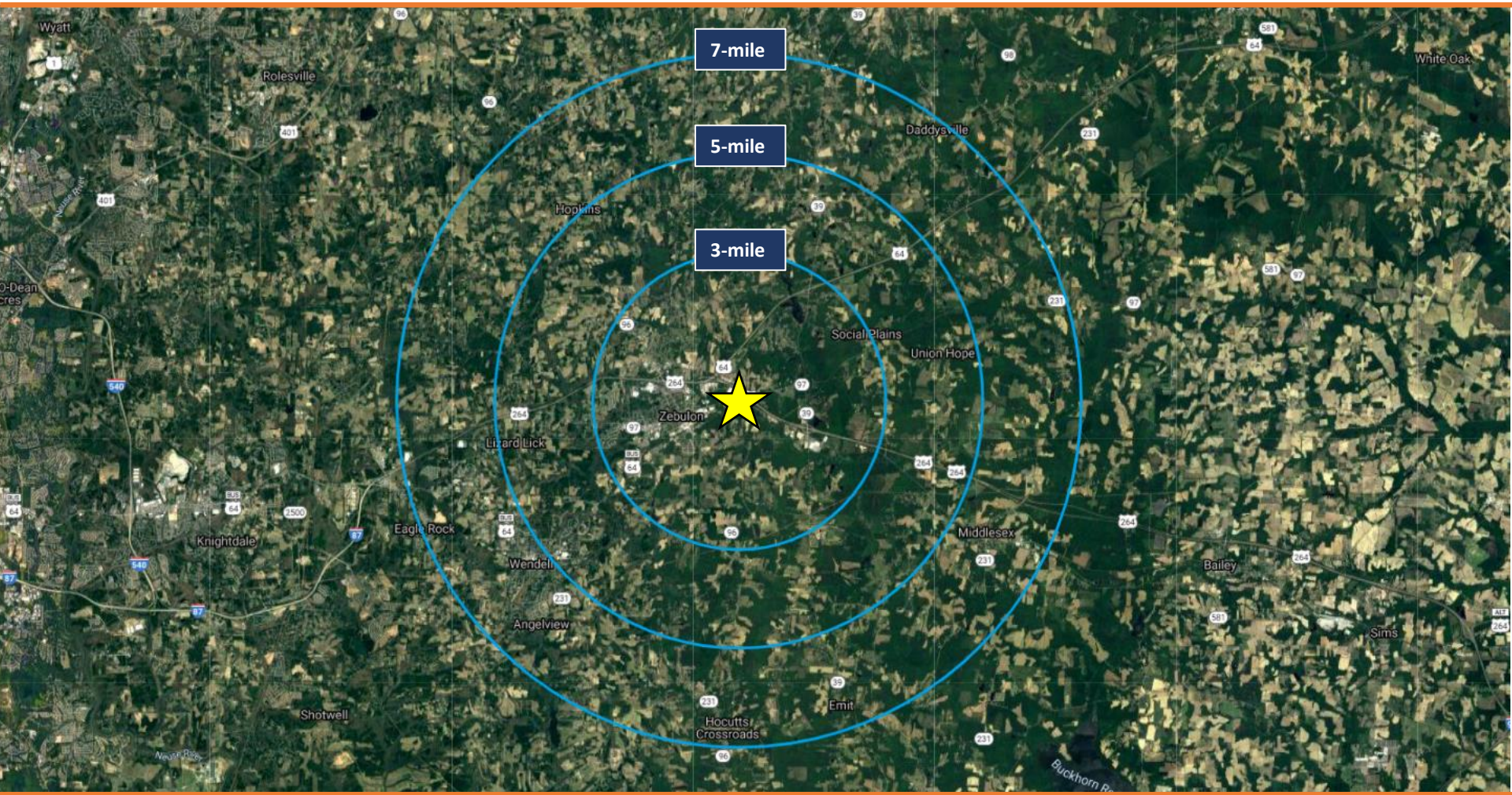
Old US 264 Highway | Zebulon, NC



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

# DEMOGRAPHIC RADIUS MAP

Old US 264 Highway | Zebulon, NC



|            |  |  |  |              |
|------------|--|--|--|--------------|
| Baker Bell |  | <a href="mailto:Baker@BellCommercial.net">Baker@BellCommercial.net</a> |  | 919.608.9522 |
| Tre Vaughn |  | <a href="mailto:Tre@BellCommercial.net">Tre@BellCommercial.net</a>     |  | 336.429.0089 |

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# 3, 5 & 7-MILE DEMOGRAPHICS

Old US 264 Highway | Zebulon, NC

## Old US Highway 264 Zebulon, NC

3 mi    5 mi    7 mi

|            | 3 mi                                  | 5 mi   | 7 mi   |        |
|------------|---------------------------------------|--------|--------|--------|
| POPULATION | 2021 Estimated Population             | 9,801  | 20,314 | 38,348 |
|            | 2026 Projected Population             | 10,205 | 21,601 | 41,439 |
|            | 2010 Census Population                | 8,957  | 17,993 | 34,555 |
|            | 2000 Census Population                | 7,570  | 14,781 | 28,397 |
|            | Projected Annual Growth 2021 to 2026  | 0.8%   | 1.3%   | 1.6%   |
|            | Historical Annual Growth 2000 to 2021 | 1.4%   | 1.8%   | 1.7%   |
| HOUSEHOLDS | 2021 Estimated Households             | 3,798  | 7,870  | 14,691 |
|            | 2026 Projected Households             | 3,981  | 8,353  | 15,767 |
|            | 2010 Census Households                | 3,280  | 6,626  | 12,748 |
|            | 2000 Census Households                | 2,844  | 5,601  | 10,710 |
|            | Projected Annual Growth 2021 to 2026  | 1.0%   | 1.2%   | 1.5%   |
|            | Historical Annual Growth 2000 to 2021 | 1.6%   | 1.9%   | 1.8%   |
| AGE        | 2021 Est. Population Under 10 Years   | 11.1%  | 11.3%  | 11.8%  |
|            | 2021 Est. Population 10 to 19 Years   | 14.0%  | 14.2%  | 14.2%  |
|            | 2021 Est. Population 20 to 29 Years   | 10.1%  | 10.7%  | 11.4%  |
|            | 2021 Est. Population 30 to 44 Years   | 17.7%  | 18.1%  | 18.4%  |
|            | 2021 Est. Population 45 to 59 Years   | 22.3%  | 21.7%  | 21.3%  |
|            | 2021 Est. Population 60 to 74 Years   | 18.3%  | 17.6%  | 16.8%  |
|            | 2021 Est. Population 75 Years or Over | 6.6%   | 6.4%   | 6.1%   |
|            | 2021 Est. Median Age                  | 41.4   | 40.4   | 39.5   |

## Old US Highway 264 Clayton, NC

3 mi    5 mi    7 mi

|                            | 3 mi                                       | 5 mi     | 7 mi     |          |
|----------------------------|--|----------|----------|----------|
| MARITAL STATUS<br>& GENDER | 2021 Est. Male Population                  | 48.2%    | 48.9%    | 49.0%    |
|                            | 2021 Est. Female Population                | 51.8%    | 51.1%    | 51.0%    |
|                            | 2021 Est. Never Married                    | 25.6%    | 25.7%    | 28.0%    |
|                            | 2021 Est. Now Married                      | 51.6%    | 52.2%    | 49.1%    |
|                            | 2021 Est. Separated or Divorced            | 16.3%    | 15.3%    | 16.4%    |
|                            | 2021 Est. Widowed                          | 6.5%     | 6.7%     | 6.6%     |
| INCOME                     | 2021 Est. HH Income \$200,000 or More      | 7.1%     | 6.4%     | 4.8%     |
|                            | 2021 Est. HH Income \$150,000 to \$199,999 | 8.2%     | 6.2%     | 4.4%     |
|                            | 2021 Est. HH Income \$100,000 to \$149,999 | 16.2%    | 16.4%    | 15.2%    |
|                            | 2021 Est. HH Income \$75,000 to \$99,999   | 11.7%    | 12.1%    | 13.8%    |
|                            | 2021 Est. HH Income \$50,000 to \$74,999   | 21.6%    | 22.0%    | 21.1%    |
|                            | 2021 Est. HH Income \$35,000 to \$49,999   | 11.9%    | 12.0%    | 13.4%    |
|                            | 2021 Est. HH Income \$25,000 to \$34,999   | 7.3%     | 8.7%     | 9.2%     |
|                            | 2021 Est. HH Income \$15,000 to \$24,999   | 8.0%     | 7.7%     | 8.9%     |
|                            | 2021 Est. HH Income Under \$15,000         | 8.1%     | 8.5%     | 9.2%     |
|                            | 2021 Est. Average Household Income         | \$88,490 | \$81,894 | \$73,799 |
| EMPLOYEES                  | 2021 Est. Median Household Income          | \$67,873 | \$64,958 | \$59,826 |
|                            | 2021 Est. Per Capita Income                | \$34,379 | \$31,793 | \$28,333 |
|                            | 2021 Est. Total Businesses                 | 420      | 655      | 1,111    |
|                            | 2021 Est. Total Employees                  | 5,383    | 6,773    | 10,451   |

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