



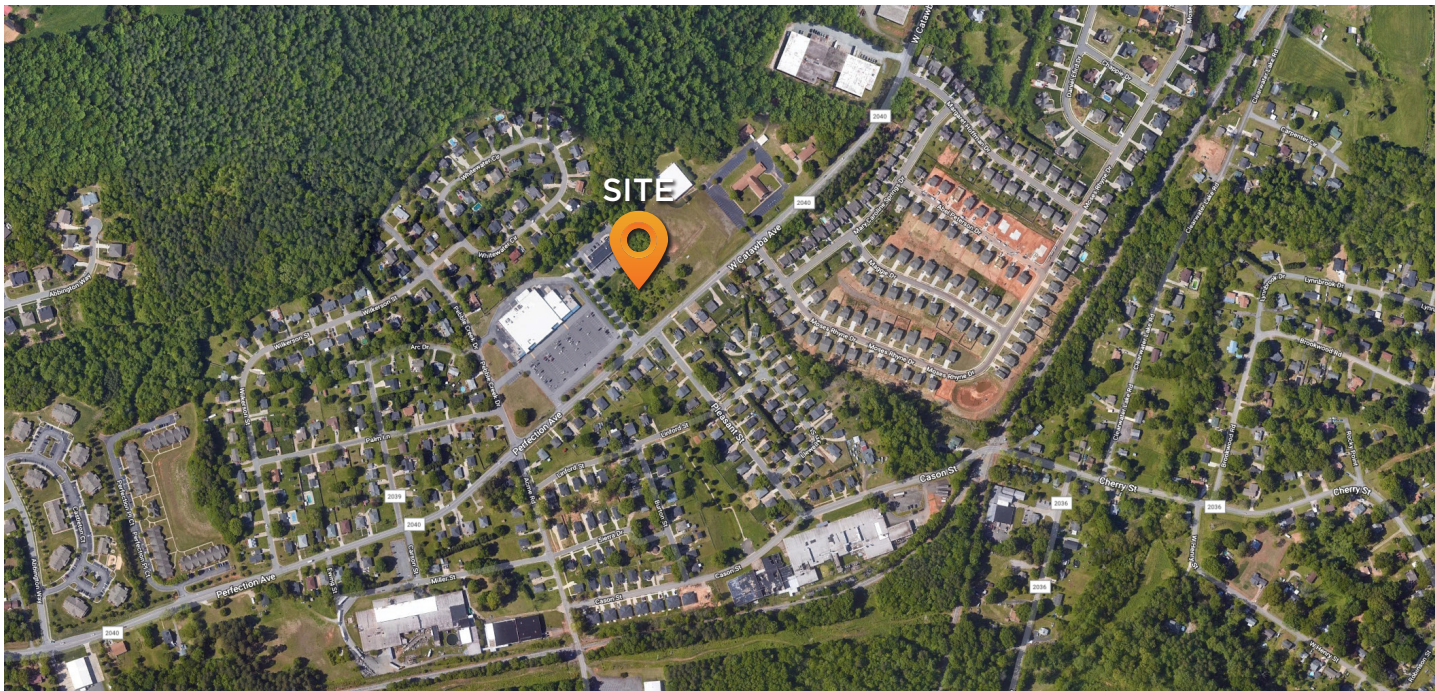
LAND FOR SALE

Perfection Road Outparcel 2 | Belmont

Great development opportunity on this corner lot adjacent to the Pebble Creek Food Lion and Fresenius Kidney Care.

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PROPERTY INFORMATION

ACREAGE

1.5 Acres*

TAX ID

213200

FEATURES

- Adjacent to the Pebble Creek Food Lion and Fresenius Kidney Care
- Lots of rooftops nearby
- Very few available services
- Plenty of parking

LIST PRICE

\$300,000



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339 E. Catawba St.

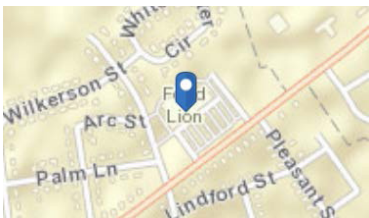
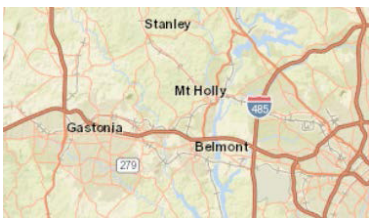
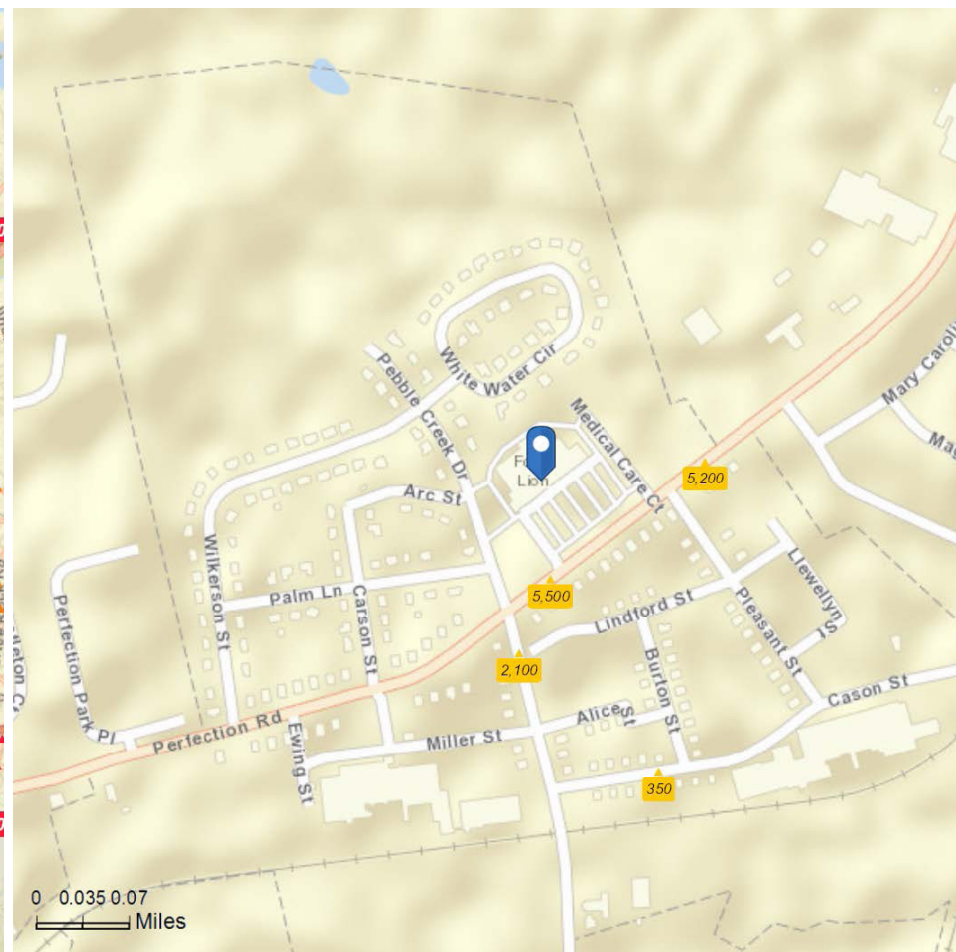
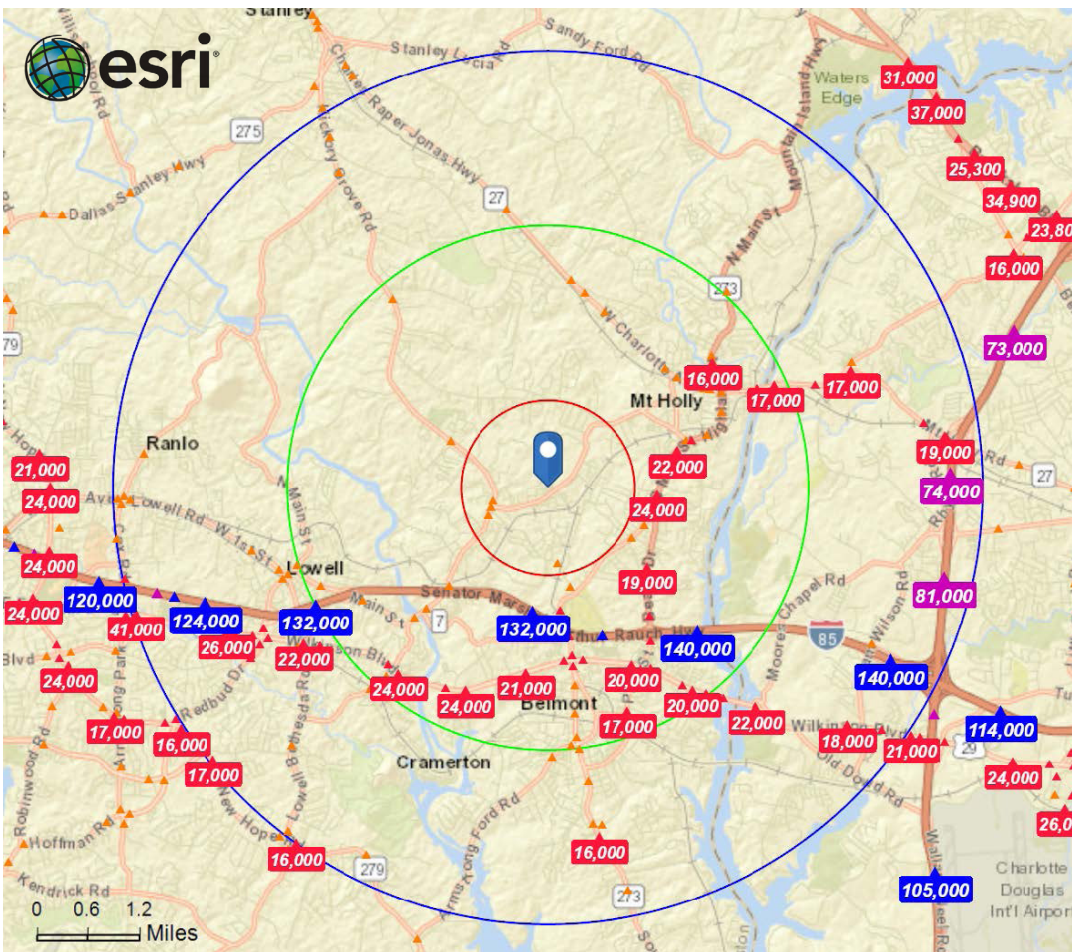
Belmont, NC 28012



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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.



TRAFFIC COUNTS

Average Daily Traffic Volume
1,3 & 5 Mile Radii

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

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DEMOGRAPHICS

ONE MILE RADIUS

SUMMARY	CENSUS 2010	2019	2024
Population	4,165	4,561	4,766
Households	1,742	1,914	2,002
Families	1,139	1,234	1,284
Average Household Size	2.30	2.30	2.30
Owner Occupied Housing Units	1,110	1,198	1,265
Renter Occupied Housing Units	632	716	737
Median Age	38.4	40.4	40.7

TRENDS: 2019 - 2024 ANNUAL RATE	AREA	STATE	NATIONAL
Population	0.88%	1.14%	0.77%
Households	0.90%	1.13%	0.75%
Families	0.80%	1.04%	0.68%
Owner HHs	1.09%	1.28%	0.92%
Median Household Income	2.37%	2.34%	2.70%

HOUSEHOLDS BY INCOME	2019		2024	
	NUMBER	PERCENT	NUMBER	PERCENT
<\$15,000	240	12.5%	201	10.0%
\$15,000 - \$24,999	214	11.2%	193	9.6%
\$25,000 - \$34,999	212	11.1%	192	9.6%
\$35,000 - \$49,999	375	19.6%	368	18.4%
\$50,000 - \$74,999	484	25.3%	532	26.6%
\$75,000 - \$99,999	186	9.7%	225	11.2%
\$100,000 - \$149,999	132	6.9%	182	9.1%
\$150,000 - \$199,999	48	2.5%	72	3.6%
\$200,000+	25	1.3%	37	1.8%
Median Household Income	\$45,668		\$51,330	
Average Household Income	\$56,181		\$65,316	
Per Capita Income	\$22,735		\$26,495	

CENSUS POPULATION BY AGE	2010		2019		2024	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0 - 4	255	6.1%	250	5.5%	263	5.5%
5 - 9	222	5.3%	261	5.7%	264	5.5%
10 - 14	239	5.7%	257	5.6%	281	5.9%
15 - 19	315	7.6%	296	6.5%	331	6.9%
20 - 24	339	8.1%	309	6.8%	313	6.6%
25 - 34	497	11.9%	617	13.5%	580	12.2%
35 - 44	628	15.1%	551	12.1%	591	12.4%
45 - 54	629	15.1%	656	14.4%	622	13.1%
55 - 64	503	12.1%	623	13.7%	652	13.7%
65 - 74	305	7.3%	442	9.7%	522	11.0%
75 - 84	192	4.6%	226	5.0%	264	5.5%
85+	44	1.1%	72	1.6%	83	1.7%

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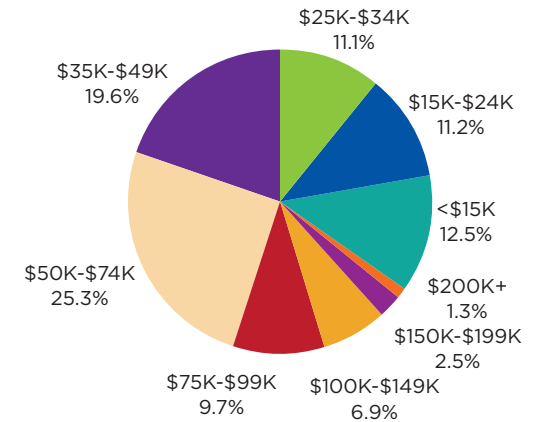
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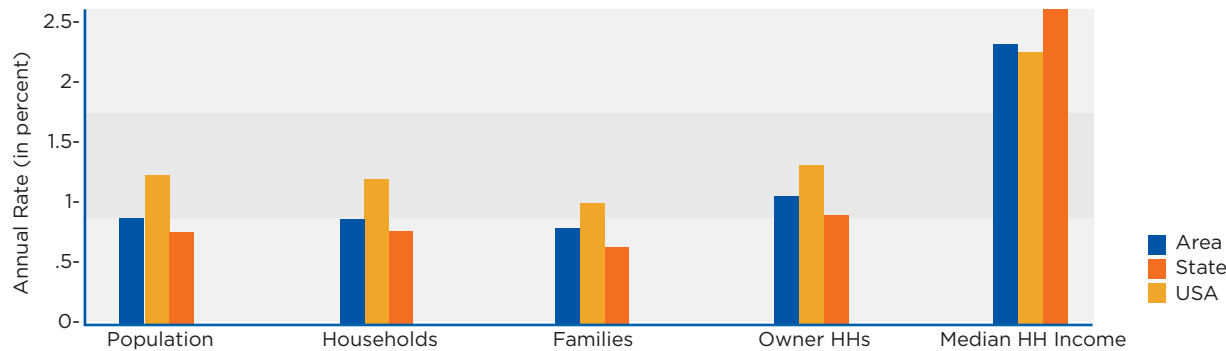
CENSUS RACE AND ETHNICITY	2010		2019		2024	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
White Alone	3,685	88.5%	3,859	84.6%	3,920	82.2%
Black Alone	210	5.0%	295	6.5%	345	7.2%
American Indian Alone	11	0.3%	12	0.3%	13	0.3%
Asian Alone	112	2.7%	178	3.9%	221	4.6%
Pacific Islander Alone	4	0.1%	7	0.2%	7	0.1%
Some Other Race Alone	93	2.2%	135	3.0%	165	3.5%
Two or More Races	49	1.2%	74	1.6%	95	2.0%
Hispanic Origin (Any Race)	183	4.4%	262	5.7%	320	6.7%

ONE MILE RADIUS

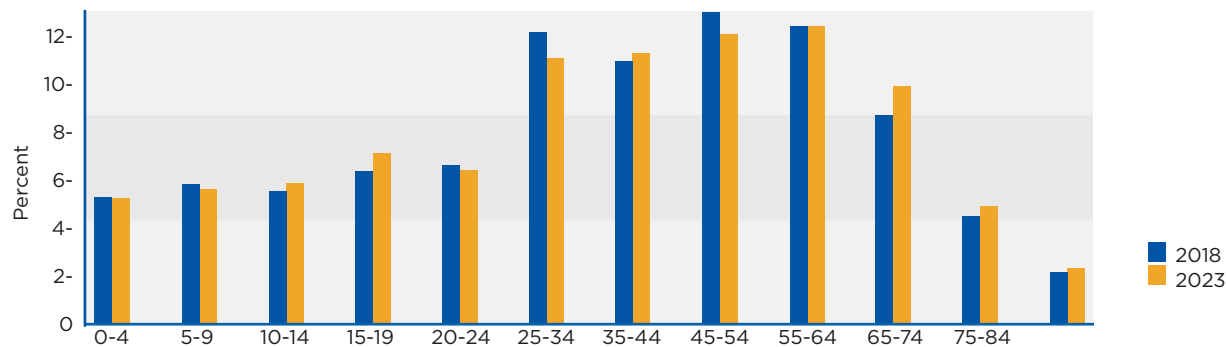
2019 HOUSEHOLD INCOME



TRENDS 2019-2024



POPULATION BY AGE



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Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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DEMOGRAPHICS

THREE MILE RADIUS

SUMMARY	CENSUS 2010	2019	2024
Population	28,335	32,836	35,097
Households	11,341	13,178	14,097
Families	7,571	8,706	9,277
Average Household Size	2.44	2.44	2.44
Owner Occupied Housing Units	7,659	8,301	9,019
Renter Occupied Housing Units	3,682	4,877	5,078
Median Age	38.2	40.7	41.6

TRENDS: 2019 - 2024 ANNUAL RATE	AREA	STATE	NATIONAL
Population	1.34%	1.14%	0.77%
Households	1.36%	1.13%	0.75%
Families	1.28%	1.04%	0.68%
Owner HHs	1.67%	1.28%	0.92%
Median Household Income	2.48%	2.34%	2.70%

HOUSEHOLDS BY INCOME	2019		2024	
	NUMBER	PERCENT	NUMBER	PERCENT
<\$15,000	1,466	11.1%	1,255	8.9%
\$15,000 - \$24,999	1,391	10.6%	1,267	9.0%
\$25,000 - \$34,999	1,320	10.0%	1,206	8.6%
\$35,000 - \$49,999	2,009	15.2%	1,979	14.0%
\$50,000 - \$74,999	2,584	19.6%	2,786	19.8%
\$75,000 - \$99,999	1,755	13.3%	2,028	14.4%
\$100,000 - \$149,999	1,655	12.6%	2,116	15.0%
\$150,000 - \$199,999	706	5.4%	1,067	7.6%
\$200,000+	293	2.2%	392	2.8%
Median Household Income	\$52,682		\$59,561	
Average Household Income	\$68,053		\$78,947	
Per Capita Income	\$27,338		\$31,720	

CENSUS POPULATION BY AGE	2010		2019		2024	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0 - 4	1,683	5.9%	1,752	5.3%	1,856	5.3%
5 - 9	1,659	5.9%	1,846	5.6%	1,925	5.5%
10 - 14	1,824	6.4%	1,893	5.8%	2,057	5.9%
15 - 19	2,024	7.1%	2,015	6.1%	2,196	6.3%
20 - 24	1,970	7.0%	2,102	6.4%	2,042	5.8%
25 - 34	3,627	12.8%	4,378	13.3%	4,441	12.7%
35 - 44	4,317	15.2%	4,224	12.9%	4,592	13.1%
45 - 54	4,233	14.9%	4,720	14.4%	4,626	13.2%
55 - 64	3,403	12.0%	4,500	13.7%	4,809	13.7%
65 - 74	2,001	7.1%	3,299	10.0%	3,875	11.0%
75 - 84	1,232	4.3%	1,542	4.7%	2,048	5.8%
85+	362	1.3%	565	1.7%	630	1.8%

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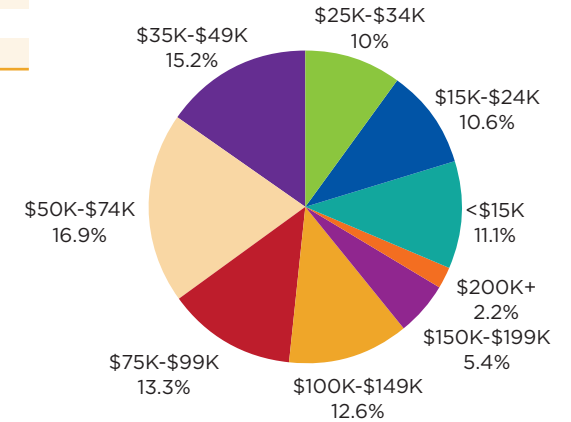
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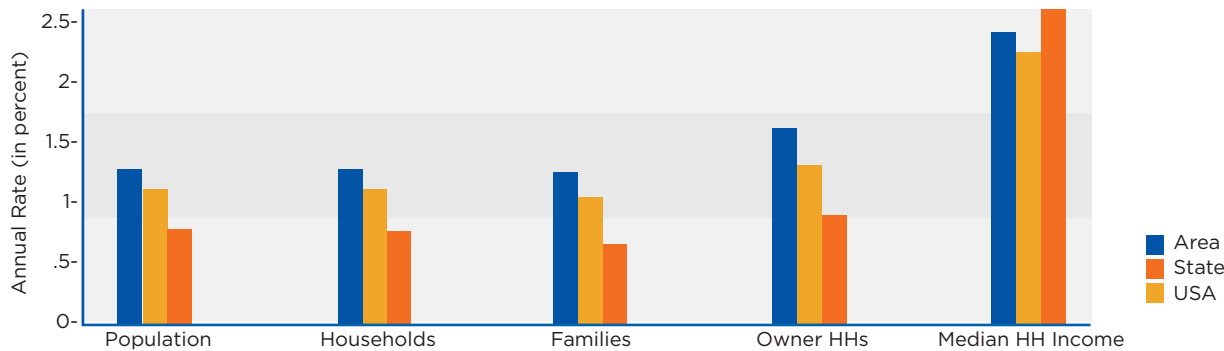
CENSUS RACE AND ETHNICITY	2010		2019		2024	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
White Alone	24,240	85.5%	26,908	81.9%	27,910	79.5%
Black Alone	2,226	7.9%	3,074	9.4%	3,618	10.3%
American Indian Alone	123	0.4%	159	0.5%	82	0.5%
Asian Alone	644	2.3%	1,013	3.1%	1,258	3.6%
Pacific Islander Alone	22	0.1%	45	0.1%	55	0.2%
Some Other Race Alone	645	2.3%	948	2.9%	1,166	3.3%
Two or More Races	435	1.5%	689	2.1%	907	2.6%
Hispanic Origin (Any Race)	1,247	4.4%	1,851	5.6%	2,290	6.5%

THREE MILE RADIUS

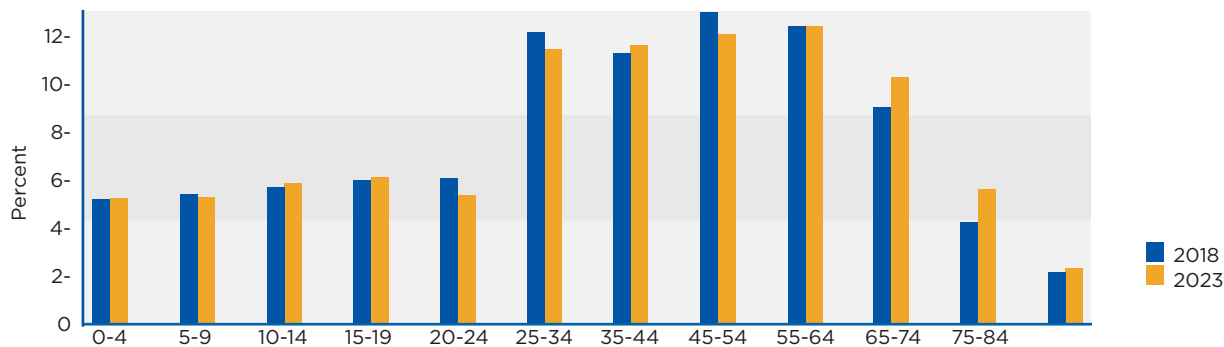
2019 HOUSEHOLD INCOME



TRENDS 2019-2024



POPULATION BY AGE



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Data Note: Income is expressed in current dollars.
 Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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DEMOGRAPHICS

FIVE MILE RADIUS

SUMMARY	CENSUS 2010	2019	2024
Population	66,831	79,396	85,834
Households	26,160	30,925	33,362
Families	18,173	21,287	22,906
Average Household Size	2.52	2.53	2.54
Owner Occupied Housing Units 1	8,930	21,935	24,025
Renter Occupied Housing Units	7,230	8,990	9,337
Median Age	37.8	39.8	40.3

TRENDS: 2019 - 2024 ANNUAL RATE	AREA	STATE	NATIONAL
Population	1.57%	1.14%	0.77%
Households	1.53%	1.13%	0.75%
Families	1.48%	1.04%	0.68%
Owner HHs	1.84%	1.28%	0.92%
Median Household Income	2.62%	2.34%	2.70%

HOUSEHOLDS BY INCOME	2019		2024	
	NUMBER	PERCENT	NUMBER	PERCENT
<\$15,000	2,945	9.5%	2,547	7.6%
\$15,000 - \$24,999	2,867	9.3%	2,622	7.9%
\$25,000 - \$34,999	2,868	9.3%	2,622	7.9%
\$35,000 - \$49,999	4,200	13.6%	4,114	12.3%
\$50,000 - \$74,999	6,303	20.4%	6,651	19.9%
\$75,000 - \$99,999	4,467	14.4%	5,064	15.2%
\$100,000 - \$149,999	4,524	14.6%	5,736	17.2%
\$150,000 - \$199,999	1,925	6.2%	2,928	8.8%
\$200,000+	827	2.7%	1,080	3.2%
Median Household Income	\$57,847		\$65,841	
Average Household Income	\$73,655		\$84,875	
Per Capita Income	\$28,661		\$32,954	

CENSUS POPULATION BY AGE	2010		2019		2024	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0 - 4	4,262	6.4%	4,527	5.7%	4,882	5.7%
5 - 9	4,300	6.4%	4,819	6.1%	5,055	5.9%
10 - 14	4,505	6.7%	5,004	6.3%	5,465	6.4%
15 - 19	4,501	6.7%	4,700	5.9%	5,222	6.1%
20 - 24	3,967	5.9%	4,517	5.7%	4,479	5.2%
25 - 34	8,952	13.4%	10,814	13.6%	11,494	13.4%
35 - 44	10,334	15.5%	10,794	13.6%	11,686	13.6%
45 - 54	10,012	15.0%	11,141	14.0%	11,233	13.1%
55 - 64	7,964	11.9%	10,582	13.3%	11,079	12.9%
65 - 74	4,447	6.7%	7,625	9.6%	8,937	10.4%
75 - 84	2,730	4.1%	3,568	4.5%	4,837	5.6%
85+	858	1.3%	1,307	1.6%	1,467	1.7%

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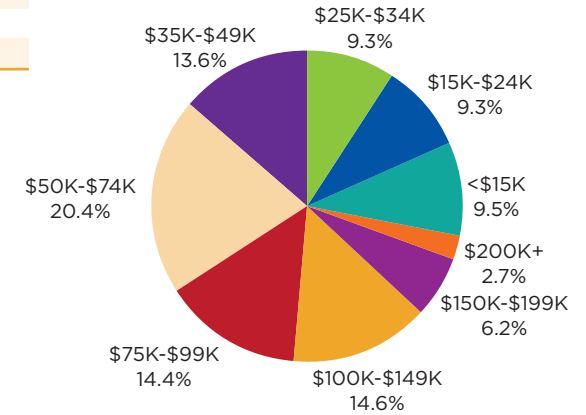
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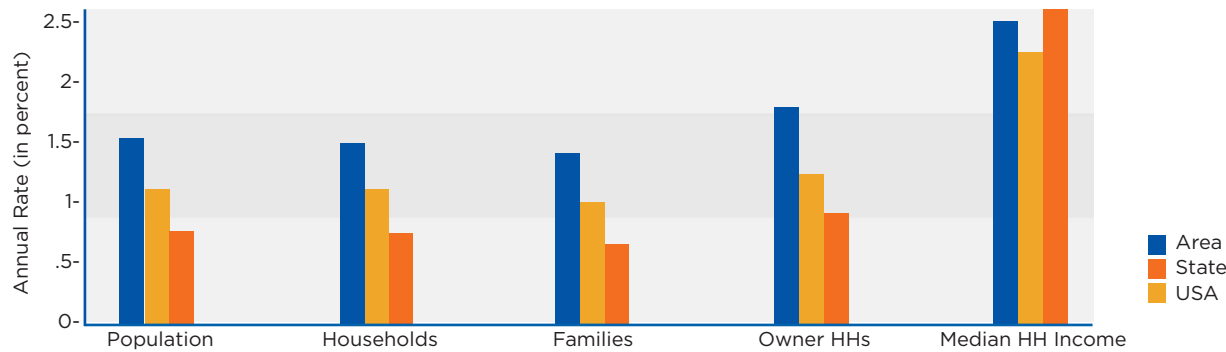
CENSUS RACE AND ETHNICITY	2010		2019		2024	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
White Alone	52,722	78.9%	58,804	74.1%	61,131	71.2%
Black Alone	9,201	13.8%	12,931	16.3%	15,086	17.6%
American Indian Alone	276	0.4%	349	0.4%	397	0.5%
Asian Alone	1,472	2.2%	2,391	3.0%	3,022	3.5%
Pacific Islander Alone	38	0.1%	71	0.1%	89	0.1%
Some Other Race Alone	1,929	2.9%	2,949	3.7%	3,630	4.2%
Two or More Races	1,194	1.8%	1,902	2.4%	2,478	2.9%
Hispanic Origin (Any Race)	3,717	5.6%	5,690	7.2%	7,054	8.2%

FIVE MILE RADIUS

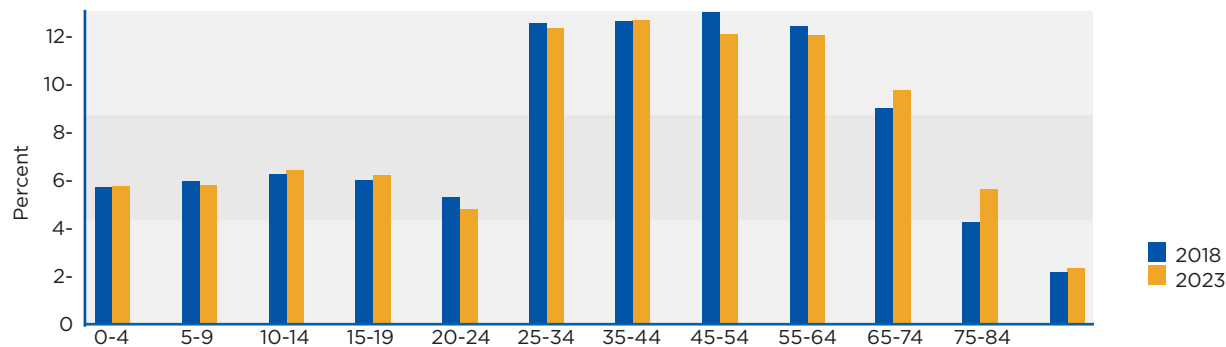
2019 HOUSEHOLD INCOME



TRENDS 2019-2024



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