OUTPARCEL and RETAIL OPPORTUNITIES



1087 Charlotte Hwy | Troutman, NC

+/- 1-2 ACRE RETAIL PAD OPPORTUNITIES AVAILABLE - GL or BTS ONLY

HIGHLIGHTS

- Intersection of Hwy 77 and Hwy 21
- Total of 8,096 housing units in the Troutman, NC area that are proposed, approved, or currently under construction
- 54,000 VPD on NC Hwy 77 and 16,500 VPD on Charlotte Hwy
- New surrounding developments including a future business park 7Eleven and Food Lion that is currently under construction.

DEMOGRAPHICS

		1-Mile	3-Mile	5-Mile	Trade Area
İİİ	Population	746	10,376	31,711	35,328
备	Households	281	3,999	12,312	13,730
•••	Avg HH Income	\$57,053	\$82,630	\$86,250	\$83,771
	Employees	494	4,648	17,104	12,131





336.429.0089

Tre Vaughn | Tre@BellCommercial.net

Surrounding Aerial

1087 Charlotte Hwy | Troutman, NC





Tre Vaughn | Tre@BellCommercial.net

Bell Commercial Inc. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

336.429.0089

Outparcel Opportunities



1087 Charlotte Hwy | Troutman, NC



Tre Vaughn | Tre@BellCommercial.net | 336.429.0089

Concept Plan (parcels sized to fit user)



1087 Charlotte Hwy | Troutman, NC

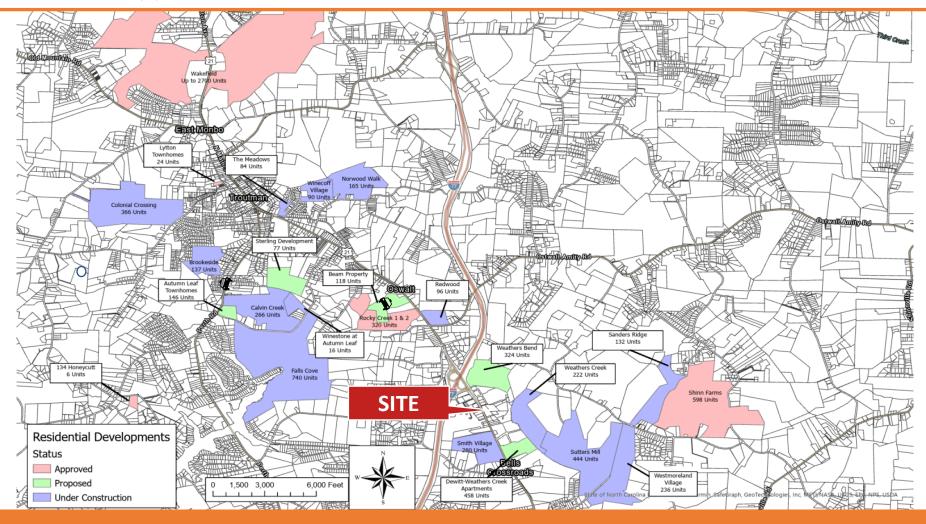


Tre Vaughn | Tre@BellCommercial.net | 336.429.0089

RESIDENTIAL DEVELOPMENT PROJECTS



1087 Charlotte Hwy | Troutman, NC



Tre Vaughn Tre@BellCommercial.net 336.429.0089

Demographic Radius/ Trade Area Map 1087 Charlotte Hwy | Troutman, NC



Westover Statesville 1379 5-mile 3-mile 2364 2366 2368 Troutman 001 1324 1-mile East Monbo f and a state of the state of t 1314 1822 1755 Bells Crossroads 1447 Mazeppa 1480 sville 1219 1168 1180 (801) ake Norman of Catawba 1358 Mayhew

Tre Vaughn | Tre@BellCommercial.net | 336.429.0089

1, 3, 5-MILE / Trade Area DEMOGRAPHICS 1087 Charlotte Hwy | Troutman, NC



1087 Charlotte Hwy					1087 Charlotte Hwy						
Troutman, NC		1mi	3mi	5mi	Trade Area	Tro	1mi	3mi	5mi	Trade Area	
POPULATION	2022 Estimated Population	746	10,376	31,711	35,328	SL	2022 Est. Male Population	50.5%	50.6%	50.3%	50.3%
	2027 Projected Population	844	11,472	34,825	38,212	STATUS IDER	2022 Est. Female Population	49.5%	49.4%	49.7%	49.7%
	2020 Census Population	852	9,873	30,261	33,875		2022 Est. Never Married	28.2%	27.7%	26.5%	25.3%
	2010 Census Population	606	7,973	24,042	28,141	GE	2022 Est. Now Married	55.6%	54.2%	56.9%	57.4%
	Projected Annual Growth 2022 to 2027	2.6%	2.1%	2.0%	1.6%	MARITAL & GEN	2022 Est. Separated or Divorced	11.1%	10.9%	10.5%	11.0%
	Historical Annual Growth 2010 to 2022	1.9%	2.5%	2.7%	2.1%	Σ	2022 Est. Widowed	5.2%	7.1%	6.1%	6.3%
HOUSEHOLDS	2022 Estimated Households	281	3,999	12,312	13,730		2022 Est. HH Income \$200,000 or More	0.6%	6.7%	8.4%	7.4%
	2027 Projected Households	323	4,474	13,675	14,991		2022 Est. HH Income \$150,000 to \$199,999	3.8%	5.5%	7.1%	6.2%
	2020 Census Households	319	3,787	11,728	13,154		2022 Est. HH Income \$100,000 to \$149,999	15.0%	16.0%	16.8%	16.5%
	2010 Census Households	227	3,047	9,208	10,800	ш	2022 Est. HH Income \$75,000 to \$99,999	13.1%	15.5%	14.9%	15.3%
	Projected Annual Growth 2022 to 2027	3.0%	2.4%	2.2%	1.8%	INCOME	2022 Est. HH Income \$50,000 to \$74,999	25.0%	21.6%	21.1%	21.7%
	Historical Annual Growth 2010 to 2022	-1.0%	0.5%	0.4%	0.4%	INC	2022 Est. HH Income \$35,000 to \$49,999	21.1%	11.5%	11.6%	12.1%
	2022 Est. Population Under 10 Years	10.8%	11.0%	11.5%	11.2%	_	2022 Est. HH Income \$25,000 to \$34,999	9.7%	10.2%	8.0%	7.9%
AGE	2022 Est. Population 10 to 19 Years	12.4%	12.5%	13.2%	12.3%		2022 Est. HH Income \$15,000 to \$24,999	6.5%	6.5%	6.1%	6.8%
	2022 Est. Population 20 to 29 Years	12.5%	11.1%	10.9%	10.3%		2022 Est. HH Income Under \$15,000	5.2%	6.6%	6.0%	6.1%
	2022 Est. Population 30 to 44 Years	24.2%	22.6%	22.0%	21.3%		2022 Est. Average Household Income	\$57,053	\$82,630	\$86,250	\$83,771
	2022 Est. Population 45 to 59 Years	19.4%	19.7%	20.0%	20.5%		2022 Est. Median Household Income	\$59,165	\$71,529	\$76,776	\$74,339
	2022 Est. Population 60 to 74 Years	15.7%	17.7%	17.1%	18.8%		2022 Est. Per Capita Income	\$21,523	\$31,851	\$33,514	\$32,572
	2022 Est. Population 75 Years or Over	38.4%	5.5%	5.4%	5.5%		2022 Est. Total Businesses	46	230	1,354	940
	2022 Est. Median Age	38.4	39.5	39.2	40.7		2022 Est. Total Employees	494	4,648	17,104	12,131

Tre Vaughn | Tre@BellCommercial.net

| 336.429.0089