

WILSON RETAIL OPPORTUNITY

3011 Raleigh Rd. Pkwy W | Wilson, NC





+/- 1.25 ACRE OPPORTUNITY – For Lease

HIGHLIGHTS

- Available opportunity in the heart of the Wilson retail corridor.
- Prime location for fast food, bank, or service-oriented use.
- 28,000 VPD on Raleigh Rd. Pkwy
- Cross access to neighboring users and access back to the signalized intersection.
- 6,200 SF building with the ability to add on 4,000 SF in the rear.



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 Population	3,700	34,112	51,450
 Households	1,574	14,655	21,662
 Avg HH Income	\$111,487	\$83,512	\$78,514
 Employees	2,215	17,454	25,819



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High Level Aerial

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ASHLEY	Rainbow	Aaron's	WOODFOREST NATIONAL BANK
SecurCare Self Storage	MURPHY USA	MR.TIRE AUTO SERVICE CENTERS	SALLY BEAUTY
Applebees	Walmart	HIBBETT SPORTS	PIZZERIA
Arby's	ALDI	DOLLAR TREE	TRACTOR SUPPLY CO
		Staples	Mellow's Pizzeria

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Low Level Aerial

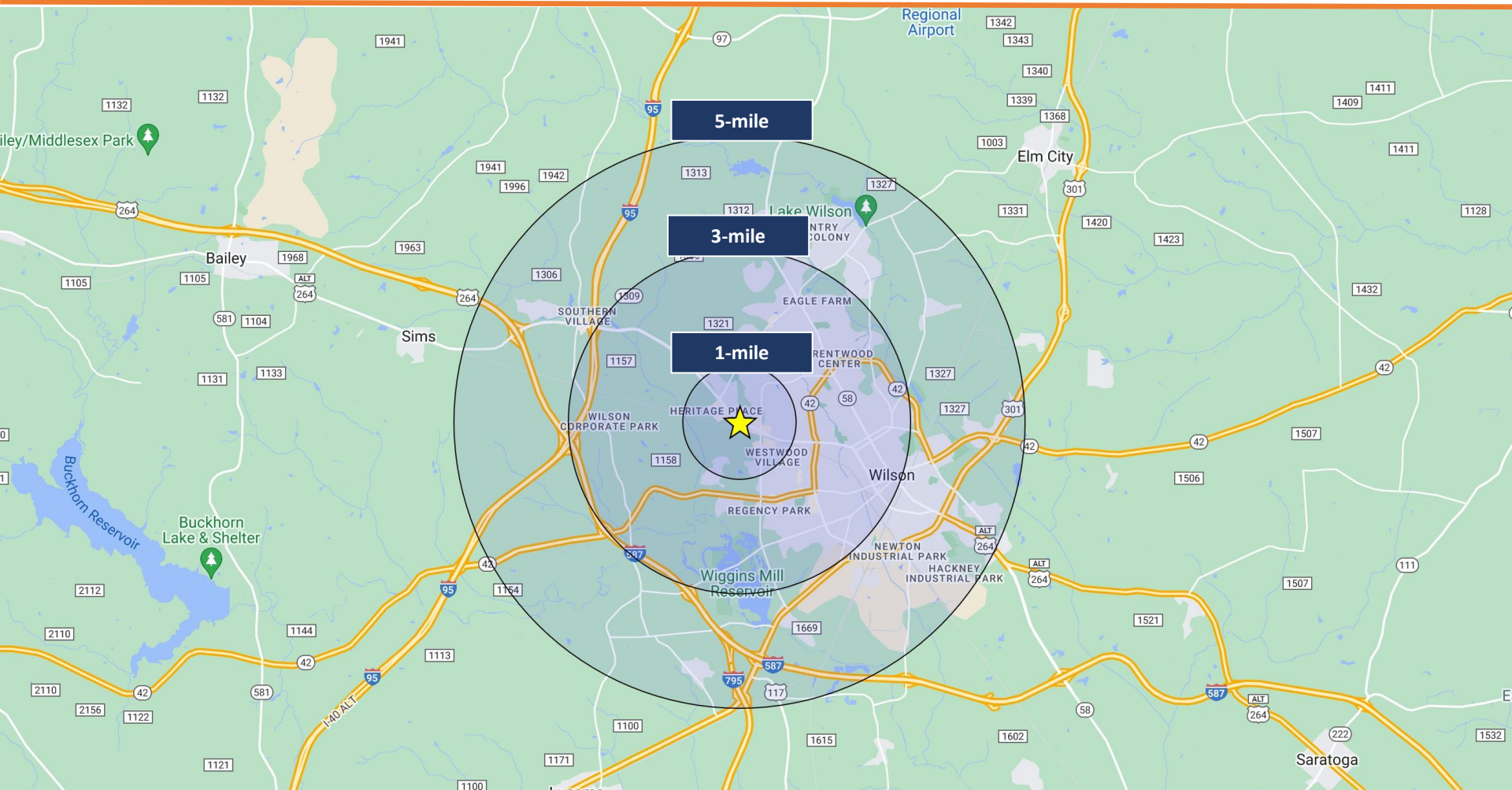
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DEMOGRAPHIC RADIUS MAP

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1, 3 & 5-MILE DEMOGRAPHICS

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	1mi	3mi	5mi	
POPULATION	2023 Estimated Population	3,700	34,112	51,450
	2028 Projected Population	3,771	34,182	51,476
	2020 Census Population	3,665	34,193	51,881
	2010 Census Population	3,558	35,032	53,408
	Projected Annual Growth 2023 to 2028	0.4%	-	-
	Historical Annual Growth 2010 to 2023	0.3%	-0.2%	-0.3%
HOUSEHOLDS	2023 Estimated Households	1,574	14,655	21,662
	2028 Projected Households	1,551	14,176	20,958
	2020 Census Households	1,553	14,609	21,647
	2010 Census Households	1,476	14,178	21,316
	Projected Annual Growth 2023 to 2028	-0.3%	-0.7%	-0.7%
	Historical Annual Growth 2010 to 2023	0.5%	0.3%	0.1%
AGE	2023 Est. Population Under 10 Years	11.2%	12.0%	12.3%
	2023 Est. Population 10 to 19 Years	13.3%	13.1%	13.4%
	2023 Est. Population 20 to 29 Years	11.7%	13.5%	12.8%
	2023 Est. Population 30 to 44 Years	17.6%	17.7%	17.3%
	2023 Est. Population 45 to 59 Years	18.4%	18.4%	18.5%
	2023 Est. Population 60 to 74 Years	19.0%	17.2%	17.6%
	2023 Est. Population 75 Years or Over	8.8%	8.1%	7.9%
	2023 Est. Median Age	41.6	39.2	39.2

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	1mi	3mi	5mi	
MARITAL STATUS & GENDER	2023 Est. Male Population	46.1%	46.4%	46.9%
	2023 Est. Female Population	53.9%	53.6%	53.1%
	2023 Est. Never Married	25.1%	32.8%	32.9%
	2023 Est. Now Married	48.1%	39.1%	38.4%
	2023 Est. Separated or Divorced	16.8%	20.4%	20.0%
	2023 Est. Widowed	10.1%	7.7%	8.7%
	2023 Est. HH Income \$200,000 or More	13.8%	5.6%	5.3%
	2023 Est. HH Income \$150,000 to \$199,999	5.0%	5.3%	5.3%
	2023 Est. HH Income \$100,000 to \$149,999	14.2%	10.9%	10.5%
	2023 Est. HH Income \$75,000 to \$99,999	12.3%	12.0%	10.6%
INCOME	2023 Est. HH Income \$50,000 to \$74,999	18.3%	18.7%	18.8%
	2023 Est. HH Income \$35,000 to \$49,999	11.0%	13.5%	13.2%
	2023 Est. HH Income \$25,000 to \$34,999	5.2%	9.9%	9.5%
	2023 Est. HH Income \$15,000 to \$24,999	11.0%	11.6%	12.5%
	2023 Est. HH Income Under \$15,000	9.3%	12.6%	14.3%
	2023 Est. Average Household Income	\$111,487	\$83,512	\$78,514
	2023 Est. Median Household Income	\$71,668	\$58,371	\$57,402
	2023 Est. Per Capita Income	\$47,503	\$36,063	\$33,221
	2023 Est. Total Businesses	252	1,933	2,540
	2023 Est. Total Employees	2,215	17,454	25,819

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