

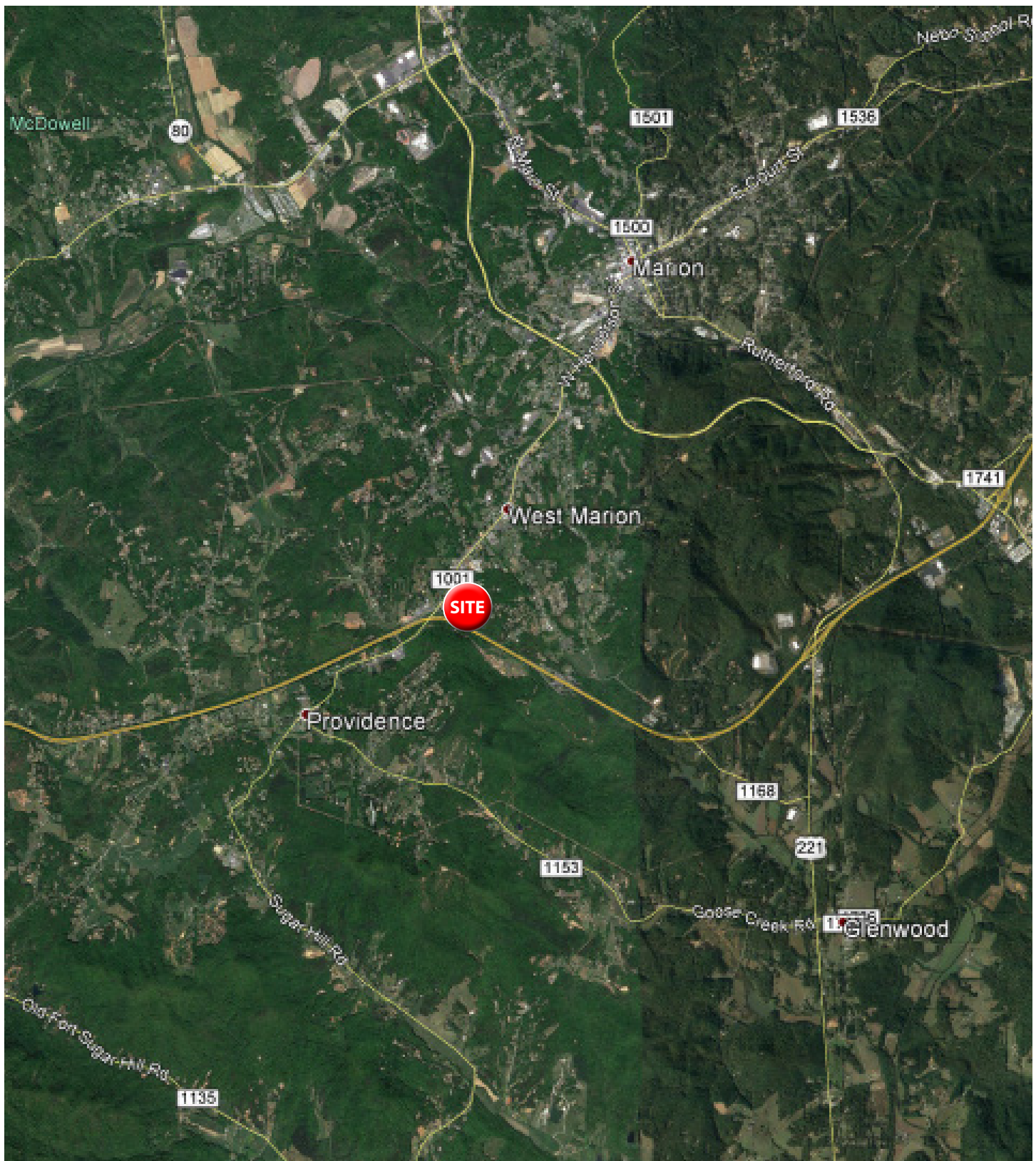
GRANDVIEW STATION

2875 SUGAR HILL ROAD
MARION, NC 28752



Max Dufour, Leasing
843.654.7859
max.dufour@wrsrealty.com

LOCATION





INLINE RETAIL AVAILABLE



Space	Tenant
1 & 2	Forno Italian Restaurant
3	Tobacco Store
4	Japanese Restaurant
5	Marion's Video Games
6	Mexican Restaurant
7	Sakura Japanese Ramen
8	Chinese Buffet
9	Dollar Tree
10	Hopscotch Health
11 & 12	Shoe Show
13	Manpower Group
14	Great Clips
15	Sally Beauty
16	Nail Salon
17	US Cellular

Outparcels	Tenant
1	Bojangles'
2	Arby's
3	Murphy Oil

The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice.
WRS Inc. | 550 Long Point Road | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889



TRADE AREA SNAPSHOT



**Estimated
Population**
49,659



**Estimated
Households**
23,653



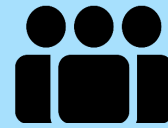
**Average HH
Income**
\$86,931



**Median HH
Income**
\$61,733



**Total
Businesses**
1,318



**Total
Employees**
12,651



TRADE AREA DEMOGRAPHICS

Lat/Lon: 35.6682/-82.0069

Trade Area	Trade Area
Population	
2024 Estimated Population	49,659
2029 Projected Population	50,470
2020 Census Population	49,370
2010 Census Population	50,080
Projected Annual Growth 2024 to 2029	0.3%
Historical Annual Growth 2010 to 2024	-
Households	
2024 Estimated Households	20,653
2029 Projected Households	20,535
2020 Census Households	19,919
2010 Census Households	19,755
Projected Annual Growth 2024 to 2029	-0.1%
Historical Annual Growth 2010 to 2024	0.3%
Age	
2024 Est. Population Under 10 Years	9.7%
2024 Est. Population 10 to 19 Years	11.4%
2024 Est. Population 20 to 29 Years	11.2%
2024 Est. Population 30 to 44 Years	17.6%
2024 Est. Population 45 to 59 Years	20.4%
2024 Est. Population 60 to 74 Years	20.9%
2024 Est. Population 75 Years or Over	8.8%
2024 Est. Median Age	44.2
Marital Status & Gender	
2024 Est. Male Population	51.2%
2024 Est. Female Population	48.8%
2024 Est. Never Married	25.1%
2024 Est. Now Married	54.5%
2024 Est. Separated or Divorced	13.9%
2024 Est. Widowed	6.6%
Income	
2024 Est. HH Income \$200,000 or More	5.0%
2024 Est. HH Income \$150,000 to \$199,999	5.6%
2024 Est. HH Income \$100,000 to \$149,999	13.9%
2024 Est. HH Income \$75,000 to \$99,999	14.7%
2024 Est. HH Income \$50,000 to \$74,999	18.6%
2024 Est. HH Income \$35,000 to \$49,999	15.1%
2024 Est. HH Income \$25,000 to \$34,999	10.2%
2024 Est. HH Income \$15,000 to \$24,999	7.8%
2024 Est. HH Income Under \$15,000	9.1%
2024 Est. Average Household Income	\$86,931
2024 Est. Median Household Income	\$61,733
2024 Est. Per Capita Income	\$36,259
2024 Est. Total Businesses	1,318
2024 Est. Total Employees	12,651

TRADE AREA DEMOGRAPHICS

Lat/Lon: 35.6682/-82.0069

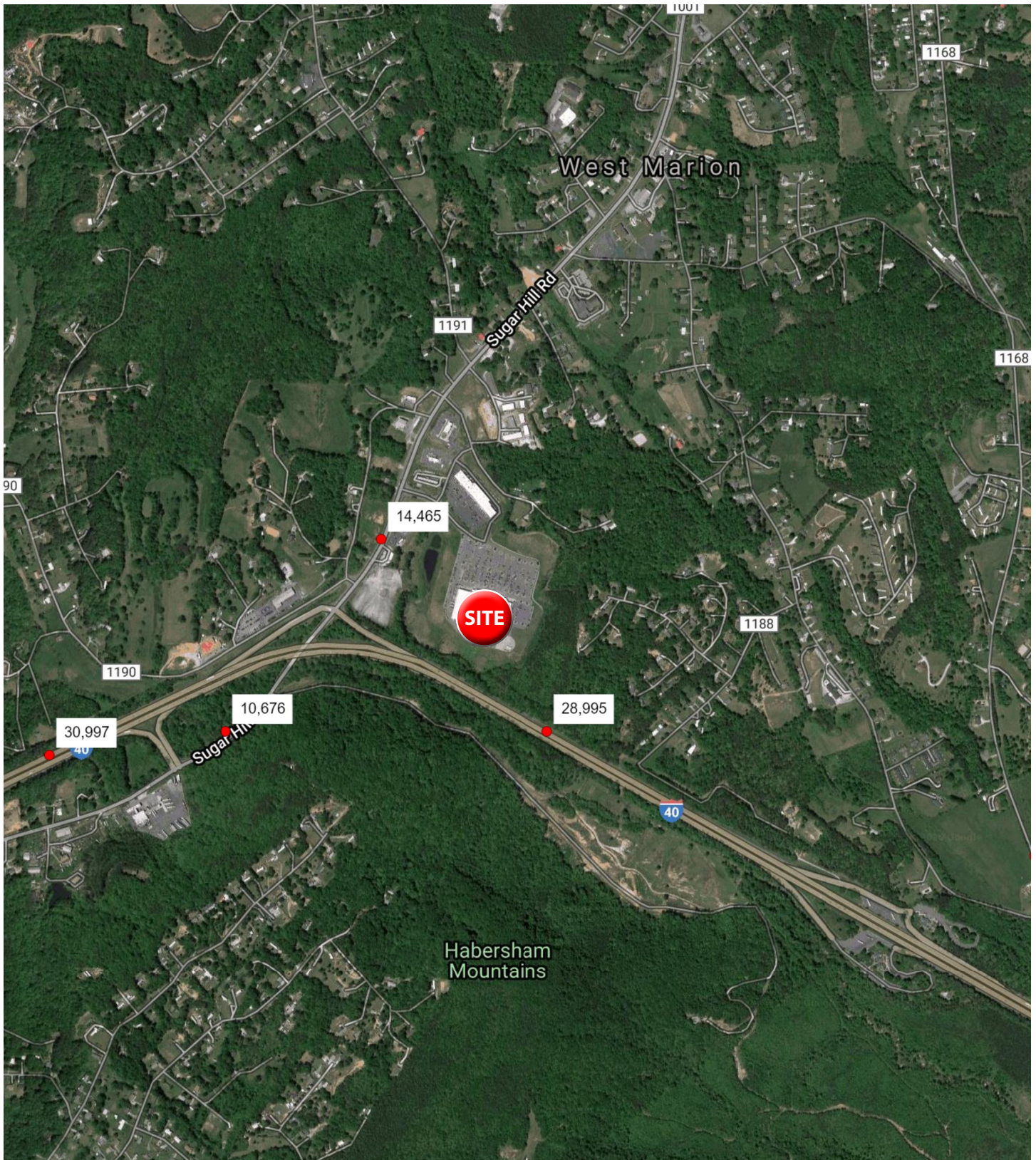
Trade Area	Trade Area
Race	
2024 Est. White	87.3%
2024 Est. Black	4.8%
2024 Est. Asian or Pacific Islander	1.8%
2024 Est. American Indian or Alaska Native	0.3%
2024 Est. Other Races	5.8%
Hispanic	
2024 Est. Hispanic Population	2,987
2024 Est. Hispanic Population	6.0%
2029 Proj. Hispanic Population	7.3%
2020 Hispanic Population	6.2%
Education (Adults 25 & Older)	
2024 Est. Adult Population (25 Years or Over)	36,551
2024 Est. Elementary (Grade Level 0 to 8)	4.4%
2024 Est. Some High School (Grade Level 9 to 11)	8.3%
2024 Est. High School Graduate	33.6%
2024 Est. Some College	20.0%
2024 Est. Associate Degree Only	12.4%
2024 Est. Bachelor Degree Only	14.4%
2024 Est. Graduate Degree	6.9%
Housing	
2024 Est. Total Housing Units	23,871
2024 Est. Owner-Occupied	63.6%
2024 Est. Renter-Occupied	22.9%
2024 Est. Vacant Housing	13.5%
Homes Built by Year	
2024 Homes Built 2010 or later	6.8%
2024 Homes Built 2000 to 2009	14.4%
2024 Homes Built 1990 to 1999	14.6%
2024 Homes Built 1980 to 1989	13.6%
2024 Homes Built 1970 to 1979	12.0%
2024 Homes Built 1960 to 1969	8.4%
2024 Homes Built 1950 to 1959	6.5%
2024 Homes Built Before 1949	10.2%
Home Values	
2024 Home Value \$1,000,000 or More	2.2%
2024 Home Value \$500,000 to \$999,999	5.0%
2024 Home Value \$400,000 to \$499,999	4.7%
2024 Home Value \$300,000 to \$399,999	8.9%
2024 Home Value \$200,000 to \$299,999	18.6%
2024 Home Value \$150,000 to \$199,999	14.6%
2024 Home Value \$100,000 to \$149,999	18.3%
2024 Home Value \$50,000 to \$99,999	17.4%
2024 Home Value \$25,000 to \$49,999	3.4%
2024 Home Value Under \$25,000	6.9%
2024 Median Home Value	\$177,365
2024 Median Rent	\$532

TRADE AREA DEMOGRAPHICS

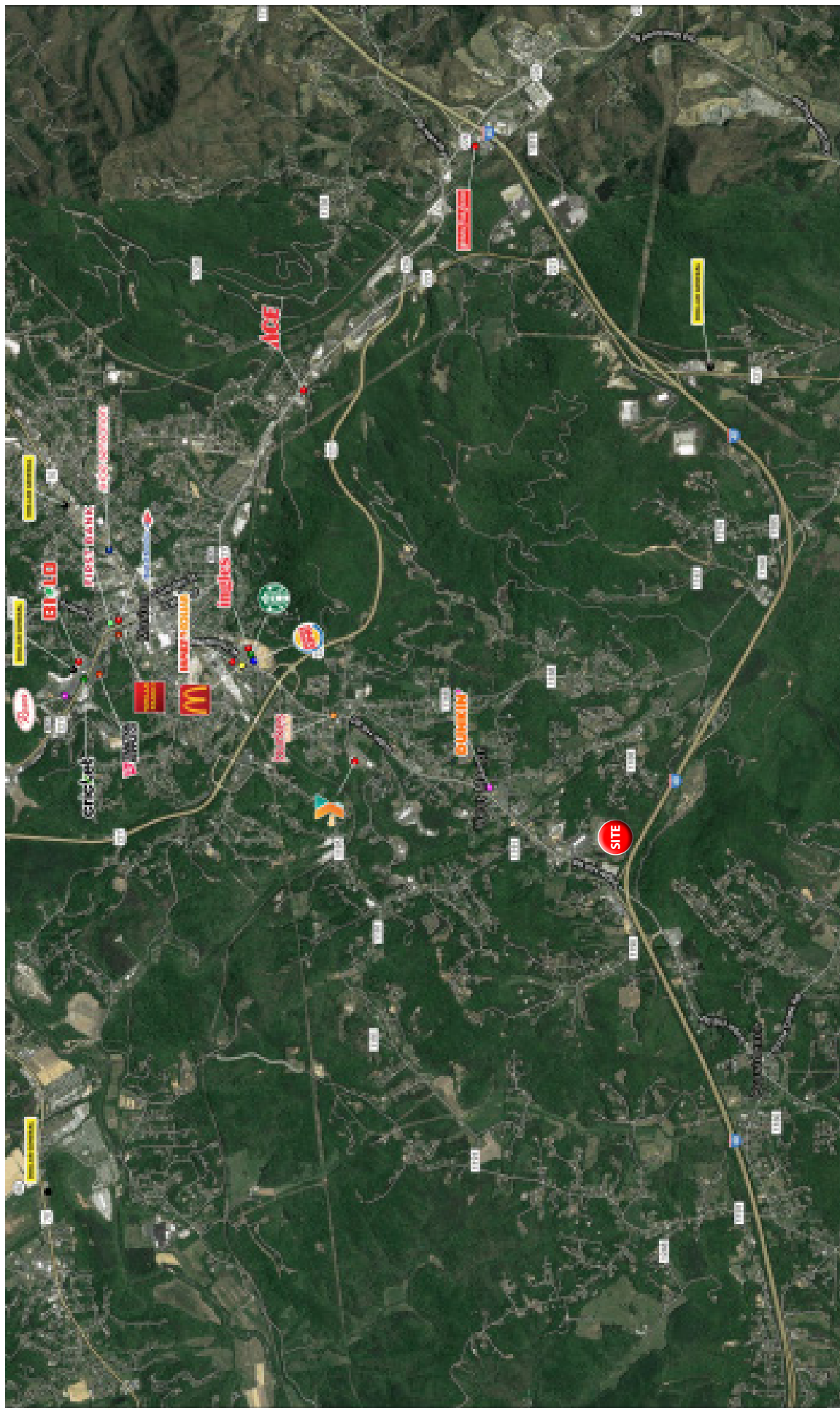
Lat/Lon: 35.6682/-82.0069

Trade Area	Trade Area
Labor Force	
2024 Est. Labor Population Age 16 Years or Over	41,471
2024 Est. Civilian Employed	54.0%
2024 Est. Civilian Unemployed	1.6%
2024 Est. in Armed Forces	-
2024 Est. not in Labor Force	44.5%
2024 Labor Force Males	50.9%
2024 Labor Force Females	49.1%
Occupation	
2024 Occupation: Population Age 16 Years or Over	22,302
2024 Mgmt, Business, & Financial Operations	11.0%
2024 Professional, Related	18.8%
2024 Service	16.3%
2024 Sales, Office	16.3%
2024 Farming, Fishing, Forestry	0.5%
2024 Construction, Extraction, Maintenance	10.8%
2024 Production, Transport, Material Moving	26.3%
2024 White Collar Workers	46.2%
2024 Blue Collar Workers	53.8%
Transportation to Work	
2024 Drive to Work Alone	83.5%
2024 Drive to Work in Carpool	9.5%
2024 Travel to Work by Public Transportation	0.1%
2024 Drive to Work on Motorcycle	-
2024 Walk or Bicycle to Work	1.3%
2024 Other Means	0.5%
2024 Work at Home	5.0%
Travel Time	
2024 Travel to Work in 14 Minutes or Less	25.3%
2024 Travel to Work in 15 to 29 Minutes	41.2%
2024 Travel to Work in 30 to 59 Minutes	26.8%
2024 Travel to Work in 60 Minutes or More	6.7%
2024 Average Travel Time to Work	23.4
Consumer Expenditure	
2024 Est. Total Household Expenditure	\$1.28 B
2024 Est. Apparel	\$44.45 M
2024 Est. Contributions, Gifts	\$72.87 M
2024 Est. Education, Reading	\$38.96 M
2024 Est. Entertainment	\$72.15 M
2024 Est. Food, Beverages, Tobacco	\$197.36 M
2024 Est. Furnishings, Equipment	\$44.89 M
2024 Est. Health Care, Insurance	\$120.39 M
2024 Est. Household Operations, Shelter, Utilities	\$417.37 M
2024 Est. Miscellaneous Expenses	\$24.37 M
2024 Est. Personal Care	\$17.22 M
2024 Est. Transportation	\$234.11 M

TRAFFIC COUNTS



COMMERCIAL AERIAL





WRSINC
REAL ESTATE INVESTMENTS

550 Long Point Road
Mount Pleasant, SC 29464
843.654.7888 Office
843.654.7889 Fax
www.wrsrealstate.com