

WRS INC

REAL ESTATE INVESTMENTS



HARDEE CROSSING

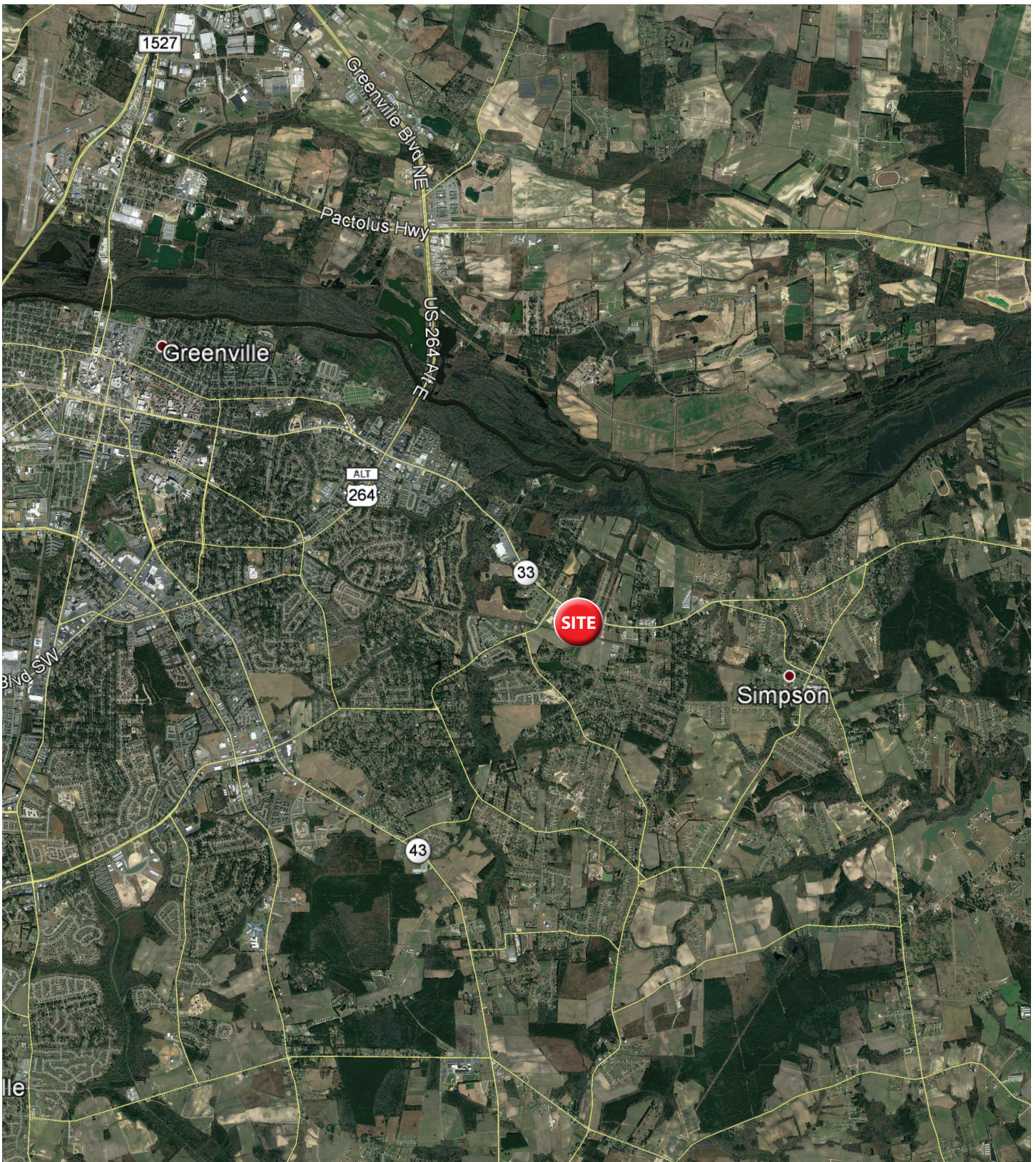
4600 EAST 10TH STREET
GREENVILLE, NC 27858



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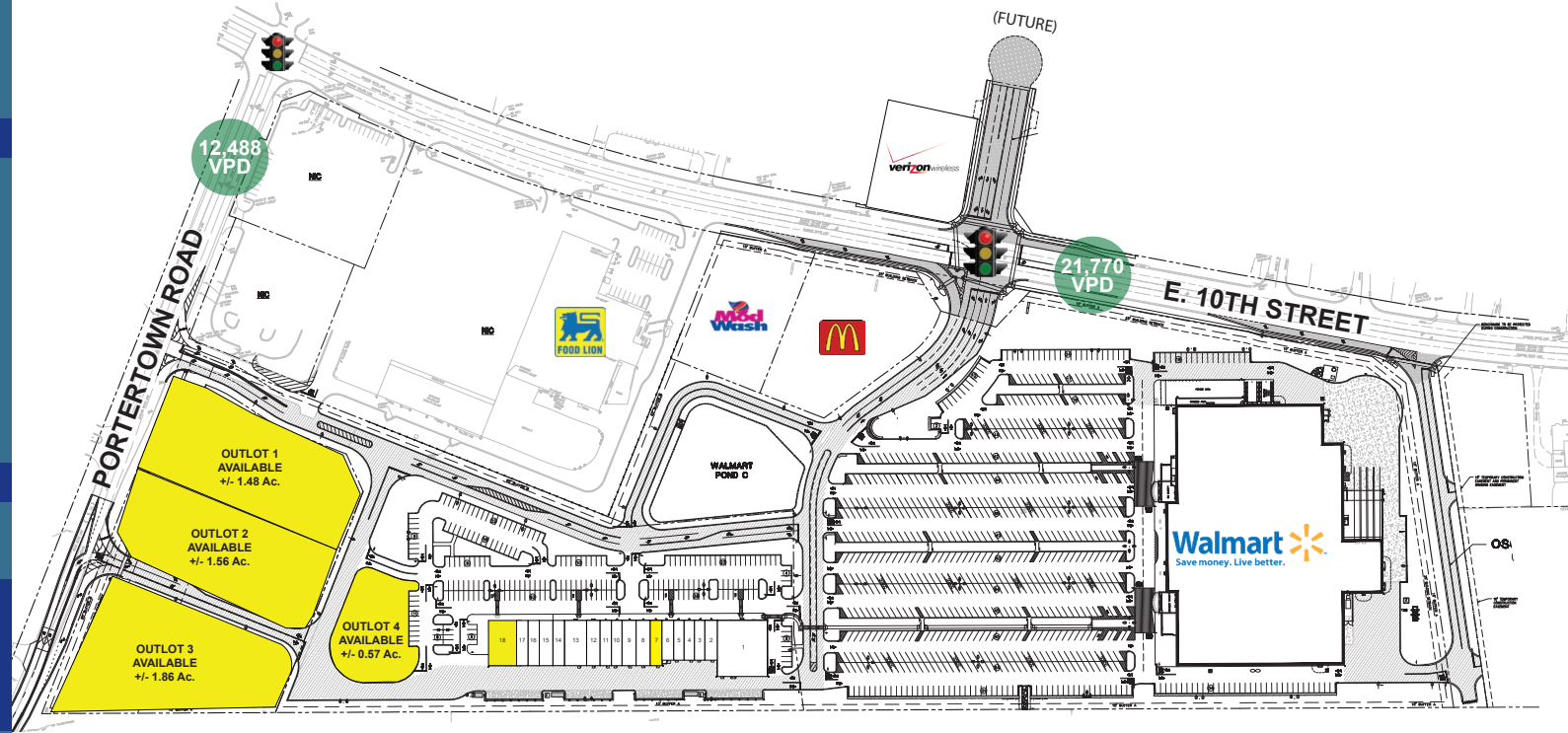
LOCATION





INLINE RETAIL & OUTPARCELS AVAILABLE

Space	Tenant
1	Dollar tree
2	The Fluffy Puppy & Kitty Too
3	UPS Store
4	Pizza Hut
5	Cricket Wireless
6	Tobacco Shop
7	AVAILABLE 1,600 SF
8	Nail Salon
9, 10 & 11	Fit 4 Life
12	Highway 55 Restaurant
13	Mexican Restaurant
14	Dahomey Wax Center
15	Suddenlink
16	Republic Finance, LLC
17	Hempie's
18	AVAILABLE 4,000 SF
Outparcels	Tenant
1	AVAILABLE 1.48 Ac
2	AVAILABLE 1.56 Ac
3	AVAILABLE 1.86 Ac
4	AVAILABLE 0.57 Ac.
5	ModWash
6	McDonalds



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. | 410 Mill Street, Bldg. 1, Suite 200 | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889

PROPERTY PHOTOS



5-MILE DEMOGRAPHICS



**Estimated
Population**
83,559



**Estimated
Households**
33,484



**Average HH
Income**
\$94,547



**Median HH
Income**
\$68,078



**Total
Businesses**
5,538



**Total
Employees**
29,531



5-MILE DEMOGRAPHICS

Lat/Lon: 35.5815/-77.3108

1141 Karl Hardee Rd Greenville, NC 27858	3 mi radius	5 mi radius	7 mi radius
Population			
2026 Estimated Population	35,949	83,559	125,127
2031 Projected Population	36,130	84,746	128,019
2020 Census Population	36,666	80,031	118,223
2010 Census Population	36,926	80,637	115,793
Projected Annual Growth 2026 to 2031	0.1%	0.3%	0.5%
Historical Annual Growth 2010 to 2026	-0.2%	0.2%	0.5%
Households			
2026 Estimated Households	15,530	33,484	51,342
2031 Projected Households	15,986	34,886	54,120
2020 Census Households	15,781	33,155	49,545
2010 Census Households	15,806	32,524	47,259
Projected Annual Growth 2026 to 2031	0.6%	0.8%	1.1%
Historical Annual Growth 2010 to 2026	-0.1%	0.2%	0.5%
Age			
2026 Est. Population Under 10 Years	11.3%	10.4%	11.0%
2026 Est. Population 10 to 19 Years	12.4%	18.1%	16.2%
2026 Est. Population 20 to 29 Years	23.2%	23.5%	22.0%
2026 Est. Population 30 to 44 Years	16.9%	15.9%	17.6%
2026 Est. Population 45 to 59 Years	15.6%	14.3%	14.9%
2026 Est. Population 60 to 74 Years	13.8%	12.4%	12.8%
2026 Est. Population 75 Years or Over	6.8%	5.5%	5.6%
2026 Est. Median Age	33.6	31.9	32.5
Marital Status & Gender			
2026 Est. Male Population	48.6%	52.0%	50.1%
2026 Est. Female Population	51.4%	48.0%	49.9%
2026 Est. Never Married	45.4%	52.0%	50.3%
2026 Est. Now Married	37.8%	32.3%	32.2%
2026 Est. Separated or Divorced	11.2%	11.2%	12.9%
2026 Est. Widowed	5.6%	4.5%	4.7%
Income			
2026 Est. HH Income \$200,000 or More	9.6%	9.1%	7.6%
2026 Est. HH Income \$150,000 to \$199,999	8.3%	6.7%	5.9%
2026 Est. HH Income \$100,000 to \$149,999	18.0%	14.8%	14.9%
2026 Est. HH Income \$75,000 to \$99,999	12.0%	11.6%	13.1%
2026 Est. HH Income \$50,000 to \$74,999	15.6%	14.3%	15.3%
2026 Est. HH Income \$35,000 to \$49,999	13.9%	13.8%	14.4%
2026 Est. HH Income \$25,000 to \$34,999	5.7%	6.7%	7.2%
2026 Est. HH Income \$15,000 to \$24,999	5.7%	7.4%	7.3%
2026 Est. HH Income Under \$15,000	11.3%	15.7%	14.2%
2026 Est. Average Household Income	\$102,789	\$94,547	\$90,006
2026 Est. Median Household Income	\$77,851	\$68,078	\$66,307
2026 Est. Per Capita Income	\$44,501	\$38,387	\$37,318
2026 Est. Total Businesses	1,180	3,809	5,538
2026 Est. Total Employees	7,132	29,531	54,407

5-MILE DEMOGRAPHICS

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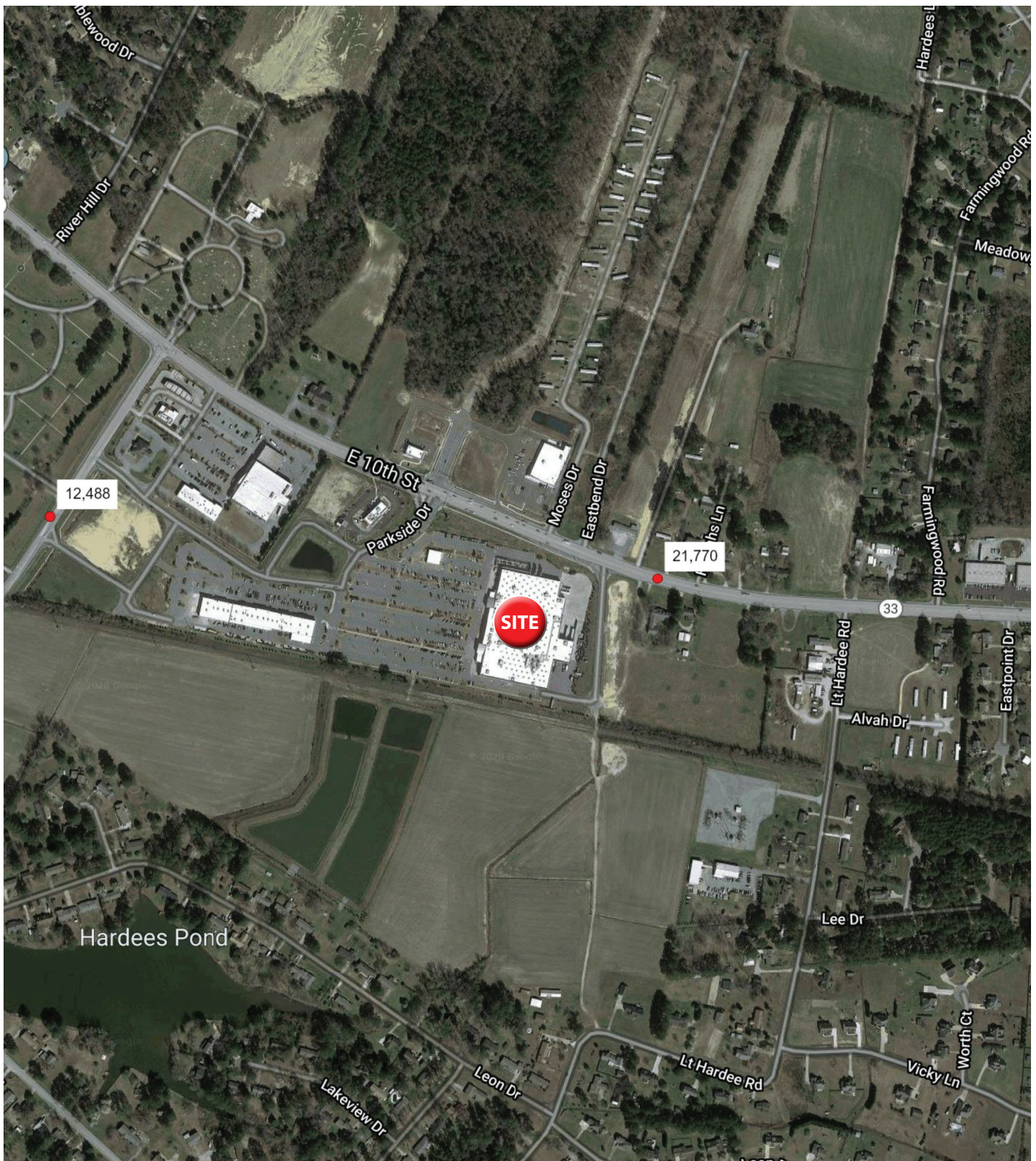
1141 Karl Hardee Rd Greenville, NC 27858	3 mi radius	5 mi radius	7 mi radius
Race			
2026 Est. White	59.5%	55.8%	53.0%
2026 Est. Black	29.4%	33.3%	36.0%
2026 Est. Asian or Pacific Islander	3.0%	3.0%	3.0%
2026 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
2026 Est. Other Races	7.8%	7.5%	7.7%
Hispanic			
2026 Est. Hispanic Population	2,780	5,890	9,071
2026 Est. Hispanic Population	7.7%	7.0%	7.2%
2031 Proj. Hispanic Population	8.8%	8.0%	8.3%
2020 Hispanic Population	6.7%	6.4%	6.5%
Education (Adults 25 & Older)			
2026 Est. Adult Population (25 Years or Over)	21,557	45,554	72,589
2026 Est. Elementary (Grade Level 0 to 8)	1.8%	2.1%	2.8%
2026 Est. Some High School (Grade Level 9 to 11)	2.9%	4.6%	4.6%
2026 Est. High School Graduate	19.1%	21.3%	22.6%
2026 Est. Some College	16.0%	17.4%	18.4%
2026 Est. Associate Degree Only	13.7%	12.6%	13.2%
2026 Est. Bachelor Degree Only	28.0%	23.3%	21.5%
2026 Est. Graduate Degree	18.5%	18.7%	16.8%
Housing			
2026 Est. Total Housing Units	18,725	40,584	60,882
2026 Est. Owner-Occupied	44.1%	38.5%	37.9%
2026 Est. Renter-Occupied	38.9%	44.0%	46.4%
2026 Est. Vacant Housing	17.1%	17.5%	15.7%
Homes Built by Year			
2026 Homes Built 2010 or later	9.1%	11.1%	14.0%
2026 Homes Built 2000 to 2009	20.7%	19.3%	20.8%
2026 Homes Built 1990 to 1999	14.6%	15.1%	15.4%
2026 Homes Built 1980 to 1989	13.9%	13.1%	11.9%
2026 Homes Built 1970 to 1979	16.0%	12.6%	12.4%
2026 Homes Built 1960 to 1969	3.5%	4.1%	3.3%
2026 Homes Built 1950 to 1959	3.9%	4.8%	4.2%
2026 Homes Built Before 1949	1.2%	2.4%	2.2%
Home Values			
2026 Home Value \$1,000,000 or More	1.6%	1.6%	1.3%
2026 Home Value \$500,000 to \$999,999	6.9%	8.1%	6.6%
2026 Home Value \$400,000 to \$499,999	10.7%	11.7%	10.6%
2026 Home Value \$300,000 to \$399,999	22.3%	21.3%	21.9%
2026 Home Value \$200,000 to \$299,999	29.5%	26.1%	26.5%
2026 Home Value \$150,000 to \$199,999	12.1%	12.3%	12.8%
2026 Home Value \$100,000 to \$149,999	7.0%	8.5%	9.5%
2026 Home Value \$50,000 to \$99,999	3.4%	4.3%	4.2%
2026 Home Value \$25,000 to \$49,999	1.6%	1.4%	1.2%
2026 Home Value Under \$25,000	5.0%	4.8%	5.4%
2026 Median Home Value	\$276,548	\$276,372	\$264,629
2026 Median Rent	\$888	\$856	\$891

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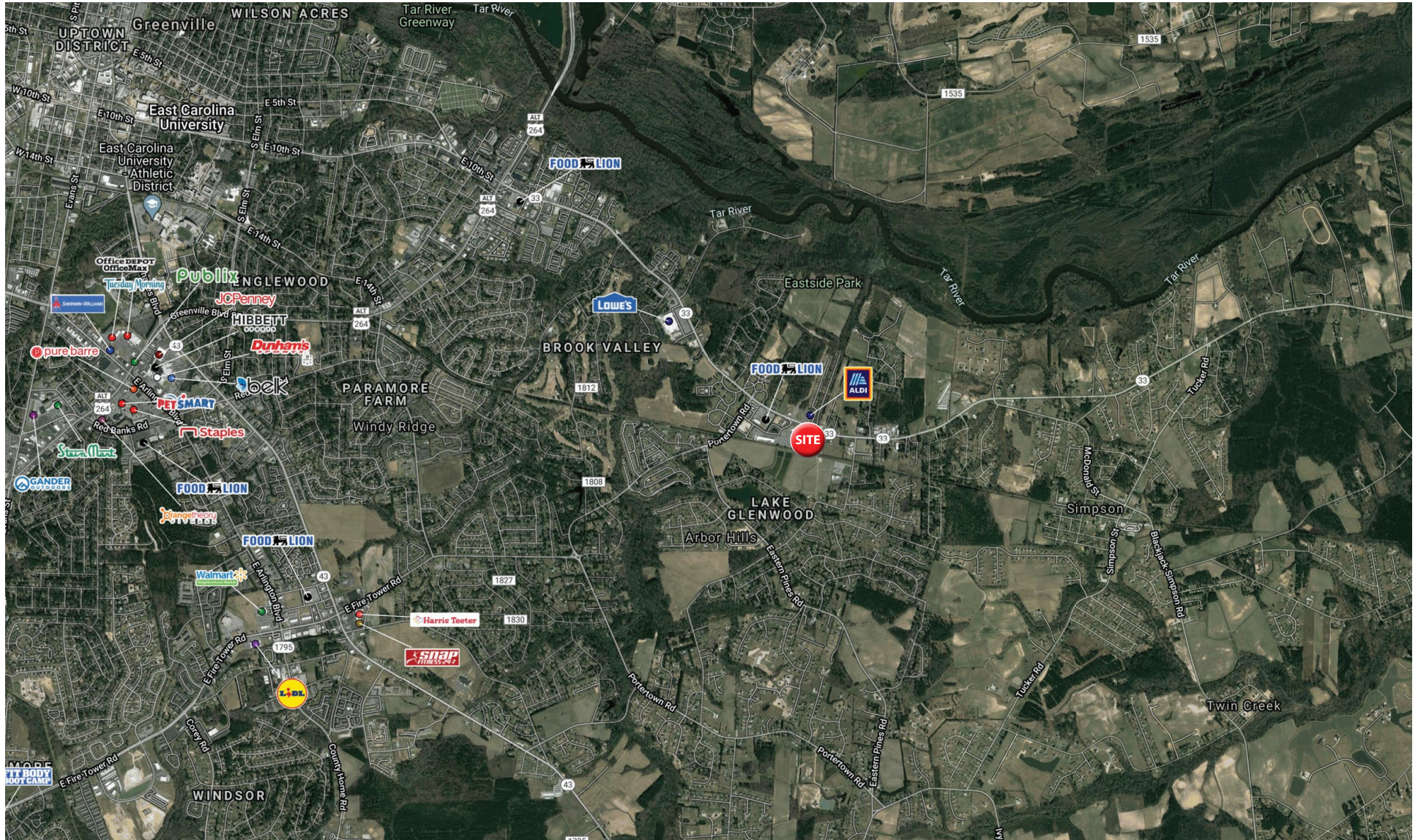
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Labor Force			
2026 Est. Labor Population Age 16 Years or Over	29,432	69,575	103,044
2026 Est. Civilian Employed	64.9%	58.5%	60.2%
2026 Est. Civilian Unemployed	2.3%	2.3%	2.4%
2026 Est. in Armed Forces	0.8%	0.7%	0.7%
2026 Est. not in Labor Force	32.1%	38.5%	36.7%
2026 Labor Force Males	48.0%	52.2%	50.0%
2026 Labor Force Females	52.0%	47.8%	50.0%
Occupation			
2026 Occupation: Population Age 16 Years or Over	19,089	40,672	62,074
2026 Mgmt, Business, & Financial Operations	12.3%	11.6%	11.2%
2026 Professional, Related	29.1%	28.9%	29.5%
2026 Service	15.3%	16.8%	16.2%
2026 Sales, Office	23.8%	23.3%	22.6%
2026 Farming, Fishing, Forestry	0.3%	0.3%	0.3%
2026 Construction, Extraction, Maintenance	8.0%	7.3%	7.6%
2026 Production, Transport, Material Moving	11.2%	11.8%	12.6%
2026 White Collar Workers	65.1%	63.8%	63.3%
2026 Blue Collar Workers	34.9%	36.2%	36.7%
Transportation to Work			
2026 Drive to Work Alone	73.9%	74.1%	74.0%
2026 Drive to Work in Carpool	8.4%	8.3%	8.4%
2026 Travel to Work by Public Transportation	0.5%	0.9%	1.2%
2026 Drive to Work on Motorcycle	-	-	-
2026 Walk or Bicycle to Work	2.1%	3.1%	2.7%
2026 Other Means	1.1%	0.7%	0.7%
2026 Work at Home	14.0%	12.9%	12.9%
Travel Time			
2026 Travel to Work in 14 Minutes or Less	31.7%	35.0%	35.2%
2026 Travel to Work in 15 to 29 Minutes	48.4%	45.1%	43.5%
2026 Travel to Work in 30 to 59 Minutes	16.6%	16.7%	17.9%
2026 Travel to Work in 60 Minutes or More	3.3%	3.2%	3.4%
2026 Average Travel Time to Work	17.2	16.8	16.9
Consumer Expenditure			
2026 Est. Total Household Expenditure	\$1.36 B	\$2.75 B	\$4.12 B
2026 Est. Apparel	\$29.74 M	\$60.65 M	\$91.25 M
2026 Est. Contributions, Tax and Retirement	\$345.91 M	\$669.08 M	\$965.8 M
2026 Est. Education	\$22.68 M	\$45.07 M	\$67.15 M
2026 Est. Entertainment	\$67.25 M	\$137.3 M	\$206.55 M
2026 Est. Food, Beverages, Tobacco	\$177.11 M	\$367.77 M	\$557.14 M
2026 Est. Health Care	\$93.76 M	\$199.21 M	\$305.78 M
2026 Est. Household Furnishings and Equipment	\$35.07 M	\$70.89 M	\$106.33 M
2026 Est. Household Operations, Shelter, Utilities	\$346.64 M	\$719.31 M	\$1.09 B
2026 Est. Miscellaneous Expenses	\$20.51 M	\$41.4 M	\$62.14 M
2026 Est. Personal Care	\$15.42 M	\$32.19 M	\$48.87 M
2026 Est. Transportation	\$204.13 M	\$410.62 M	\$618.14 M

TRAFFIC COUNTS



COMMERCIAL AERIAL





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