

# OFFERING MEMORANDUM



## Dunkin Donuts Net Lease Investment

4156 S NC 49 Hwy S, Harrisburg, NC 28075



**Theresa Lobdell**  
Principal/Managing Broker  
300 S Main St, Suite 212, Holly Springs, NC 27540  
[Theresa@espcre.com](mailto:Theresa@espcre.com)  
(919) 606-9943

**CONFIDENTIALITY & DISCLAIMER:** This Offering Memorandum (the "Memorandum") has been prepared by ESP Commercial Realty ("Broker") for informational purposes only. The information contained herein has been obtained from sources deemed reliable; however, Broker makes no representations or warranties, expressed or implied, as to the accuracy or completeness of the information. Prospective purchasers should conduct their own independent investigations and rely solely on those investigations. This Memorandum does not constitute an offer to sell or a solicitation of an offer to buy.

# 4156 S NC 49 Hwy S, Harrisburg, NC 28075

\$1,984,686

This offering features a net-leased Dunkin' Donuts located in Harrisburg, North Carolina, one of the fastest-growing suburbs in the Charlotte metropolitan area. The property is leased to a nationally recognized,...

- Net-Leased Dunkin' Donuts – Nationally recognized, credit-oriented QSR brand with strong customer loyalty and daily-use demand
- Passive Income Opportunity – Net-lease structure with 10% increase every 5 yrs minimizes landlord responsibilities and provides predictable cash flow
- Prime Harrisburg, NC Location – Situated in one of the fastest-growing suburbs within the Charlotte MSA
- Excellent Visibility & Access – Prominent frontage along State Highway 49, a major commercial corridor with strong traffic counts
- Retail Synergy – Located within an established retail environment with nearby national and service-oriented tenants
- Strong Demographics – Growing population, rising household incomes, and continued residential development in the trade area



Price:	\$1,984,686
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	A
Sale Type:	Investment
Cap Rate:	5.25%
Lot Size:	0.36 AC
Gross Building Area:	2,273 SF
No. Stories:	1
Year Built:	2015
Tenancy:	Single
Parking Ratio:	11/1,000 SF
Zoning Description:	C-2
APN / Parcel ID:	5507-86-7433-0000
Walk Score ®:	56 (Somewhat Walkable)



## TENANT INFO

The Tenant is an experienced multi-unit Dunkin' franchise operator with a portfolio of over 130 locations across North Carolina, South Carolina, and Virginia. The company's operational scale, established management platform, and long-standing relationship with the Dunkin' brand support consistent performance across multiple markets. The lease is supported by a corporate guaranty providing additional credit strength beyond the individual location. The tenant's demonstrated capital investment in the property, including recent renovations, further reflects a long-term commitment to the site and confidence in the market. Coastal Franchising's focus on operational excellence, workforce development, and community engagement enhances tenant stability and supports sustained lease performance. For additional information, please visit [www.coastalfranchising.com](http://www.coastalfranchising.com).

## LEASE/RENT INFO

### Initial Lease term:

Nov 2015 - Oct 2020: NOI: \$85,800  
Nov 2021 - Oct 2025: NOI: \$94,560  
Nov 2026 - Oct 2030: NOI: \$104,196

### Renewal Option years:

Nov 2031 - Oct 2035: NOI: \$114,616  
Nov 2036 - Oct 2040: NOI: 126,078



**4156 S NC 49 Hwy S, Harrisburg, NC 28075**

# Property Photos



Building Photo



Building Photo

# Property Photos



Building Photo



Building Photo

# Property Photos



Building Photo



Building Photo

# Property Photos



Building Photo



Building Photo



# Property Photos



**Harrisburg Market**  
4156 S NC 49 Hwy S, Harrisburg, NC 28075

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **2,273 SF**  
 Year Built: **2016**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Mo: **-**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>477</b>	<b>3,067</b>	<b>6</b>
Retail & Wholesale Trade	48	434	9
Hospitality & Food Service	35	505	14
Real Estate, Renting, Leasing	15	65	4
Finance & Insurance	44	281	6
Information	4	110	28
Scientific & Technology Services	39	222	6
Management of Companies	0	0	0
Health Care & Social Assistance	151	666	4
Educational Services	8	187	23
Public Administration & Sales	7	39	6
Arts, Entertainment, Recreation	7	35	5
Utilities & Waste Management	17	80	5
Construction	21	119	6
Manufacturing	7	52	7
Agriculture, Mining, Fishing	0	0	0
Other Services	74	272	4

# Demographic Detail Report

## Harrisburg Market

4156 S NC 49 Hwy S, Harrisburg, NC 28075

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **2,273 SF**  
 Year Built: **2016**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Mo: **-**



Radius	1 Mile	2 Mile	5 Mile
<b>Population</b>			
2029 Projection	5,481	17,976	119,722
2024 Estimate	4,898	16,084	109,263
2020 Census	4,794	15,862	104,492
Growth 2024 - 2029	11.90%	11.76%	9.57%
Growth 2020 - 2024	2.17%	1.40%	4.57%
<b>2024 Population by Age</b>			
	<b>4,898</b>	<b>16,084</b>	<b>109,263</b>
Age 0 - 4	231 4.72%	806 5.01%	6,905 6.32%
Age 5 - 9	276 5.63%	996 6.19%	6,775 6.20%
Age 10 - 14	347 7.08%	1,236 7.68%	7,158 6.55%
Age 15 - 19	376 7.68%	1,297 8.06%	7,666 7.02%
Age 20 - 24	329 6.72%	1,070 6.65%	9,136 8.36%
Age 25 - 29	266 5.43%	823 5.12%	9,023 8.26%
Age 30 - 34	225 4.59%	732 4.55%	7,902 7.23%
Age 35 - 39	286 5.84%	991 6.16%	7,818 7.16%
Age 40 - 44	359 7.33%	1,256 7.81%	7,780 7.12%
Age 45 - 49	386 7.88%	1,320 8.21%	7,422 6.79%
Age 50 - 54	406 8.29%	1,286 8.00%	7,029 6.43%
Age 55 - 59	367 7.49%	1,117 6.94%	6,352 5.81%
Age 60 - 64	289 5.90%	895 5.56%	5,541 5.07%
Age 65 - 69	252 5.14%	776 4.82%	4,607 4.22%
Age 70 - 74	190 3.88%	576 3.58%	3,414 3.12%
Age 75 - 79	138 2.82%	418 2.60%	2,349 2.15%
Age 80 - 84	87 1.78%	255 1.59%	1,320 1.21%
Age 85+	87 1.78%	233 1.45%	1,064 0.97%
Age 65+	754 15.39%	2,258 14.04%	12,754 11.67%
<b>Median Age</b>	<b>41.60</b>	<b>40.40</b>	<b>35.00</b>
<b>Average Age</b>	<b>39.70</b>	<b>38.50</b>	<b>36.20</b>

# Demographic Detail Report

<b>Harrisburg Market</b> 4156 S NC 49 Hwy S, Harrisburg, NC 28075						
Radius	1 Mile		2 Mile		5 Mile	
<b>2024 Population By Race</b>	<b>4,898</b>		<b>16,084</b>		<b>109,263</b>	
White	3,175	64.82%	9,709	60.36%	48,511	44.40%
Black	831	16.97%	2,936	18.25%	36,330	33.25%
Am. Indian & Alaskan	3	0.06%	12	0.07%	284	0.26%
Asian	351	7.17%	1,707	10.61%	7,993	7.32%
Hawaiian & Pacific Island	3	0.06%	14	0.09%	75	0.07%
Other	535	10.92%	1,707	10.61%	16,070	14.71%
<b>Population by Hispanic Origin</b>	<b>4,898</b>		<b>16,084</b>		<b>109,263</b>	
Non-Hispanic Origin	4,595	93.81%	15,071	93.70%	96,600	88.41%
Hispanic Origin	303	6.19%	1,013	6.30%	12,663	11.59%
<b>2024 Median Age, Male</b>	<b>39.70</b>		<b>38.80</b>		<b>33.60</b>	
<b>2024 Average Age, Male</b>	<b>38.30</b>		<b>37.50</b>		<b>35.10</b>	
<b>2024 Median Age, Female</b>	<b>43.00</b>		<b>41.60</b>		<b>36.50</b>	
<b>2024 Average Age, Female</b>	<b>41.00</b>		<b>39.60</b>		<b>37.20</b>	
<b>2024 Population by Occupation Classification</b>	<b>3,968</b>		<b>12,789</b>		<b>86,894</b>	
Civilian Employed	2,566	64.67%	8,559	66.92%	59,602	68.59%
Civilian Unemployed	92	2.32%	212	1.66%	1,643	1.89%
Civilian Non-Labor Force	1,310	33.01%	4,018	31.42%	25,496	29.34%
Armed Forces	0	0.00%	0	0.00%	153	0.18%
<b>Households by Marital Status</b>						
Married	997		3,463		19,082	
Married No Children	528		1,704		10,259	
Married w/Children	469		1,759		8,823	
<b>2024 Population by Education</b>	<b>3,594</b>		<b>11,474</b>		<b>76,802</b>	
Some High School, No Diploma	171	4.76%	560	4.88%	3,753	4.89%
High School Grad (Incl Equivalency)	650	18.09%	1,826	15.91%	12,752	16.60%
Some College, No Degree	1,210	33.67%	3,335	29.07%	24,392	31.76%
Associate Degree	255	7.10%	795	6.93%	5,180	6.74%
Bachelor Degree	929	25.85%	3,440	29.98%	21,351	27.80%
Advanced Degree	379	10.55%	1,518	13.23%	9,374	12.21%

## Demographic Detail Report

Harrisburg Market						
4156 S NC 49 Hwy S, Harrisburg, NC 28075						
Radius	1 Mile		2 Mile		5 Mile	
<b>2024 Population by Occupation</b>	<b>4,855</b>		<b>16,374</b>		<b>111,983</b>	
Real Estate & Finance	288	5.93%	1,161	7.09%	7,999	7.14%
Professional & Management	1,791	36.89%	6,036	36.86%	35,000	31.25%
Public Administration	191	3.93%	542	3.31%	2,196	1.96%
Education & Health	661	13.61%	2,135	13.04%	13,749	12.28%
Services	278	5.73%	871	5.32%	7,704	6.88%
Information	45	0.93%	188	1.15%	1,207	1.08%
Sales	487	10.03%	1,493	9.12%	12,869	11.49%
Transportation	85	1.75%	249	1.52%	655	0.58%
Retail	255	5.25%	781	4.77%	6,307	5.63%
Wholesale	39	0.80%	314	1.92%	1,762	1.57%
Manufacturing	156	3.21%	490	2.99%	4,345	3.88%
Production	244	5.03%	887	5.42%	7,526	6.72%
Construction	101	2.08%	341	2.08%	3,428	3.06%
Utilities	121	2.49%	464	2.83%	4,191	3.74%
Agriculture & Mining	3	0.06%	17	0.10%	182	0.16%
Farming, Fishing, Forestry	0	0.00%	26	0.16%	108	0.10%
Other Services	110	2.27%	379	2.31%	2,755	2.46%
<b>2024 Worker Travel Time to Job</b>	<b>2,299</b>		<b>7,491</b>		<b>49,619</b>	
<30 Minutes	1,045	45.45%	3,624	48.38%	28,048	56.53%
30-60 Minutes	1,013	44.06%	3,245	43.32%	18,064	36.41%
60+ Minutes	241	10.48%	622	8.30%	3,507	7.07%
<b>2020 Households by HH Size</b>	<b>1,742</b>		<b>5,397</b>		<b>37,759</b>	
1-Person Households	365	20.95%	880	16.31%	8,120	21.50%
2-Person Households	519	29.79%	1,571	29.11%	11,578	30.66%
3-Person Households	326	18.71%	1,029	19.07%	7,143	18.92%
4-Person Households	320	18.37%	1,204	22.31%	6,511	17.24%
5-Person Households	133	7.63%	458	8.49%	2,781	7.37%
6-Person Households	56	3.21%	180	3.34%	1,076	2.85%
7 or more Person Households	23	1.32%	75	1.39%	550	1.46%
<b>2024 Average Household Size</b>	<b>2.80</b>		<b>2.90</b>		<b>2.70</b>	
<b>Households</b>						
2029 Projection	1,955		5,999		42,711	
2024 Estimate	1,769		5,435		39,290	
2020 Census	1,743		5,395		37,761	
Growth 2024 - 2029	10.51%		10.38%		8.71%	
Growth 2020 - 2024	1.49%		0.74%		4.05%	

# Demographic Detail Report

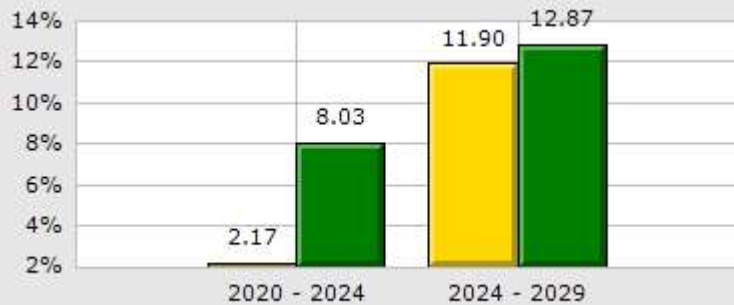
<b>Harrisburg Market</b>			
4156 S NC 49 Hwy S, Harrisburg, NC 28075			
Radius	1 Mile	2 Mile	5 Mile
<b>2024 Households by HH Income</b>	<b>1,769</b>	<b>5,435</b>	<b>39,289</b>
<\$25,000	118 6.67%	276 5.08%	4,780 12.17%
\$25,000 - \$50,000	155 8.76%	541 9.95%	6,396 16.28%
\$50,000 - \$75,000	203 11.48%	609 11.21%	6,655 16.94%
\$75,000 - \$100,000	312 17.64%	873 16.06%	5,264 13.40%
\$100,000 - \$125,000	280 15.83%	787 14.48%	4,857 12.36%
\$125,000 - \$150,000	361 20.41%	948 17.44%	4,585 11.67%
\$150,000 - \$200,000	207 11.70%	833 15.33%	4,005 10.19%
\$200,000+	133 7.52%	568 10.45%	2,747 6.99%
<b>2024 Avg Household Income</b>	<b>\$116,635</b>	<b>\$124,911</b>	<b>\$99,274</b>
<b>2024 Med Household Income</b>	<b>\$108,616</b>	<b>\$113,294</b>	<b>\$83,612</b>
<b>2024 Occupied Housing</b>	<b>1,770</b>	<b>5,435</b>	<b>39,291</b>
Owner Occupied	1,470 83.05%	4,614 84.89%	25,674 65.34%
Renter Occupied	300 16.95%	821 15.11%	13,617 34.66%
<b>2020 Housing Units</b>	<b>1,850</b>	<b>5,671</b>	<b>41,036</b>
1 Unit	1,699 91.84%	5,317 93.76%	32,315 78.75%
2 - 4 Units	47 2.54%	62 1.09%	424 1.03%
5 - 19 Units	101 5.46%	247 4.36%	5,506 13.42%
20+ Units	3 0.16%	45 0.79%	2,791 6.80%
<b>2024 Housing Value</b>	<b>1,469</b>	<b>4,615</b>	<b>25,674</b>
<\$100,000	52 3.54%	136 2.95%	752 2.93%
\$100,000 - \$200,000	271 18.45%	543 11.77%	3,669 14.29%
\$200,000 - \$300,000	525 35.74%	1,342 29.08%	8,997 35.04%
\$300,000 - \$400,000	478 32.54%	1,560 33.80%	7,160 27.89%
\$400,000 - \$500,000	70 4.77%	524 11.35%	2,997 11.67%
\$500,000 - \$1,000,000	69 4.70%	477 10.34%	1,889 7.36%
\$1,000,000+	4 0.27%	33 0.72%	210 0.82%
<b>2024 Median Home Value</b>	<b>\$278,380</b>	<b>\$318,365</b>	<b>\$293,541</b>
<b>2024 Housing Units by Yr Built</b>	<b>1,889</b>	<b>5,763</b>	<b>42,479</b>
Built 2010+	235 12.44%	1,295 22.47%	10,540 24.81%
Built 2000 - 2010	999 52.89%	2,514 43.62%	13,160 30.98%
Built 1990 - 1999	290 15.35%	945 16.40%	9,657 22.73%
Built 1980 - 1989	100 5.29%	447 7.76%	4,615 10.86%
Built 1970 - 1979	86 4.55%	220 3.82%	2,275 5.36%
Built 1960 - 1969	152 8.05%	238 4.13%	1,144 2.69%
Built 1950 - 1959	18 0.95%	45 0.78%	447 1.05%
Built <1949	9 0.48%	59 1.02%	641 1.51%
<b>2024 Median Year Built</b>	<b>2002</b>	<b>2003</b>	<b>2001</b>

**Harrisburg Market**  
4156 S NC 49 Hwy S, Harrisburg, NC 28075

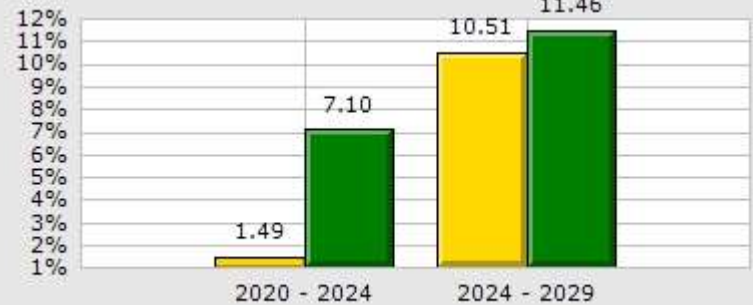
Type: **Retail/Freestanding**  
County: **Cabarrus**

■ 1 Mile  
■ County

**Population Growth**



**Household Growth**



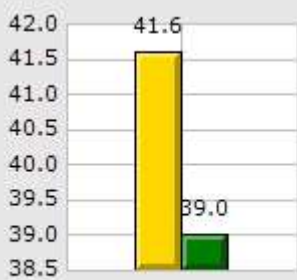
**2024 Med Household Inc**



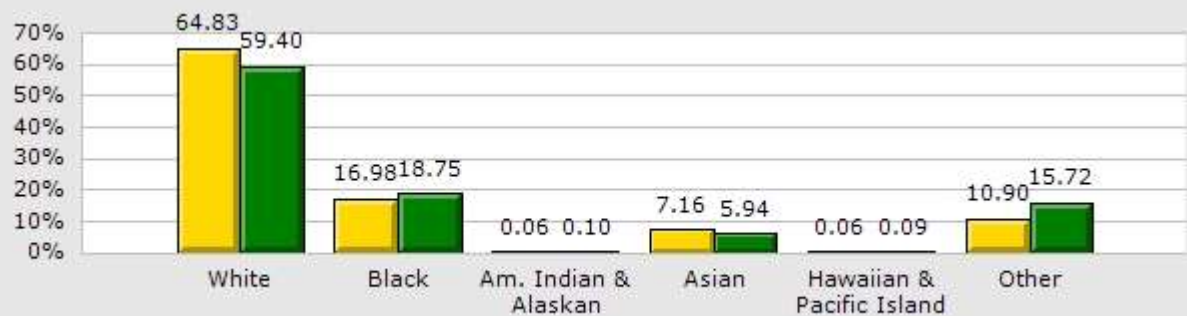
**2024 Households by Household Income**



**2024 Median Age**



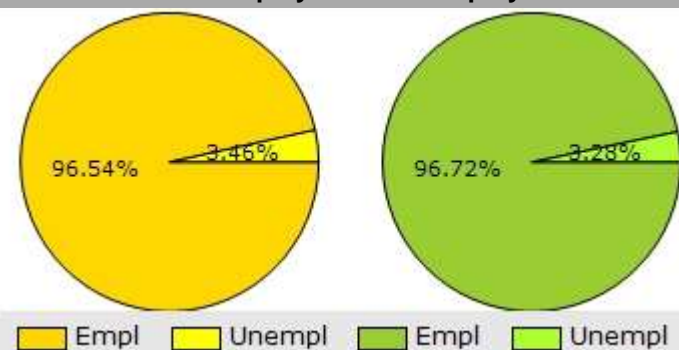
**2024 Population by Race**



**2024 Renter vs. Owner**



**2024 Employed vs. Unemployed**



Demographic Market Comparison Report

1 mile radius

<b>Harrisburg Market</b>				
4156 S NC 49 Hwy S, Harrisburg, NC 28075				
Type: <b>Retail/Freestanding</b>				
County: <b>Cabarrus</b>				
	1 Mile		County	
<b>Population Growth</b>				
Growth 2020 - 2024	2.17%		8.03%	
Growth 2024 - 2029	11.90%		12.87%	
Empl	2,566	96.54%	127,123	96.72%
Unempl	92	3.46%	4,316	3.28%
<b>2024 Population by Race</b>				
	<b>4,899</b>		<b>243,939</b>	
White	3,176	64.83%	144,893	59.40%
Black	832	16.98%	45,734	18.75%
Am. Indian & Alaskan	3	0.06%	242	0.10%
Asian	351	7.16%	14,502	5.94%
Hawaiian & Pacific Island	3	0.06%	226	0.09%
Other	534	10.90%	38,342	15.72%
<b>Household Growth</b>				
Growth 2020 - 2024	1.49%		7.10%	
Growth 2024 - 2029	10.51%		11.46%	
Renter Occupied	300	16.95%	27,250	30.80%
Owner Occupied	1,470	83.05%	61,214	69.20%
<b>2024 Households by Household Income</b>				
	<b>1,769</b>		<b>88,464</b>	
Income <\$25K	118	6.67%	11,814	13.35%
Income \$25K - \$50K	155	8.76%	14,379	16.25%
Income \$50K - \$75K	203	11.48%	14,015	15.84%
Income \$75K - \$100K	312	17.64%	13,533	15.30%
Income \$100K - \$125K	280	15.83%	10,147	11.47%
Income \$125K - \$150K	361	20.41%	9,300	10.51%
Income \$150K - \$200K	207	11.70%	7,784	8.80%
Income \$200K+	133	7.52%	7,492	8.47%
2024 Med Household Inc	\$108,616		\$82,433	
2024 Median Age	41.60		39.00	

# Demographic Summary Report

## Harrisburg Market

4156 S NC 49 Hwy S, Harrisburg, NC 28075

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **2,273 SF**  
 Year Built: **2016**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Mo: **-**



Radius	1 Mile	2 Mile	5 Mile
<b>Population</b>			
2029 Projection	5,481	17,976	119,722
2024 Estimate	4,898	16,084	109,263
2020 Census	4,794	15,862	104,492
Growth 2024 - 2029	11.90%	11.76%	9.57%
Growth 2020 - 2024	2.17%	1.40%	4.57%
<b>2024 Population by Hispanic Origin</b>	303	1,013	12,663
<b>2024 Population</b>	4,898	16,084	109,263
White	3,175 64.82%	9,709 60.36%	48,511 44.40%
Black	831 16.97%	2,936 18.25%	36,330 33.25%
Am. Indian & Alaskan	3 0.06%	12 0.07%	284 0.26%
Asian	351 7.17%	1,707 10.61%	7,993 7.32%
Hawaiian & Pacific Island	3 0.06%	14 0.09%	75 0.07%
Other	535 10.92%	1,707 10.61%	16,070 14.71%
U.S. Armed Forces	0	0	163
<b>Households</b>			
2029 Projection	1,955	5,999	42,711
2024 Estimate	1,769	5,435	39,290
2020 Census	1,743	5,395	37,761
Growth 2024 - 2029	10.51%	10.38%	8.71%
Growth 2020 - 2024	1.49%	0.74%	4.05%
Owner Occupied	1,470 83.10%	4,614 84.89%	25,674 65.34%
Renter Occupied	300 16.96%	821 15.11%	13,617 34.66%
<b>2024 Households by HH Income</b>	1,769	5,435	39,289
Income: <\$25,000	118 6.67%	276 5.08%	4,780 12.17%
Income: \$25,000 - \$50,000	155 8.76%	541 9.95%	6,396 16.28%
Income: \$50,000 - \$75,000	203 11.48%	609 11.21%	6,655 16.94%
Income: \$75,000 - \$100,000	312 17.64%	873 16.06%	5,264 13.40%
Income: \$100,000 - \$125,000	280 15.83%	787 14.48%	4,857 12.36%
Income: \$125,000 - \$150,000	361 20.41%	948 17.44%	4,585 11.67%
Income: \$150,000 - \$200,000	207 11.70%	833 15.33%	4,005 10.19%
Income: \$200,000+	133 7.52%	568 10.45%	2,747 6.99%
<b>2024 Avg Household Income</b>	\$116,635	\$124,911	\$99,274
<b>2024 Med Household Income</b>	\$108,616	\$113,294	\$83,612

**Harrisburg Market**  
4156 S NC 49 Hwy S, Harrisburg, NC 28075

Building Type: **General Retail**  
Secondary: **Freestanding**  
GLA: **2,273 SF**  
Year Built: **2016**

Total Available: **0 SF**  
% Leased: **100%**  
Rent/SF/Mo: **-**



Description	2020		2024		2029	
<b>Population</b>	<b>4,794</b>		<b>4,898</b>		<b>5,481</b>	
Age 0 - 4	211	4.40%	231	4.72%	282	5.15%
Age 5 - 9	327	6.82%	276	5.63%	281	5.13%
Age 10 - 14	397	8.28%	347	7.08%	321	5.86%
Age 15 - 19	394	8.22%	376	7.68%	372	6.79%
Age 20 - 24	284	5.92%	329	6.72%	387	7.06%
Age 25 - 29	204	4.26%	266	5.43%	352	6.42%
Age 30 - 34	228	4.76%	225	4.59%	299	5.46%
Age 35 - 39	301	6.28%	286	5.84%	286	5.22%
Age 40 - 44	354	7.38%	359	7.33%	326	5.95%
Age 45 - 49	414	8.64%	386	7.88%	379	6.91%
Age 50 - 54	422	8.80%	406	8.29%	415	7.57%
Age 55 - 59	321	6.70%	367	7.49%	416	7.59%
Age 60 - 64	249	5.19%	289	5.90%	371	6.77%
Age 65 - 69	230	4.80%	252	5.14%	311	5.67%
Age 70 - 74	174	3.63%	190	3.88%	249	4.54%
Age 75 - 79	130	2.71%	138	2.82%	185	3.38%
Age 80 - 84	75	1.56%	87	1.78%	124	2.26%
Age 85+	79	1.65%	87	1.78%	125	2.28%
<b>Age 15+</b>	<b>3,859</b>	<b>80.50%</b>	<b>4,043</b>	<b>82.54%</b>	<b>4,597</b>	<b>83.87%</b>
<b>Age 20+</b>	<b>3,465</b>	<b>72.28%</b>	<b>3,667</b>	<b>74.87%</b>	<b>4,225</b>	<b>77.08%</b>
<b>Age 65+</b>	<b>688</b>	<b>14.35%</b>	<b>754</b>	<b>15.39%</b>	<b>994</b>	<b>18.14%</b>
<b>Median Age</b>	<b>41</b>		<b>42</b>		<b>43</b>	
<b>Average Age</b>	<b>38.70</b>		<b>39.70</b>		<b>41.10</b>	
<b>Population By Race</b>	<b>4,794</b>		<b>4,898</b>		<b>5,481</b>	
White	3,189	66.52%	3,175	64.82%	3,551	64.79%
Black	835	17.42%	831	16.97%	928	16.93%
Am. Indian & Alaskan	13	0.27%	3	0.06%	3	0.05%
Asian	298	6.22%	351	7.17%	395	7.21%
Hawaiian & Pacific Islander	2	0.04%	3	0.06%	5	0.09%
Other	457	9.53%	535	10.92%	599	10.93%

**Harrisburg Market**  
4156 S NC 49 Hwy S, Harrisburg, NC 28075

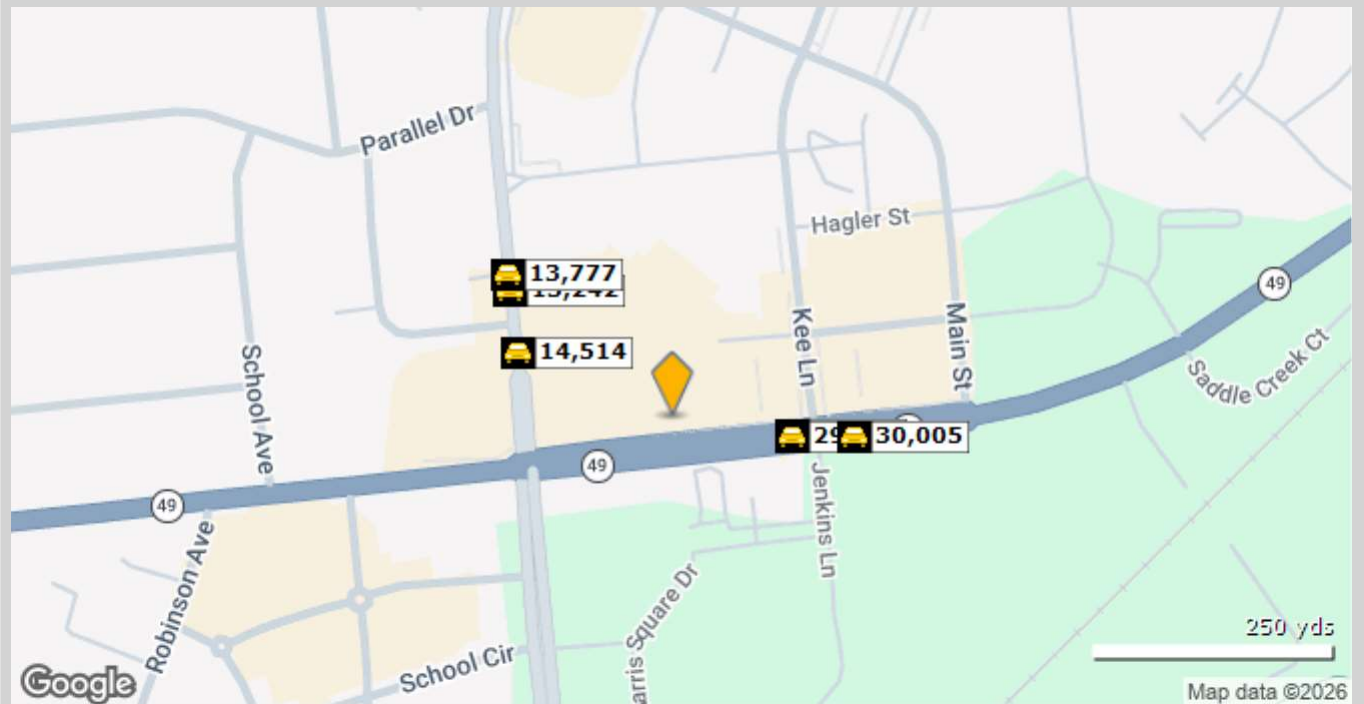
Description	2020	2024	2029
<b>Population by Race (Hispanic)</b>	<b>300</b>	<b>303</b>	<b>339</b>
White	50 16.67%	46 15.18%	51 15.04%
Black	29 9.67%	3 0.99%	3 0.88%
Am. Indian & Alaskan	2 0.67%	0 0.00%	0 0.00%
Asian	0 0.00%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	220 73.33%	254 83.83%	285 84.07%
<b>Household by Household Income</b>	<b>1,744</b>	<b>1,769</b>	<b>1,956</b>
<\$25,000	112 6.42%	118 6.67%	145 7.41%
\$25,000 - \$50,000	274 15.71%	155 8.76%	133 6.80%
\$50,000 - \$75,000	249 14.28%	203 11.48%	208 10.63%
\$75,000 - \$100,000	260 14.91%	312 17.64%	355 18.15%
\$100,000 - \$125,000	243 13.93%	280 15.83%	315 16.10%
\$125,000 - \$150,000	235 13.47%	361 20.41%	432 22.09%
\$150,000 - \$200,000	184 10.55%	207 11.70%	229 11.71%
\$200,000+	187 10.72%	133 7.52%	139 7.11%
<b>Average Household Income</b>	<b>\$114,601</b>	<b>\$116,635</b>	<b>\$117,314</b>
<b>Median Household Income</b>	<b>\$97,788</b>	<b>\$108,616</b>	<b>\$110,873</b>

# Traffic Count Report

## Harrisburg Market

4156 S NC 49 Hwy S, Harrisburg, NC 28075

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **2,273 SF**  
 Year Built: **2016**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Mo: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	State Hwy 49	Kee Ln	0.02 E	2024	27,035	MPSI	.07
2	State Hwy 49	Kee Ln	0.02 E	2025	26,928	MPSI	.07
3	State Hwy 49	Kee Ln	0.02 E	2018	29,975	MPSI	.07
4	Harrisburg Veterans Road	Candystick Cir	0.02 N	2025	14,514	MPSI	.10
5	NC Highway 49 South	Kee Ln	0.02 W	2023	29,847	MPSI	.11
6	NC Highway 49 South	Kee Ln	0.02 W	2025	30,005	MPSI	.11
7	SR 1304	Candystick Cir	0.03 S	2020	13,500	AADT	.13
8	Roberta Road	Candystick Cir	0.03 S	2025	13,242	MPSI	.13
9	Roberta Rd	Candystick Cir	0.03 S	2022	13,223	MPSI	.13
10	Roberta Rd	Candystick Cir	0.03 S	2024	13,777	MPSI	.13