



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd
Fayetteville, NC 28303
www.grantmurrayre.com



RETAIL PROPERTY FOR LEASE

UNIVERSITY PLAZA 913 W 3rd St, Pembroke, NC 28372

for more information

PATRICK MURRAY, CCIM, CLS

Principal / Broker in Charge

O: 910.829.1617 x202

C: 910.988.5284

patrick@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,800 - 4,800 SF
Lease Rate:	\$9.00 - 11.00 SF/yr (NNN)
Lot Size:	6.52 Acres
Year Built:	1988
Building Size:	38,600
Zoning:	C3
Traffic Count:	11,500

PROPERTY OVERVIEW

University Plaza is a 38,600 SF shopping center anchored by a Food Lion grocery store and located within minutes of the UNC Pembroke campus. Suite B is 1,800 SF and a former chiropractor's office with multiple private offices. Suite D is 4,800 SF and a mostly open retail space.

LOCATION OVERVIEW

University Plaza is located along Highway 711 in Pembroke, NC within walking distance to the UNC Pembroke campus and minutes away from I-95 and Lumberton. UNC Pembroke has 8,262 students enrolled. Within a three mile radius the population is 13,084 and an average household income of \$47,034. The daily traffic count along Hwy 711 is 11,500.

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LEGEND

- Available
- Available Soon

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PLANS

LEASE INFORMATION

Lease Type:	NNN - \$3.08/SF	Lease Term:	Negotiable
Total Space:	1,800 - 4,800 SF	Lease Rate:	\$9.00 - \$11.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Suite B	Available Soon	1,800 SF	NNN	\$11.00 SF/yr
Suite D	Available	4,800 SF	NNN	\$9.00 SF/yr

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University Plaza
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ADDITIONAL PHOTOS



Suite B



Suite D

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LOCATION MAPS

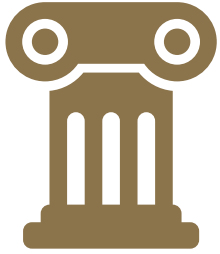


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What makes us Pembroke?

Here are some quick facts so you can get to know us a little better.



FOUNDED
1887

UNC Pembroke was founded in 1887 as the Croatan Normal School to educate American Indian teachers. UNCP is the nation's only 4-year public institution founded by American Indians for American Indians.

UNDERGRAD PROGRAMS

41

GRADUATE PROGRAMS

18



ENROLLMENT

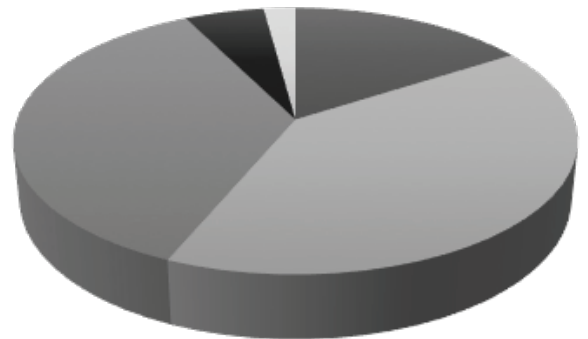
8,262

UNDERGRAD

6,436

GRAD

1,826



AMERICAN INDIAN

13%

ASIAN/PACIFIC ISLANDER

2%

BLACK/AFRICAN-AMERICAN

31%

HISPANIC/LATINO

8%

WHITE/CAUCASIAN

39%



UNC
PEMBROKE



STUDENT:FACULTY

18:1

AVG. CLASS SIZE

20

The University of North Carolina at Pembroke is accredited by the Southern Association of Colleges and Schools Commission on Colleges to award baccalaureate and master's degrees. Contact the Commission on Colleges at 1866 Southern Lane, Decatur, Georgia 30033-4097 or call 404-679-4500 for questions about the accreditation of The University of North Carolina at Pembroke.



THE UNC
SYSTEM



Pembroke, North Carolina, a quiet, safe community located 15 minutes from Lumberton. Located just off Interstate 95 halfway between Boston and Miami, our campus is convenient to many major metro areas of the Carolinas. From UNCP you can easily reach the picturesque mountains of western North Carolina as well as world-famous beaches and resorts along the coastline. UNCP is one of the safest schools in the University of North Carolina system and one of the most diverse schools in the South.

COLLEGE OF ARTS & SCIENCES
COLLEGE OF HEALTH SCIENCES
UNIVERSITY COLLEGE



SCHOOL OF BUSINESS
SCHOOL OF EDUCATION
THE GRADUATE SCHOOL

100+

CLUBS
 AND
 ORGANIZATIONS

295+
 FACULTY

UNCP Athletics: NCAA Division II

MEN'S ATHLETICS:

- Basketball
- Baseball
- Cross Country
- Football
- Track & Field
- Wrestling



WOMEN'S ATHLETICS:

- Basketball
- Cross Country
- Golf
- Soccer
- Softball
- Track & Field
- Volleyball

CHANGING LIVES THROUGH EDUCATION

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Executive Summary

913 W 3rd St, Pembroke, North Carolina, 28372
Rings: 1, 3, 5 mile radii

Prepared by Patrick Murray, CCIM, CLS

Latitude: 34.68609
Longitude: -79.20979

	1 mile	3 miles	5 miles
Population			
2000 Population	2,873	9,457	17,197
2010 Population	4,435	12,158	21,166
2020 Population	4,807	13,084	22,697
2025 Population	4,850	13,198	22,896
2000-2010 Annual Rate	4.44%	2.54%	2.10%
2010-2020 Annual Rate	0.79%	0.72%	0.68%
2020-2025 Annual Rate	0.18%	0.17%	0.17%
2020 Male Population	47.7%	47.8%	48.4%
2020 Female Population	52.4%	52.2%	51.6%
2020 Median Age	23.1	28.4	31.8

In the identified area, the current year population is 22,697. In 2010, the Census count in the area was 21,166. The rate of change since 2010 was 0.68% annually. The five-year projection for the population in the area is 22,896 representing a change of 0.17% annually from 2020 to 2025. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 23.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	21.4%	12.0%	9.3%
2020 Black Alone	24.3%	12.9%	10.0%
2020 American Indian/Alaska Native Alone	46.2%	69.7%	76.1%
2020 Asian Alone	2.0%	1.1%	0.7%
2020 Pacific Islander Alone	0.2%	0.1%	0.1%
2020 Other Race	1.3%	0.9%	1.1%
2020 Two or More Races	4.6%	3.3%	2.8%
2020 Hispanic Origin (Any Race)	3.6%	2.8%	2.7%

Persons of Hispanic origin represent 2.7% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 43.4 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	29	35	38
2000 Households	824	3,155	5,795
2010 Households	1,073	3,862	6,969
2020 Total Households	1,189	4,213	7,564
2025 Total Households	1,210	4,272	7,663
2000-2010 Annual Rate	2.68%	2.04%	1.86%
2010-2020 Annual Rate	1.01%	0.85%	0.80%
2020-2025 Annual Rate	0.35%	0.28%	0.26%
2020 Average Household Size	2.61	2.68	2.76

The household count in this area has changed from 6,969 in 2010 to 7,564 in the current year, a change of 0.80% annually. The five-year projection of households is 7,663, a change of 0.26% annually from the current year total. Average household size is currently 2.76, compared to 2.79 in the year 2010. The number of families in the current year is 5,261 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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Latitude: 34.68609
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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	16.1%	11.7%	10.0%
Median Household Income			
2020 Median Household Income	\$26,521	\$33,952	\$36,734
2025 Median Household Income	\$27,772	\$36,877	\$40,249
2020-2025 Annual Rate	0.93%	1.67%	1.84%
Average Household Income			
2020 Average Household Income	\$42,464	\$47,034	\$49,053
2025 Average Household Income	\$45,414	\$52,167	\$55,015
2020-2025 Annual Rate	1.35%	2.09%	2.32%
Per Capita Income			
2020 Per Capita Income	\$16,509	\$17,129	\$17,478
2025 Per Capita Income	\$17,310	\$18,827	\$19,520
2020-2025 Annual Rate	0.95%	1.91%	2.23%

Households by Income

Current median household income is \$36,734 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$40,249 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$49,053 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$55,015 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$17,478 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$19,520 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	141	195	228
2000 Total Housing Units	880	3,364	6,133
2000 Owner Occupied Housing Units	452	2,200	4,409
2000 Renter Occupied Housing Units	371	955	1,385
2000 Vacant Housing Units	57	209	339
2010 Total Housing Units	1,166	4,189	7,516
2010 Owner Occupied Housing Units	384	2,247	4,714
2010 Renter Occupied Housing Units	689	1,615	2,255
2010 Vacant Housing Units	93	327	547
2020 Total Housing Units	1,303	4,579	8,161
2020 Owner Occupied Housing Units	395	2,378	4,994
2020 Renter Occupied Housing Units	794	1,835	2,570
2020 Vacant Housing Units	114	366	597
2025 Total Housing Units	1,346	4,704	8,371
2025 Owner Occupied Housing Units	397	2,405	5,043
2025 Renter Occupied Housing Units	814	1,867	2,620
2025 Vacant Housing Units	136	432	708

Currently, 61.2% of the 8,161 housing units in the area are owner occupied; 31.5%, renter occupied; and 7.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 7,516 housing units in the area - 62.7% owner occupied, 30.0% renter occupied, and 7.3% vacant. The annual rate of change in housing units since 2010 is 3.73%. Median home value in the area is \$87,818, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.47% annually to \$99,193.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

APPLY NOW!

913 W 3rd, Pembroke, NC 28372

Patrick Murray

 (910) 829-1617  patrick@grantmurrayre.com

Grant-Murray Real Estate, LLC
License # 231098

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- Credit Report
- Background Check
- Eviction Report



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<https://apply.link/2FNwxs5>



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4. The application is saved making it easier to re-apply

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