

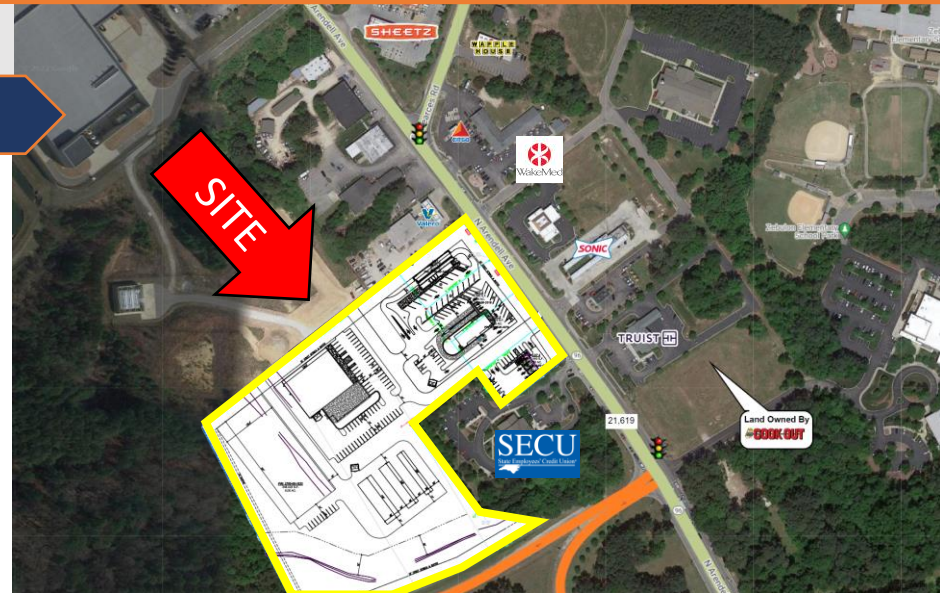
# 1209 N. ARENDELL AVENUE

ZEBULON, NORTH CAROLINA, 27597





AVAILABLE

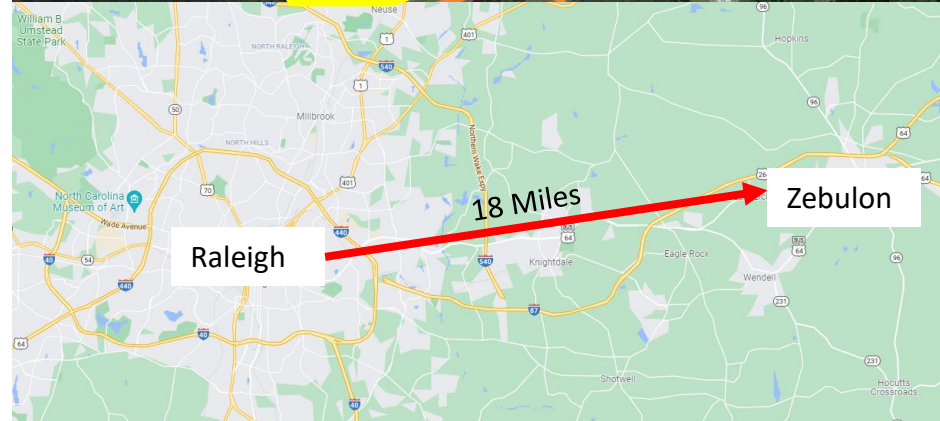
## HIGHLIGHTS

- Zebulon, NC is Just 18 Miles East of Raleigh and is One of the Fastest Growing Municipalities in Wake County with Over 4,900 Homes Either Under Construction or Approved.
- The Site is Located just North of the Intersection of Hwy 264 and N. Arendell Avenue (Over 21,000 VPD).
- Property is Available for Lease, Sale, or BTS opportunities and is a Prime Candidate for Retail, Fast Food, Service, or Storage Uses.
- Zoned Heavy Commercial (HC) Allowing Most All Commercial Uses.



## DEMOGRAPHICS

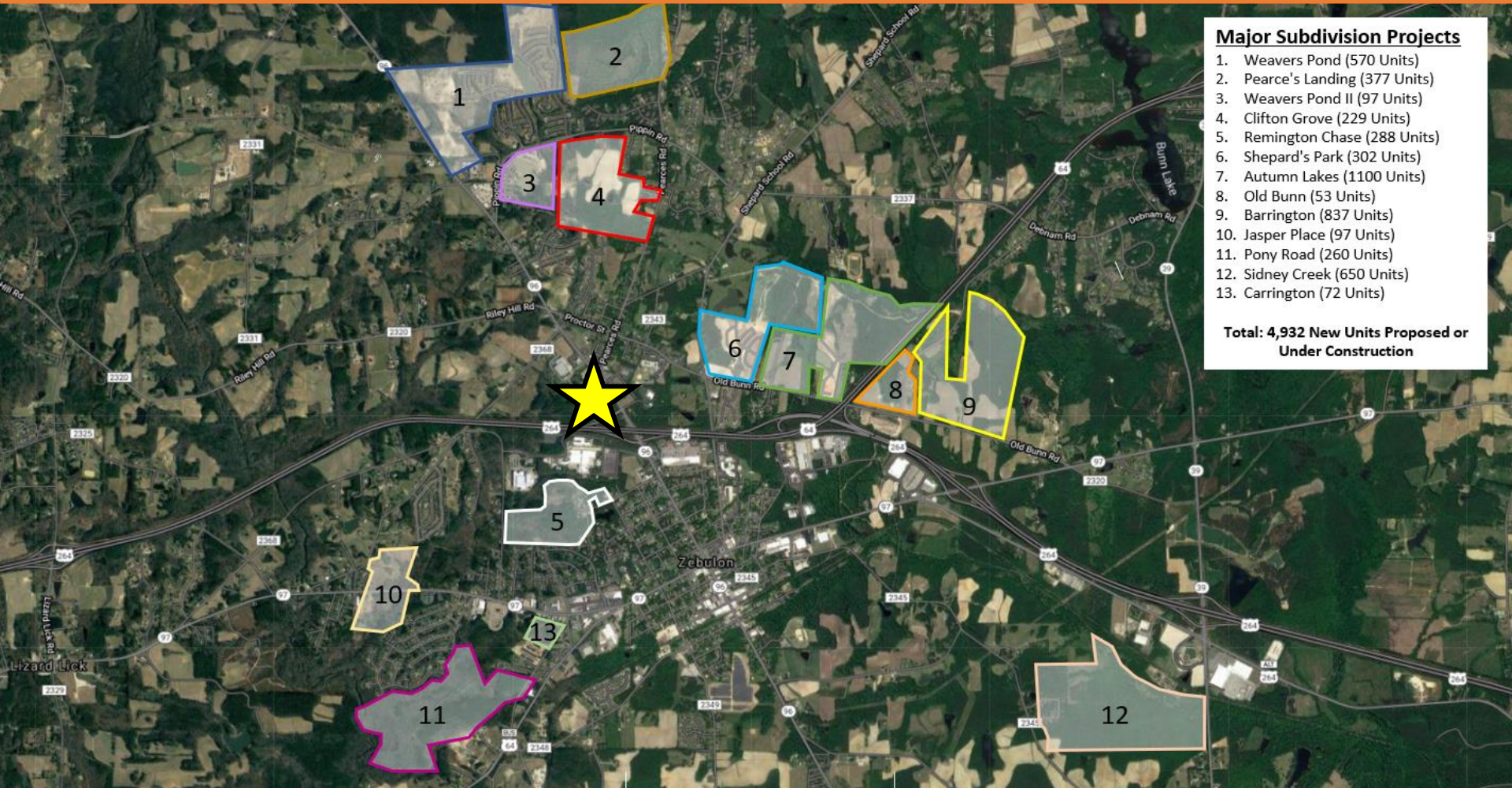
	1-Mile	3-Mile	5-Mile
 <b>Population</b>	2,963	12,405	26,830
 <b>Households</b>	1,111	4,607	9,911
 <b>Avg HH Income</b>	\$101,979	\$86,420	\$78,984
 <b>Employees</b>	1,791	5,312	8,738



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# RESIDENTIAL GROWTH MAP

1209 N. Arendell Ave | Zebulon, NC 27597



## Major Subdivision Projects

1. Weavers Pond (570 Units)
2. Pearce's Landing (377 Units)
3. Weavers Pond II (97 Units)
4. Clifton Grove (229 Units)
5. Remington Chase (288 Units)
6. Shepard's Park (302 Units)
7. Autumn Lakes (1100 Units)
8. Old Bunn (53 Units)
9. Barrington (837 Units)
10. Jasper Place (97 Units)
11. Pony Road (260 Units)
12. Sidney Creek (650 Units)
13. Carrington (72 Units)

**Total: 4,932 New Units Proposed or Under Construction**

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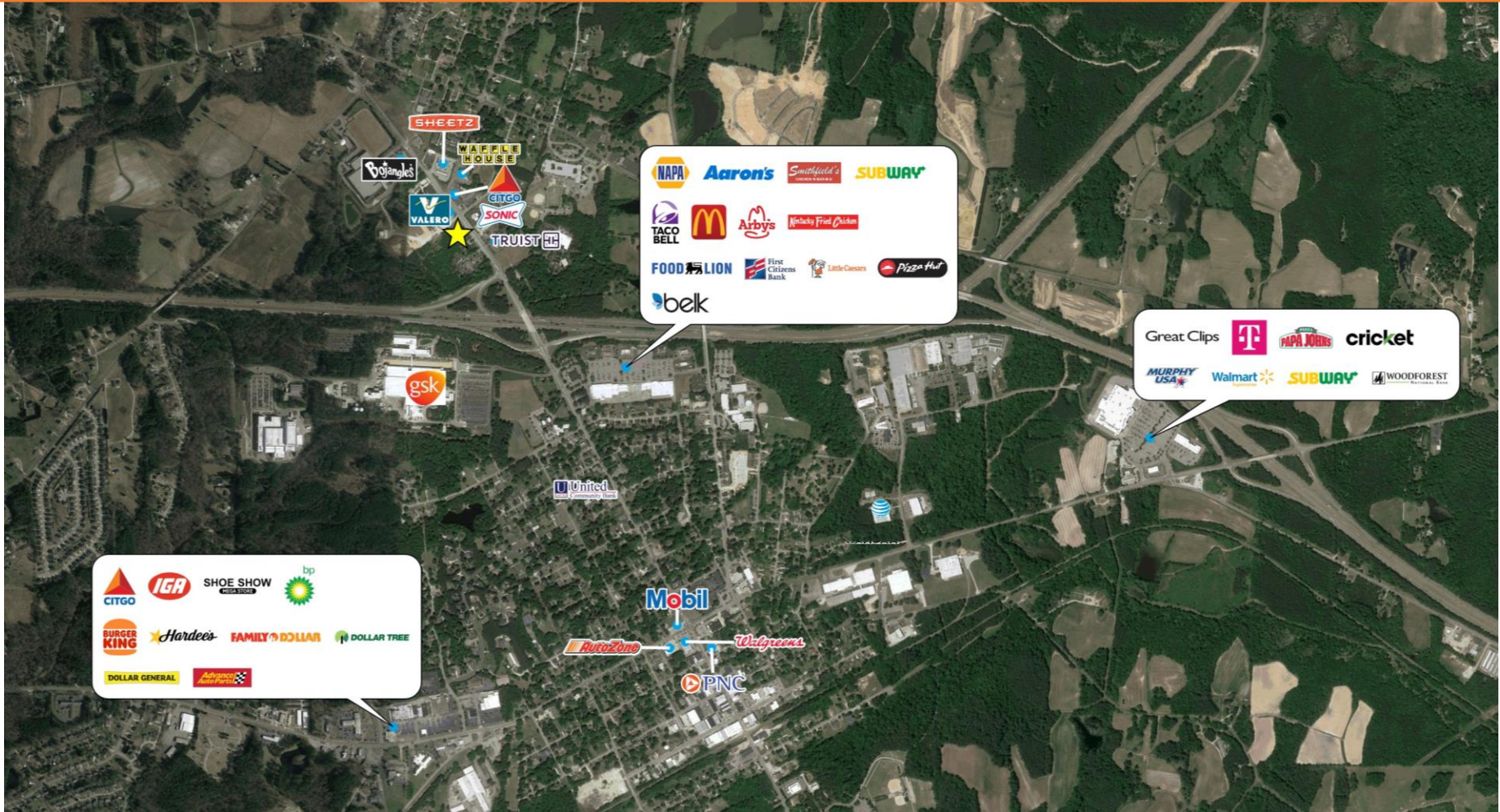
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# MARKET AERIAL

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# SITE AERIAL

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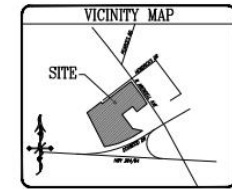
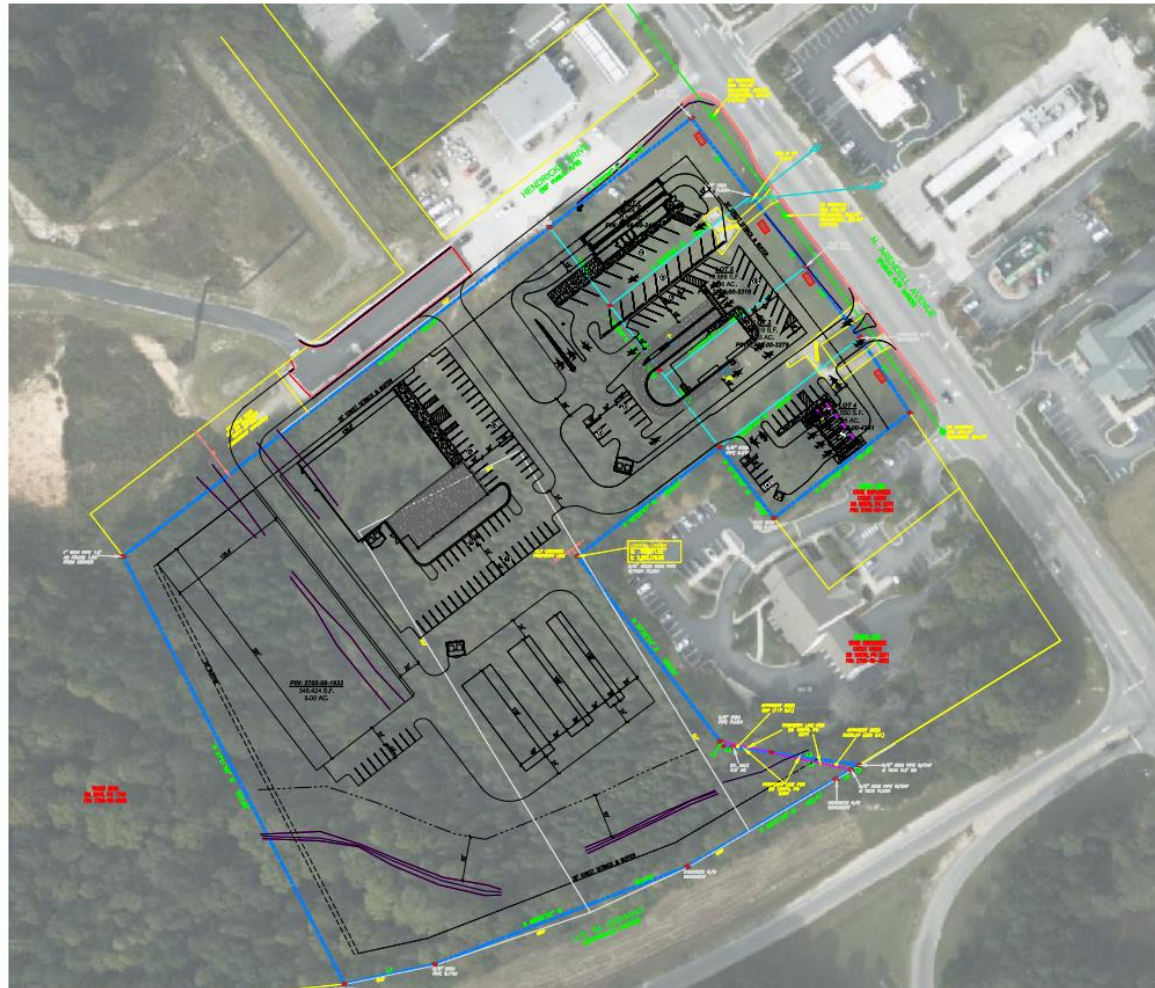


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# Concept Plan

1209 N. Arendell Ave | Zebulon, NC 27597



SITE DATA	
DEVELOPMENT NAME:	OL CHANGE
BUILDING SF:	1,713 SF
PARKING COUNT:	13 SPACES
LOT AC:	
DEVELOPMENT NAME:	DRIVE THRU RESTAURANT
BUILDING SF:	3,000 SF
PARKING COUNT:	30 SPACES
LOT AC:	
DEVELOPMENT NAME:	CAR WASH
BUILDING SF:	4,000 SF
PARKING COUNT:	25 SPACES
LOT AC:	
DEVELOPMENT NAME:	WAREHOUSE STORE
BUILDING SF:	15,000 SF
PARKING COUNT:	75 SPACES
LOT AC:	
DEVELOPMENT NAME:	36,041 SF
BUILDING #1 SF:	2,200 SF
BUILDING #2 SF:	3,000 SF
BUILDING #3 SF:	4,700 SF
PARKING COUNT:	10 SPACES
LOT AC:	
TOTAL LOT SIZE:	402,847 SF 9.27 AC

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# DOT PLANS

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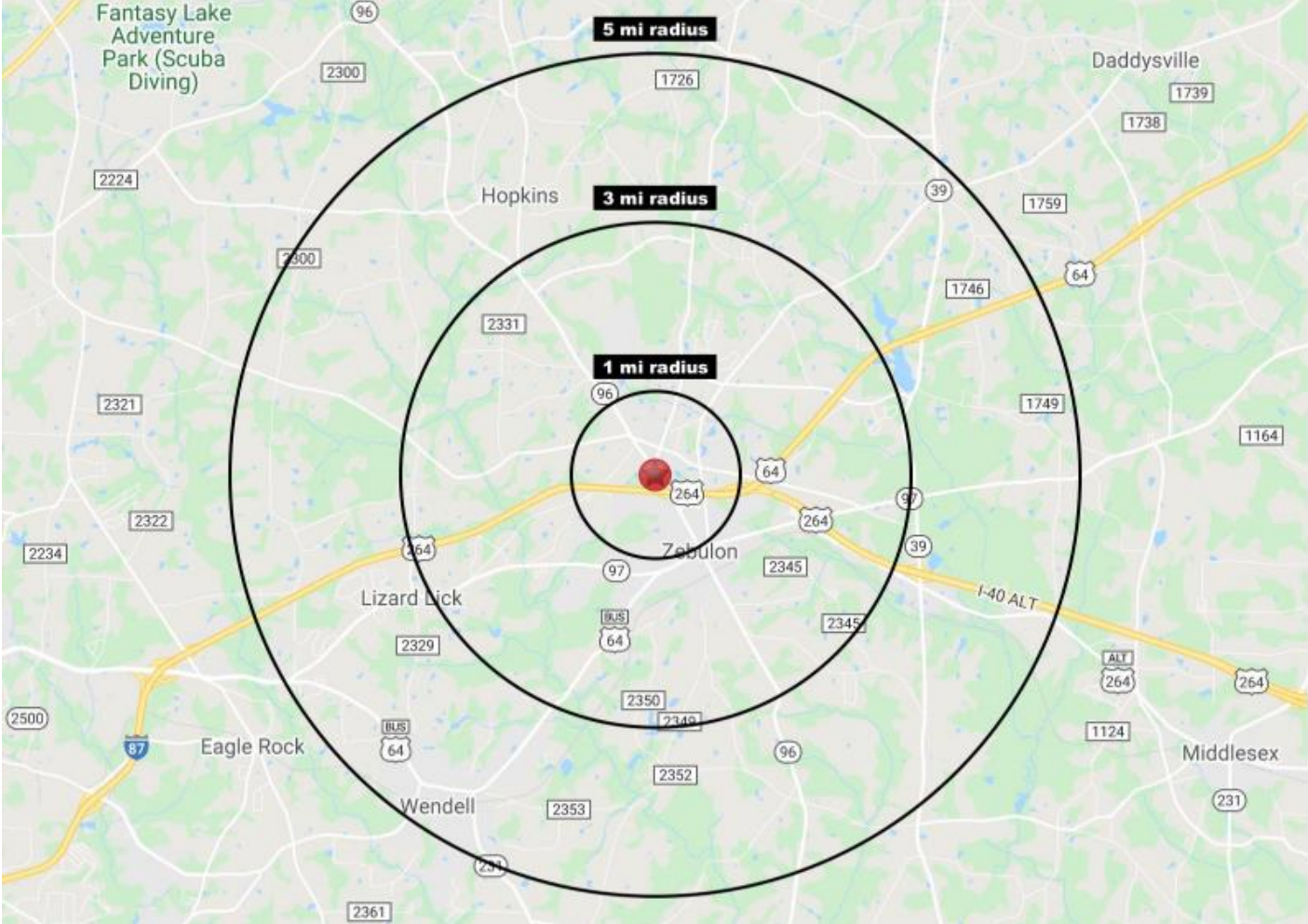


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# DEMOGRAPHIC RADIUS MAP

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# 1, 2 & 3-MILE DEMOGRAPHICS

1209 N. Arendell Ave | Zebulon, NC 27597



## 1209 N. Arendell Ave. Zebulon, NC 27597

1 mi      2 mi      3 mi

Population			
2021 Estimated Population	2,963	12,405	26,830
2026 Projected Population	3,251	13,464	29,114
2020 Census Population	2,764	12,020	26,721
2010 Census Population	2,224	9,856	22,690
Projected Annual Growth 2021 to 2026	1.9%	1.7%	1.7%
Historical Annual Growth 2010 to 2021	3.0%	2.4%	1.7%
Households			
2021 Estimated Households	1,111	4,607	9,911
2026 Projected Households	1,223	5,034	10,718
2020 Census Households	1,035	4,435	9,919
2010 Census Households	823	3,599	8,332
Projected Annual Growth 2021 to 2026	2.0%	1.9%	1.6%
Historical Annual Growth 2010 to 2021	0.7%	0.4%	-
Age			
2021 Est. Population Under 10 Years	12.0%	11.5%	11.8%
2021 Est. Population 10 to 19 Years	14.1%	14.3%	14.4%
2021 Est. Population 20 to 29 Years	10.2%	10.1%	11.0%
2021 Est. Population 30 to 44 Years	18.7%	18.0%	18.3%
2021 Est. Population 45 to 59 Years	22.1%	22.0%	21.4%
2021 Est. Population 60 to 74 Years	16.7%	17.5%	16.6%
2021 Est. Population 75 Years or Over	6.3%	6.6%	6.4%
2021 Est. Median Age	39.8	40.7	39.6

## 1209 N. Arendell Ave. Zebulon, NC 27597

1 mi      2 mi      3 mi

Marital Status & Gender			
2021 Est. Male Population	47.3%	48.1%	48.7%
2021 Est. Female Population	52.7%	51.9%	51.3%
2021 Est. Never Married	21.3%	26.0%	26.5%
2021 Est. Now Married	58.9%	51.4%	50.5%
2021 Est. Separated or Divorced	13.4%	16.3%	16.4%
2021 Est. Widowed	6.5%	6.3%	6.6%
Income			
2021 Est. HH Income \$200,000 or More	8.1%	7.7%	6.2%
2021 Est. HH Income \$150,000 to \$199,999	11.8%	8.7%	5.7%
2021 Est. HH Income \$100,000 to \$149,999	16.4%	15.8%	15.7%
2021 Est. HH Income \$75,000 to \$99,999	15.5%	13.1%	14.1%
2021 Est. HH Income \$50,000 to \$74,999	24.3%	21.7%	22.2%
2021 Est. HH Income \$35,000 to \$49,999	11.9%	11.3%	13.1%
2021 Est. HH Income \$25,000 to \$34,999	4.0%	6.2%	7.5%
2021 Est. HH Income \$15,000 to \$24,999	5.2%	7.8%	7.8%
2021 Est. HH Income Under \$15,000	2.7%	7.6%	7.8%
2021 Est. Average Household Income	\$101,979	\$86,420	\$78,984
2021 Est. Median Household Income	\$80,384	\$70,500	\$64,878
2021 Est. Per Capita Income	\$38,275	\$32,196	\$29,252
2021 Est. Total Businesses	150	423	875
2021 Est. Total Employees	1,791	5,312	8,738

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