



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd
Fayetteville, NC 28303
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RETAIL PROPERTY FOR LEASE

NORTHGATE 2

1478 NC 24-87 S, Cameron, NC 28326

for more information

PATRICK MURRAY, CCIM, CLS

Principal / Broker in Charge

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OFFERING SUMMARY

| | |
|-----------------------|------------------------|
| Available SF: | 1,288 SF |
| Lease Rate: | \$18.64 SF/yr (NNN) |
| Lot Size: | 1.72 Acres |
| Year Built: | 2013 |
| Building Size: | 8,725 |
| Zoning: | Commercial |
| Traffic Count: | 40,500 |
| NNN Cost: | \$4.65/SF |

PROPERTY OVERVIEW

Northgate 2 is a strip center in Spout Springs (Harnett County) that has a 1,288 SF retail space available for lease. The space was previously a cell phone repair business with the front half bought out for a customer showroom area and back half as open office/workbench area. The center has right in/out access onto the southbound lane of Hwy 24-87 and a leftover access for northbound traffic. The center has a great line up of tenant to include Dunkin Donuts, Great Clips, and many others.

LOCATION OVERVIEW

The shopping center is located along the southbound side of Hwy 24-87 in the Spout Springs area of Harnett County just minutes away from Spring Lake and Fort Bragg, one of the largest military installations in America. The Spout Springs area has become a retail oasis with many fast food restaurants, retail, and office that has been developed in recent years. The daily traffic count along Hwy 24-87 is 40,500. Within a three mile radius of the center there are 16,060 residents with an average household income of \$90,837.

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ADDITIONAL PHOTOS

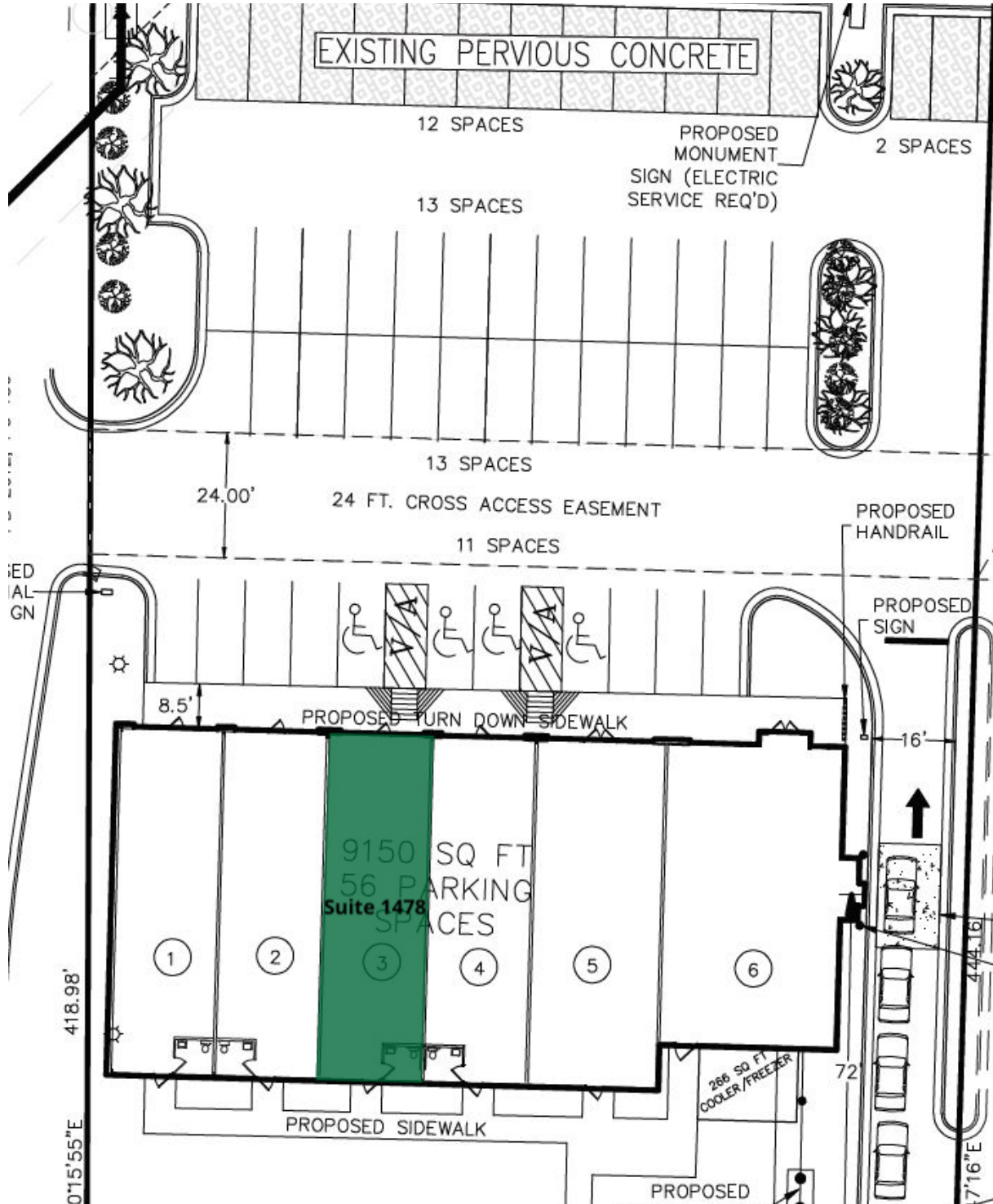


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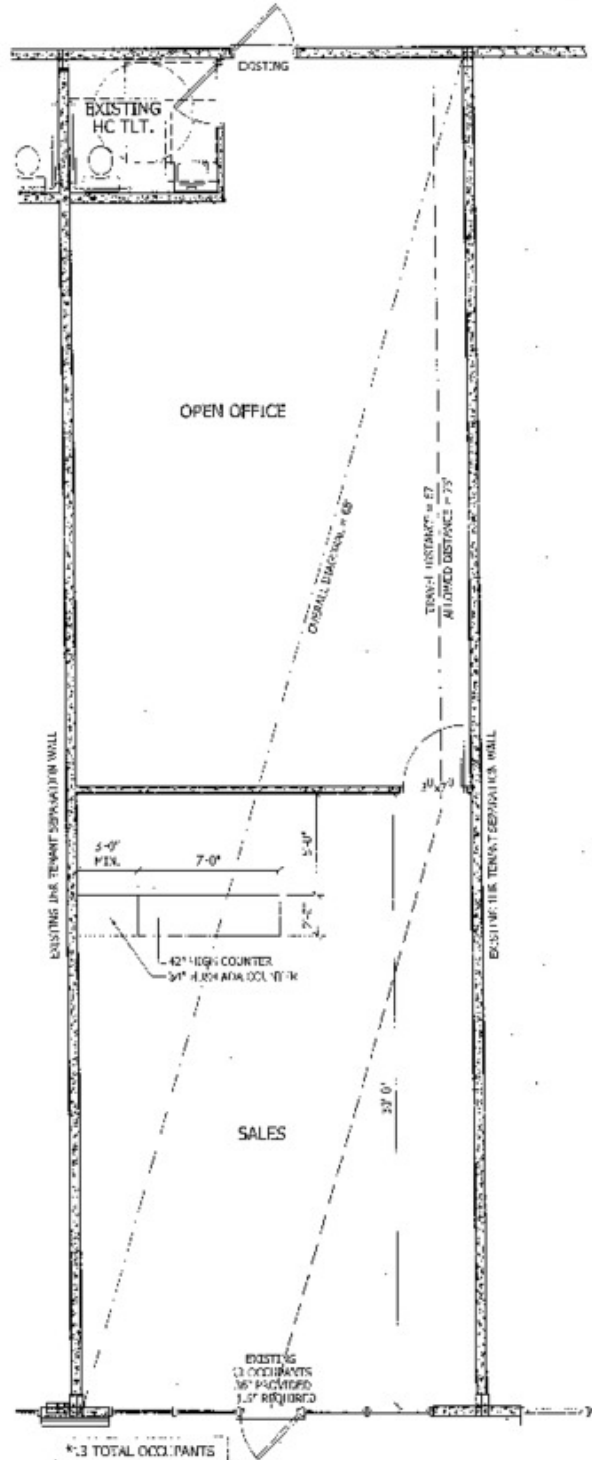


SITE PLAN



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LOCATION MAPS



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Executive Summary

1470 NC 24-87, Cameron, North Carolina, 28326
Rings: 1, 3, 5 mile radii

Prepared by Patrick Murray, CCIM, CLS

Latitude: 35.25664
Longitude: -79.03916

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 796 | 4,805 | 16,087 |
| 2010 Population | 2,698 | 12,022 | 25,652 |
| 2020 Population | 3,419 | 16,060 | 33,138 |
| 2025 Population | 3,833 | 17,921 | 36,447 |
| 2000-2010 Annual Rate | 12.98% | 9.60% | 4.78% |
| 2010-2020 Annual Rate | 2.34% | 2.87% | 2.53% |
| 2020-2025 Annual Rate | 2.31% | 2.22% | 1.92% |
| 2020 Male Population | 48.5% | 48.8% | 48.8% |
| 2020 Female Population | 51.5% | 51.2% | 51.2% |
| 2020 Median Age | 25.4 | 26.4 | 29.5 |

In the identified area, the current year population is 33,138. In 2010, the Census count in the area was 25,652. The rate of change since 2010 was 2.53% annually. The five-year projection for the population in the area is 36,447 representing a change of 1.92% annually from 2020 to 2025. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 25.4, compared to U.S. median age of 38.5.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2020 White Alone | 55.3% | 61.2% | 61.4% |
| 2020 Black Alone | 28.5% | 23.5% | 23.6% |
| 2020 American Indian/Alaska Native Alone | 0.7% | 0.7% | 1.0% |
| 2020 Asian Alone | 2.7% | 2.6% | 2.6% |
| 2020 Pacific Islander Alone | 0.4% | 0.4% | 0.4% |
| 2020 Other Race | 4.0% | 4.3% | 4.5% |
| 2020 Two or More Races | 8.4% | 7.1% | 6.7% |
| 2020 Hispanic Origin (Any Race) | 16.5% | 14.8% | 13.6% |

Persons of Hispanic origin represent 13.6% 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 66.9 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|--------|-------|--------|
| 2020 Wealth Index | 70 | 74 | 68 |
| 2000 Households | 246 | 1,645 | 5,597 |
| 2010 Households | 723 | 3,651 | 8,446 |
| 2020 Total Households | 921 | 4,693 | 10,790 |
| 2025 Total Households | 1,026 | 5,196 | 11,833 |
| 2000-2010 Annual Rate | 11.38% | 8.30% | 4.20% |
| 2010-2020 Annual Rate | 2.39% | 2.48% | 2.42% |
| 2020-2025 Annual Rate | 2.18% | 2.06% | 1.86% |
| 2020 Average Household Size | 3.71 | 3.42 | 3.07 |

The household count in this area has changed from 8,446 in 2010 to 10,790 in the current year, a change of 2.42% annually. The five-year projection of households is 11,833, a change of 1.86% annually from the current year total. Average household size is currently 3.07, compared to 3.04 in the year 2010. The number of families in the current year is 8,411 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.



Executive Summary

1470 NC 24-87, Cameron, North Carolina, 28326
Rings: 1, 3, 5 mile radii

Prepared by Patrick Murray, CCIM, CLS

Latitude: 35.25664
Longitude: -79.03916

| | 1 mile | 3 miles | 5 miles |
|-------------------------------------|----------|-----------|----------|
| Mortgage Income | | | |
| 2020 Percent of Income for Mortgage | 12.1% | 11.9% | 11.7% |
| Median Household Income | | | |
| 2020 Median Household Income | \$74,231 | \$80,199 | \$67,698 |
| 2025 Median Household Income | \$80,064 | \$85,114 | \$73,523 |
| 2020-2025 Annual Rate | 1.52% | 1.20% | 1.66% |
| Average Household Income | | | |
| 2020 Average Household Income | \$88,247 | \$90,837 | \$81,305 |
| 2025 Average Household Income | \$98,374 | \$100,258 | \$89,651 |
| 2020-2025 Annual Rate | 2.20% | 1.99% | 1.97% |
| Per Capita Income | | | |
| 2020 Per Capita Income | \$24,768 | \$26,581 | \$26,566 |
| 2025 Per Capita Income | \$27,433 | \$29,104 | \$29,206 |
| 2020-2025 Annual Rate | 2.06% | 1.83% | 1.91% |

Households by Income

Current median household income is \$67,698 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$73,523 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$81,305 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$89,651 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$26,566 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$29,206 in five years, compared to \$37,691 for all U.S. households

| Housing | | | |
|------------------------------------|-------|-------|--------|
| 2020 Housing Affordability Index | 195 | 197 | 199 |
| 2000 Total Housing Units | 300 | 1,981 | 7,139 |
| 2000 Owner Occupied Housing Units | 190 | 1,277 | 3,780 |
| 2000 Renter Occupied Housing Units | 56 | 369 | 1,818 |
| 2000 Vacant Housing Units | 54 | 335 | 1,541 |
| 2010 Total Housing Units | 769 | 4,080 | 9,584 |
| 2010 Owner Occupied Housing Units | 390 | 2,035 | 5,368 |
| 2010 Renter Occupied Housing Units | 333 | 1,616 | 3,078 |
| 2010 Vacant Housing Units | 46 | 429 | 1,138 |
| 2020 Total Housing Units | 998 | 5,316 | 12,343 |
| 2020 Owner Occupied Housing Units | 515 | 2,464 | 6,741 |
| 2020 Renter Occupied Housing Units | 406 | 2,229 | 4,049 |
| 2020 Vacant Housing Units | 77 | 623 | 1,553 |
| 2025 Total Housing Units | 1,117 | 5,910 | 13,599 |
| 2025 Owner Occupied Housing Units | 563 | 2,671 | 7,327 |
| 2025 Renter Occupied Housing Units | 463 | 2,525 | 4,506 |
| 2025 Vacant Housing Units | 91 | 714 | 1,766 |

Currently, 54.6% of the 12,343 housing units in the area are owner occupied; 32.8%, renter occupied; and 12.6% 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 9,584 housing units in the area - 56.0% owner occupied, 32.1% renter occupied, and 11.9% vacant. The annual rate of change in housing units since 2010 is 11.90%. Median home value in the area is \$190,298, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.37% annually to \$203,655.

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!

1478 NC 24-87, Cameron, NC 28326

Patrick Murray

 (910) 829-1617  patrick@grantmurrayre.com

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License # 231098

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