

# 300 Black Belt World Dr – Knightdale, NC



3.71 Acres Total  
19,731 SF Building

+/- 2.3 Acres  
Additional Developable  
Land

**FOOD LION**

**goodwill**

**DUNKIN'**  
**metro**  
by F • Mobile

**Advance  
Auto Parts**

**McDonald's**

**Walgreens**

**CVS pharmacy**

36,000 VPD

12,500 VPD

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# 300 Black Belt World Dr – Knightdale, NC

**19,731 SF Investment Opportunity on +/- 3.71 Acres  
FOR SALE - \$3,500,000.00**

## HIGHLIGHTS

- Retail and Office Building Just off the Busiest Intersection in Town.
- +/- 6,500 Vacant Second Floor Office Space SF for Owner Occupant or Value Add.
- +/- 2.3 Additional Acreage Ready for Development.
- Knightdale is One of the Fastest Growing Cities in NC, having grown 65% since 2010.

## DEMOGRAPHICS

<i>Radius:</i>	1-Mile	3-Mile	5-Mile
Population	6,324	27,880	80,635
Households	2,509	10,835	30,500
Avg HH Income	\$77,754	\$84,894	\$83,656
Employees	3,641	7,538	20,396

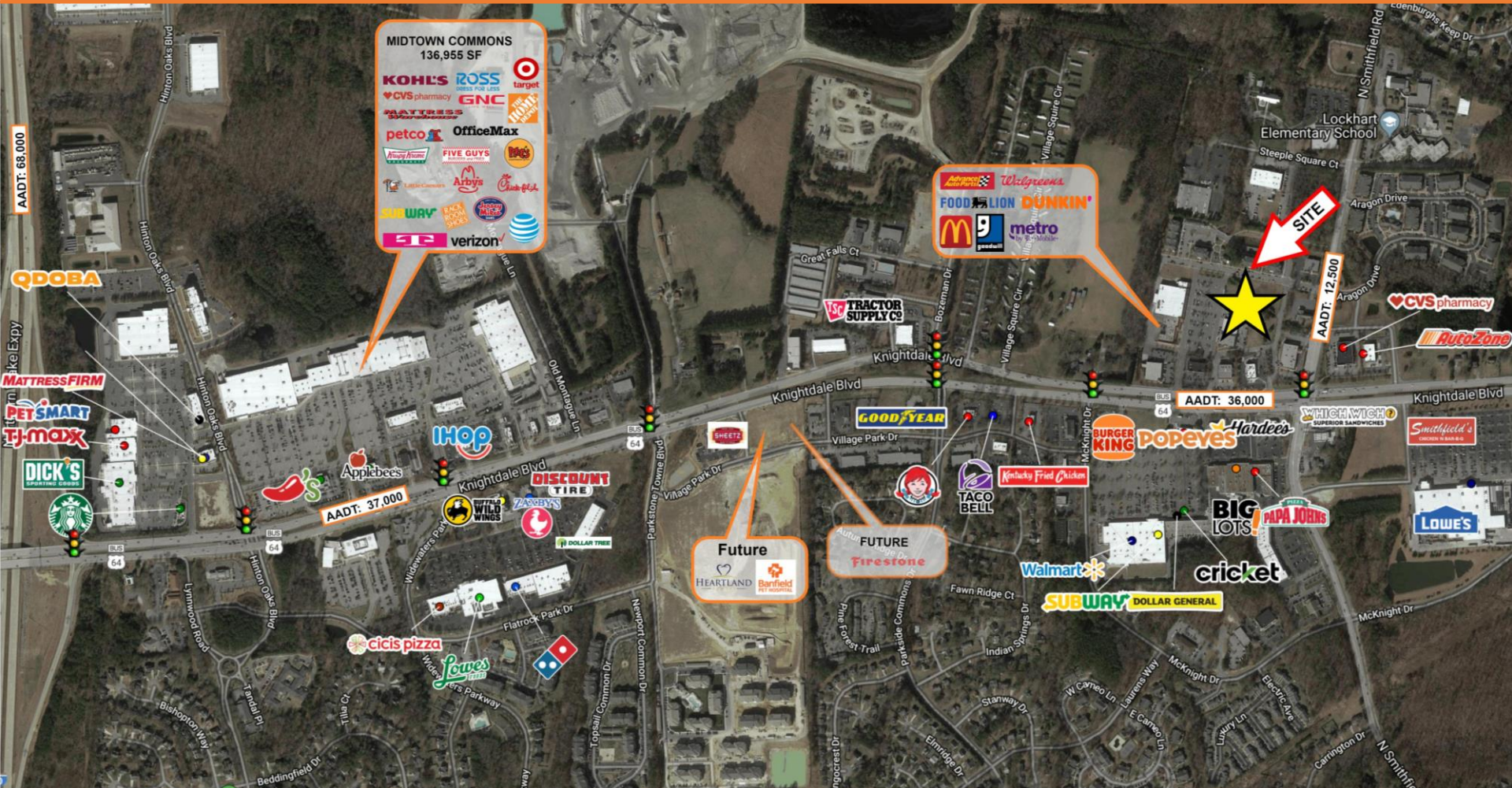


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# MARKET AERIAL

300 Black Belt World Dr – Knightdale, NC

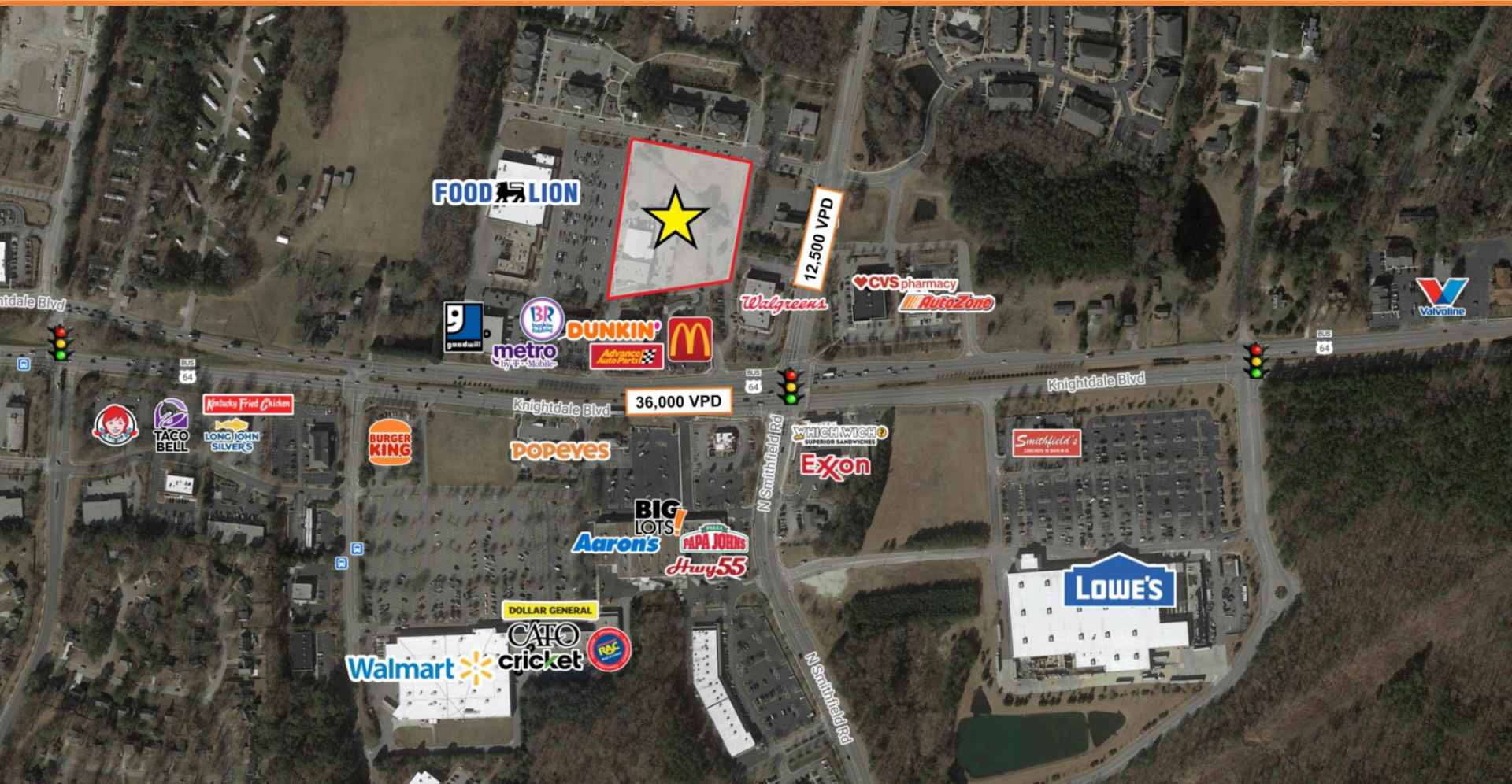


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# SITE AERIAL

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# Income Summary

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5/4/21

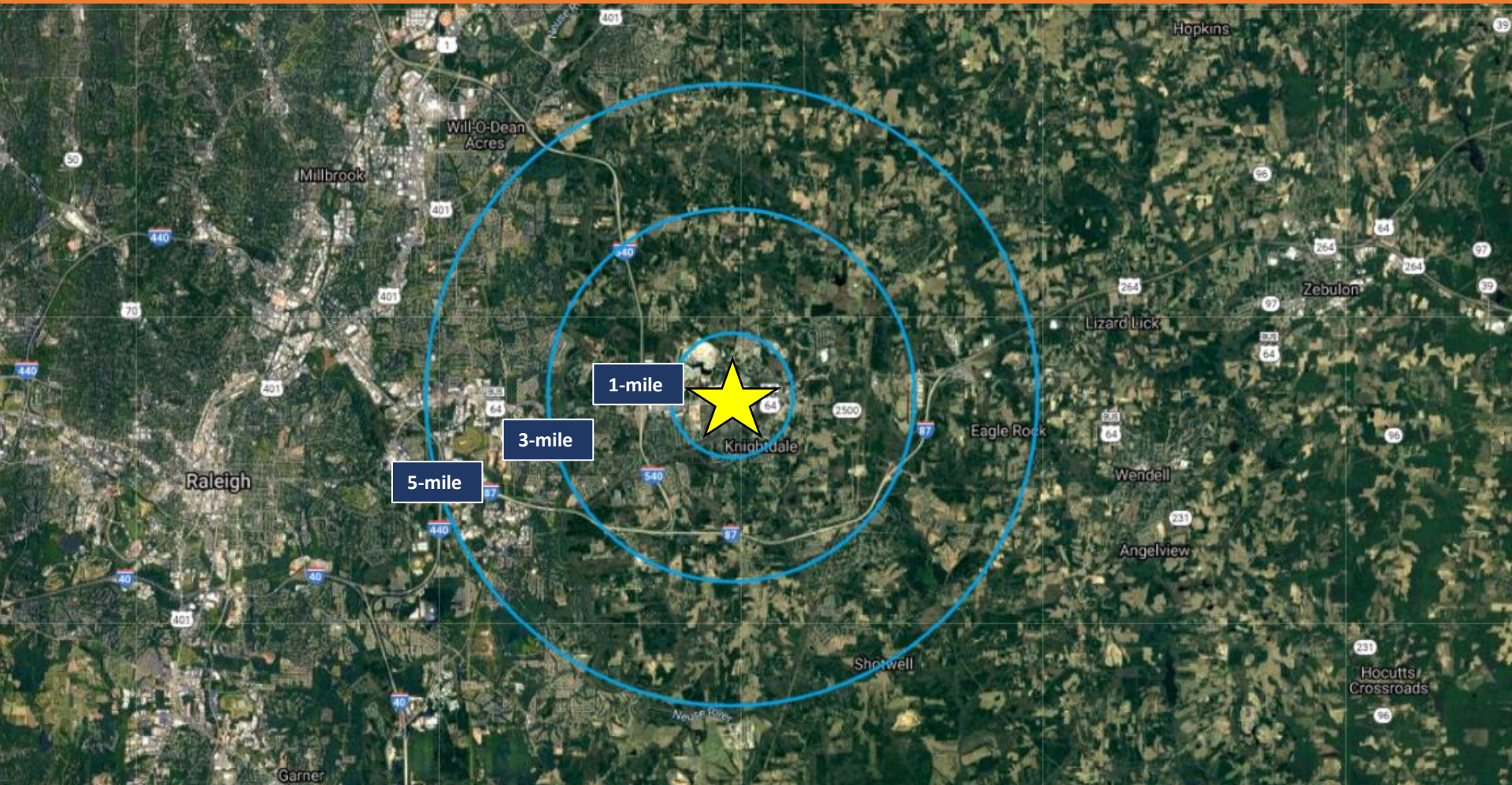
Tenant	SF	Lease Start	Expiration	Lease Type	Rent/SF	Rent	Options	Option Rent
Black Belt Work Taekwondo	7,000	6/1/2014	5/31/2025	Gross	\$ 14.57	\$ 102,000.00	1, 5 Year	\$ 102,000.00
Vape Shop	3,000	5/1/2021	4/31/2026	Gross	\$ 12.80	\$ 38,400.00	1, 5 Year	\$ 38,400.00
Empire Amusement Co	1,000	4/1/2021	12/31/2026	Gross	\$ 18.00	\$ 18,000.00	1, 2 Year	\$ 18,000.00
Hair Salon	1,000	10/1/2020	11/31/2025	Gross	\$ 16.80	\$ 16,800.00	1, 2 Year	\$ 16,800.00
					Total Rental Income	\$ 175,200.00		

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# DEMOGRAPHIC RADIUS MAP

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# 1, 3, & 5-MILE DEMOGRAPHICS

300 Black Belt World Dr – Knightdale, NC



## 300 Black Belt World Dr. Knightdale, NC

		1 mi	3 mi	5 mi
<b>POPULATION</b>	2020 Estimated Population	6,324	27,880	80,635
	2025 Projected Population	6,911	30,610	88,649
	2010 Census Population	4,729	20,433	65,577
	2000 Census Population	2,359	13,689	41,089
	Projected Annual Growth 2020 to 2025	1.9%	2.0%	2.0%
	Historical Annual Growth 2000 to 2020	8.4%	5.2%	4.8%
<b>HOUSEHOLDS</b>	2020 Estimated Households	2,509	10,835	30,500
	2025 Projected Households	2,767	12,018	33,883
	2010 Census Households	1,851	7,728	23,932
	2000 Census Households	869	5,051	15,245
	Projected Annual Growth 2020 to 2025	2.1%	2.2%	2.2%
	Historical Annual Growth 2000 to 2020	9.4%	5.7%	5.0%
<b>AGE</b>	2020 Est. Population Under 10 Years	12.9%	12.5%	13.2%
	2020 Est. Population 10 to 19 Years	14.5%	14.1%	14.2%
	2020 Est. Population 20 to 29 Years	14.0%	12.6%	12.9%
	2020 Est. Population 30 to 44 Years	23.2%	22.3%	22.9%
	2020 Est. Population 45 to 59 Years	18.8%	20.0%	20.2%
	2020 Est. Population 60 to 74 Years	12.5%	13.8%	12.6%
	2020 Est. Population 75 Years or Over	4.1%	4.8%	4.0%
	2020 Est. Median Age	34.9	36.5	35.5

## 300 Black Belt World Dr. Knightdale, NC

		1 mi	3 mi	5 mi
<b>MARITAL STATUS &amp; GENDER</b>	2020 Est. Male Population	47.3%	47.7%	47.9%
	2020 Est. Female Population	52.7%	52.3%	52.1%
	2020 Est. Never Married	35.0%	33.6%	34.4%
	2020 Est. Now Married	41.3%	46.8%	46.9%
	2020 Est. Separated or Divorced	19.0%	14.3%	14.8%
	2020 Est. Widowed	4.7%	5.4%	3.9%
<b>INCOME</b>	2020 Est. HH Income \$200,000 or More	3.4%	4.7%	4.8%
	2020 Est. HH Income \$150,000 to \$199,999	4.0%	5.0%	6.2%
	2020 Est. HH Income \$100,000 to \$149,999	15.1%	17.8%	19.1%
	2020 Est. HH Income \$75,000 to \$99,999	19.8%	19.7%	18.6%
	2020 Est. HH Income \$50,000 to \$74,999	23.5%	22.6%	22.3%
	2020 Est. HH Income \$35,000 to \$49,999	13.4%	13.8%	12.1%
	2020 Est. HH Income \$25,000 to \$34,999	7.6%	7.8%	7.5%
	2020 Est. HH Income \$15,000 to \$24,999	3.9%	3.8%	4.5%
	2020 Est. HH Income Under \$15,000	9.4%	4.9%	5.0%
	2020 Est. Average Household Income	\$77,754	\$84,894	\$83,656
	2020 Est. Median Household Income	\$65,551	\$71,756	\$73,999
	2020 Est. Per Capita Income	\$30,848	\$33,019	\$31,666
2020 Est. Total Businesses	419	975	2,613	
2020 Est. Total Employees	3,641	7,538	20,396	

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