

**FOR
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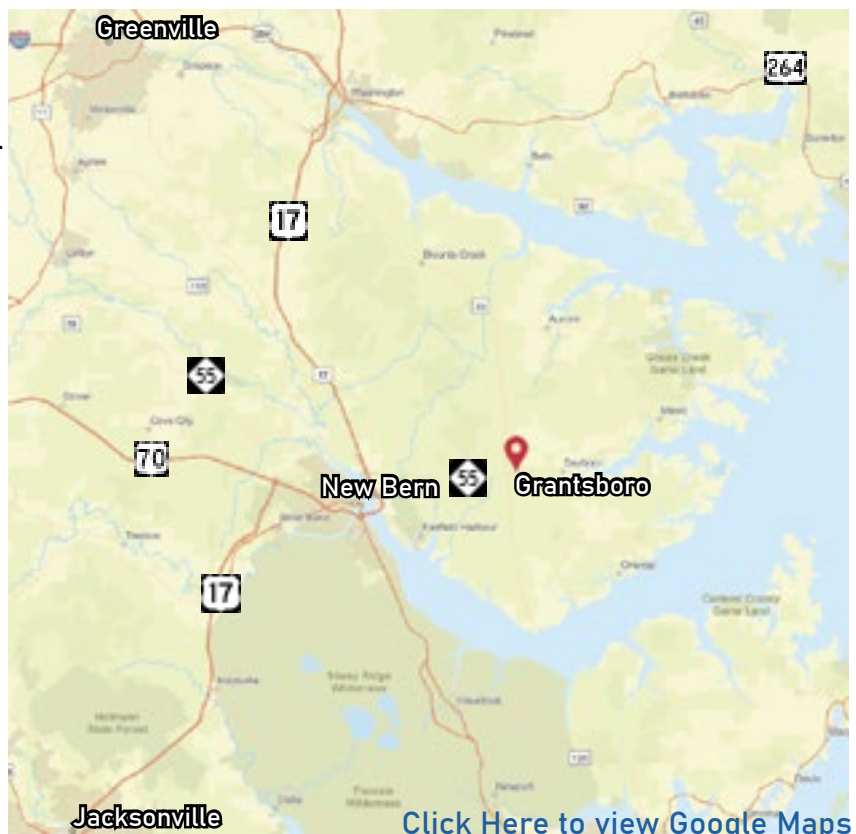
RETAIL SPACE AVAILABLE

PAMLICO SQUARE: 11560 NC-55 GRANTSBORO, NC



PROPERTY HIGHLIGHTS

- Food Lion anchored center offering small shop space from 1,500 SF up to 7,200 SF and 8,450 suites.
- Located on NC-55, a major traffic artery connecting Durham and surrounding cities to the Pamlico Sound.
- Availabilities:
 - 8,450 SF: Former Pharmacy 67.5' W x 125' D
 - 1,500 SF: Former Subway
 - 1,500 SF: Former Medical Office
 - 7,200 SF: Former Dollar Store 57.5' W x 125' D
- Asking Base Rate: \$12-\$15 PSF NNN
- TICAM: \$1.70 PSF (Taxes, Insurance, Common Area Maintenance)



[Click Here to view Google Maps](#)

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SITE PLAN



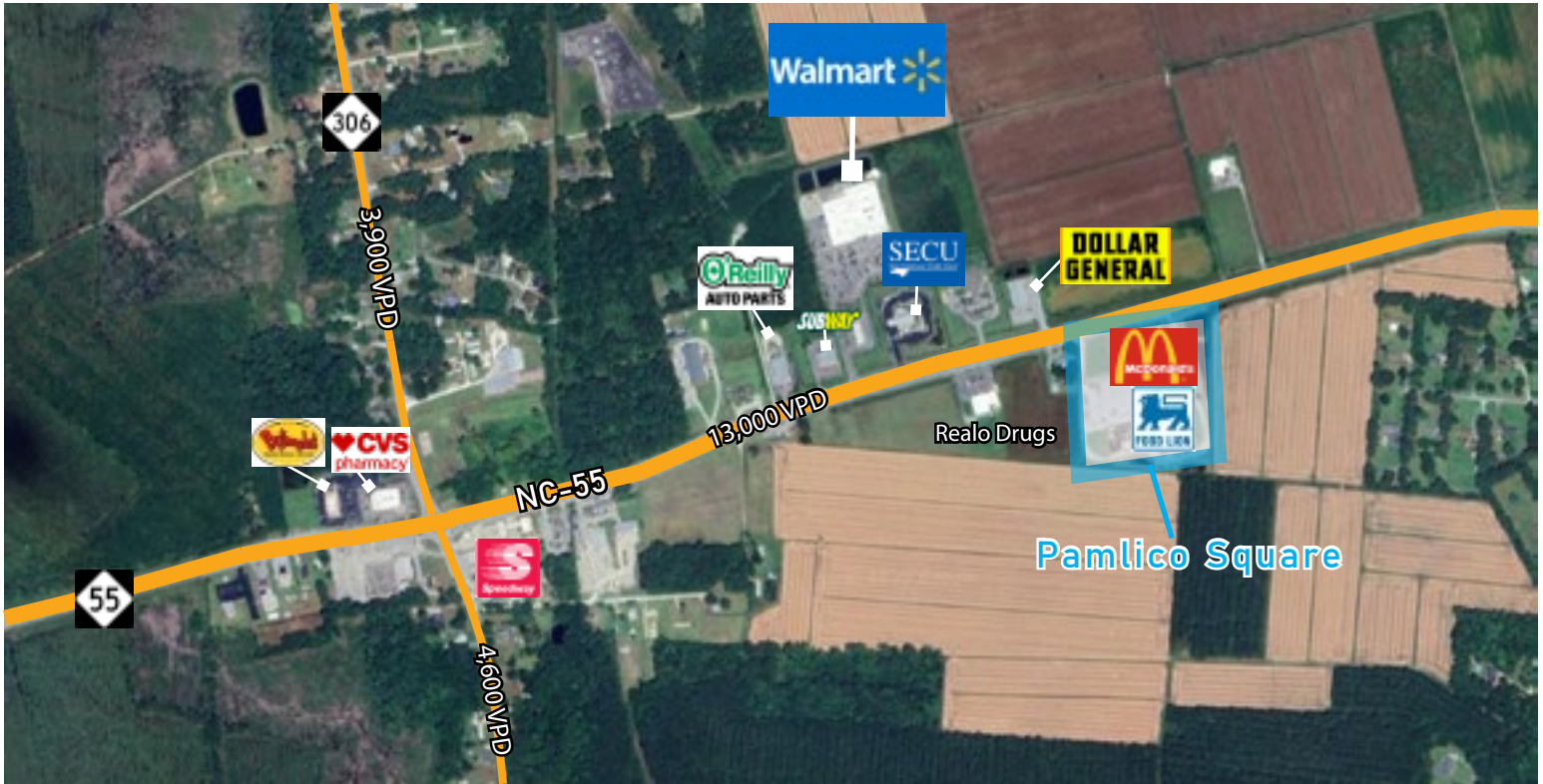
| # | Tenant | SF |
|----|---|--------|
| 14 | Food Lion | 29,000 |
| 13 | Available | 8,450 |
| 12 | Tobacco Store | 1,600 |
| 11 | Zen Nails | 1,600 |
| 10 | Available Former Subway 20' W x 75'D | 1,500 |
| 9 | The Loaded Restaurant | 1,500 |
| 8 | Great Wall Chinese | 1,500 |
| 7 | Available 20' W x 75'D | 1,500 |
| 6 | Available | 7,200 |

DISCLAIMER: Although the information contained herein was provided by sources believed to be reliable, Investment Retail, LLC makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions, or changes.

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AREA MAP

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DEMOGRAPHICS



| POPULATION | 3 MILES | 5 MILES | 7 MILES |
|------------------------------------|----------|----------|----------|
| 2024 Population | 2,045 | 4,373 | 5,860 |
| Daytime Population | 2,506 | 4,376 | 5,308 |
| 2024 Median Age | 47.2 | 46.7 | 46.6 |
| HOUSEHOLDS | | | |
| 2024 Households | 6,435 | 11,474 | 15,414 |
| 2024 Avg. Household Size | 2.20 | 2.21 | 2.24 |
| HOUSING | | | |
| 2024 Total Housing | 964 | 1,853 | 2,615 |
| 2024 Owner Occupied Housing Units | 64.5% | 64.5% | 65.4% |
| 2024 Renter Occupied Housing Units | 20.7% | 19.9% | 18.9% |
| MEDIAN HH INCOME | | | |
| 2024 Median Household Income | \$54,696 | \$56,810 | \$57,914 |
| 2029 Median Household Income | \$62,020 | \$65,810 | \$67,474 |
| AVERAGE HH INCOME | | | |
| 2024 Average Household Income | \$79,820 | \$81,206 | \$81,599 |
| 2029 Average Household Income | \$95,742 | \$97,388 | \$97,916 |

| EDUCATION | 3 MILES | 5 MILES | 7 MILES |
|-----------------------------------|---------|---------|---------|
| Some College, No Degree | 20.6% | 20.0% | 20.4% |
| Bachelor's Degree | 7.8% | 10.0% | 10.4% |
| Graduate/Professional | 6.8% | 6.7% | 7.4% |
| RACE/ETHNICITY | | | |
| White Alone | 72.9% | 71.0% | 73.3% |
| Black Alone | 22.6% | 24.8% | 22.6% |
| Hispanic Origin | 4.0% | 3.6% | 3.5% |
| AGE | | | |
| 18+ | 84.6% | 83.0% | 82.4% |
| 55+ | 39% | 39% | 39.3% |
| Employed Population by Occupation | | | |
| White Collar | 47.9% | 46.7% | 46.5% |
| Services | 11.9% | 11.0% | 10.8% |
| Blue Collar | 40.5% | 42.3% | 42.7% |

[Click Here to download full demographic report](#)

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