

**CENTURY 21
COMMERCIAL.**

Triangle Group

CREEDMOOR

INVESTMENT OPPORTUNITY |

2173 Will Suitt Rd
Creedmoor, NC 27522



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Creedmoor

Investment Opportunity |

2173 Will Suitt Rd
Creedmoor, NC 27522



CREEDMOOR INVESTMENT OPPORTUNITY |

PROPERTY INFORMATION

Purchase Price \$1,900,000.00
Property Address 2173 Will Suitt Rd Creedmoor, NC 27522
Year Built 2004
Property Size 16,920 Sq. Ft.
Land Size 4.54 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .

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PROPERTY OVERVIEW

Excellent opportunity to acquire a 16,920 SF multi-tenant flex/retail building situated on 4.18 acres in the rapidly expanding Creedmoor market. The property is generating \$12,892/month in rental income with a 6.2% cap rate at the asking price of \$1.9M. Tenants include a diverse mix of towing/transport, HVAC, supply distribution, pet services, and retail, demonstrating the building's adaptability for a wide range of uses. Vacant suites provide strong value-add upside through lease-up. Property features include 12' x 14' roll-up doors, front parking, and truck access, making it well-suited for retail, service-based, and light industrial users. Zoned for flexible commercial use, the building combines storefront visibility and warehouse functionality to attract a variety of tenants.

CREEDMOOR

INVESTMENT OPPORTUNITY |

2173 Will Suitt Rd
Creedmoor, NC 27522

PROPERTY DETAILS.

Highlights:

Building Size: 16,920 SF

Lot Size: 4.18 acres

NOI: \$119,987/year

Cap Rate (at \$1.9M): ~6.2%

Multi-tenant configuration with a mix of retail, service, and flex users

Features: 12' x 14' roll-up doors, storefront visibility, truck access, and on-site parking

Location: Minutes to US-15 and I-85 with connectivity to Durham and Raleigh

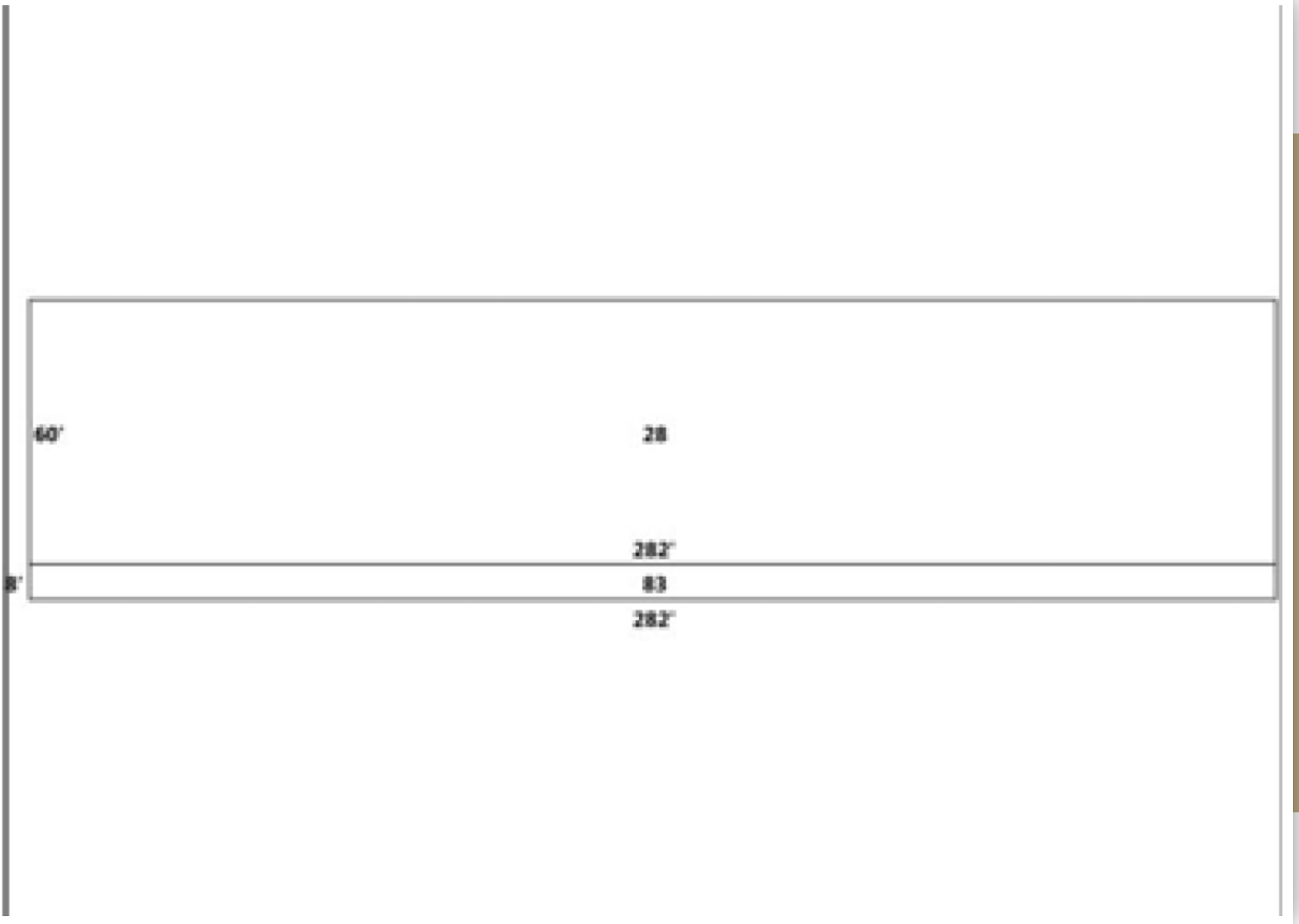
PROPERTY PHOTOS



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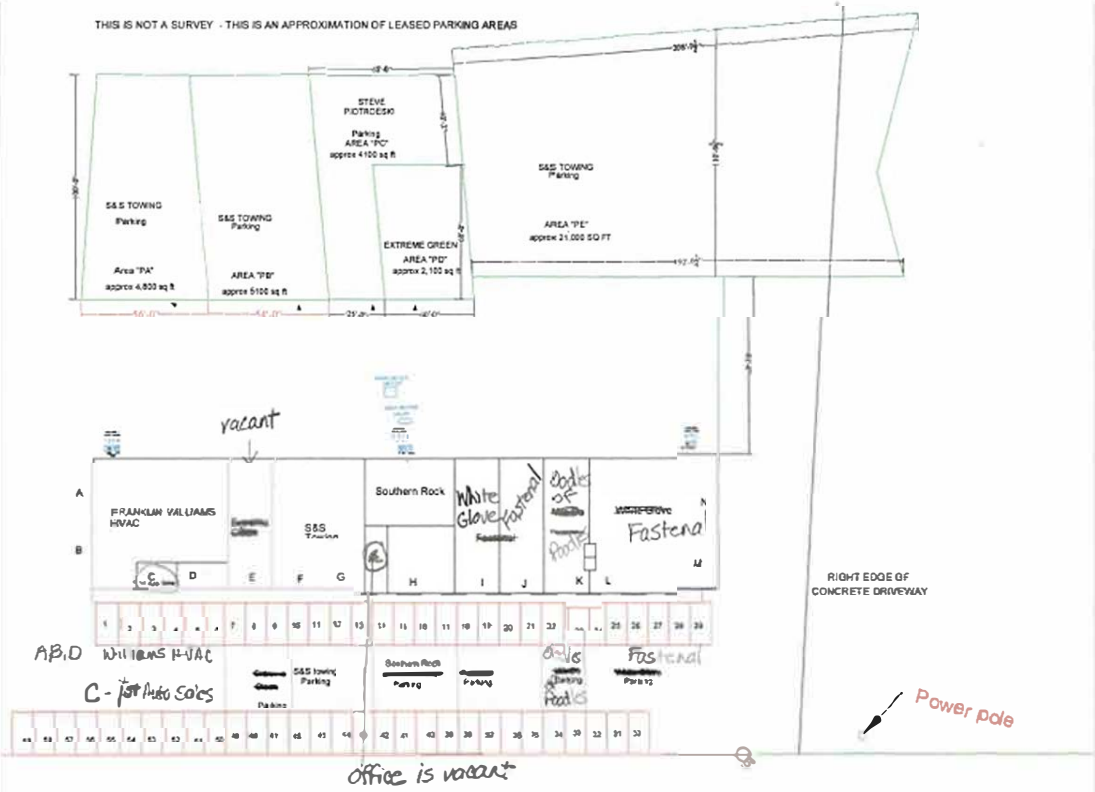
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PROPERTY PHOTOS



CREEDMOOR INVESTMENT OPPORTUNITY |

THIS IS NOT A SURVEY - THIS IS AN APPROXIMATION OF LEASED PARKING AREAS

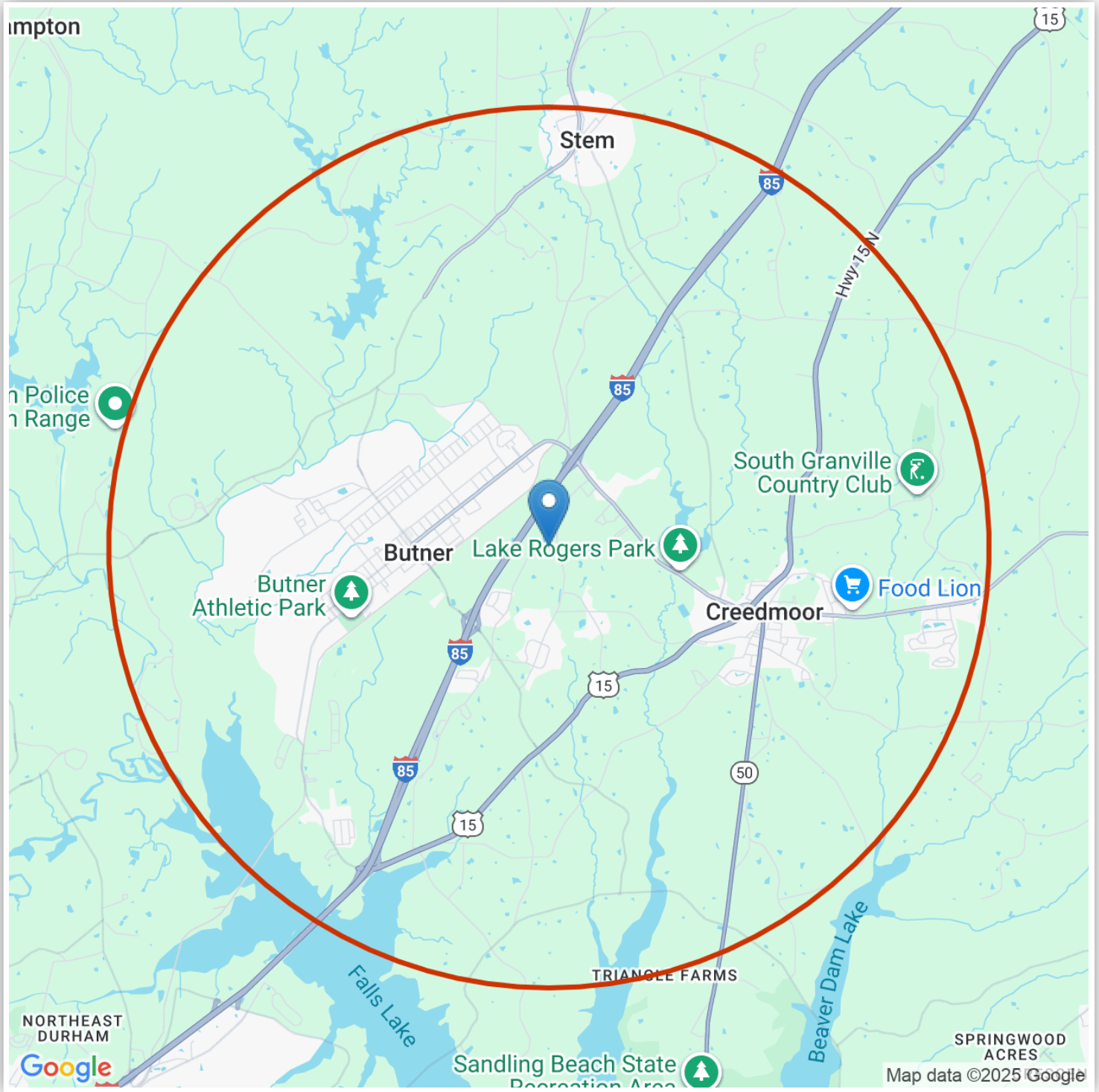


Will Suitt Rd. S.R. 1106 - 60' R/W

TRIDENT COASTAL PROPERTIES LLC - Exhibit A Updated Sept 2025



LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

23,694 Population	6,752 Households	39.3 Median Age
2.68 Avg Size Household	\$75,165 Median Household Income	\$210,944 Median Home Value
72 Wealth Index	142 Housing Affordability	73.3 Diversity Index

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

0.72%



2024-2029
Forecasted
Growth Rate

-0.04%





Household
Population

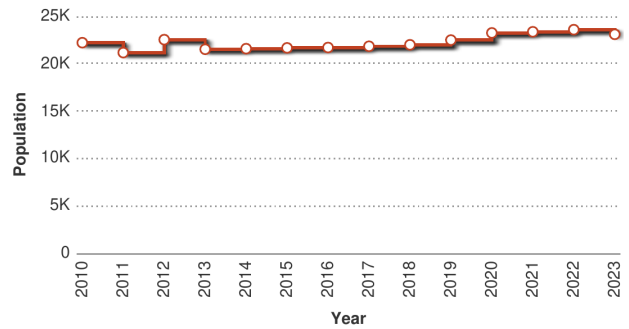
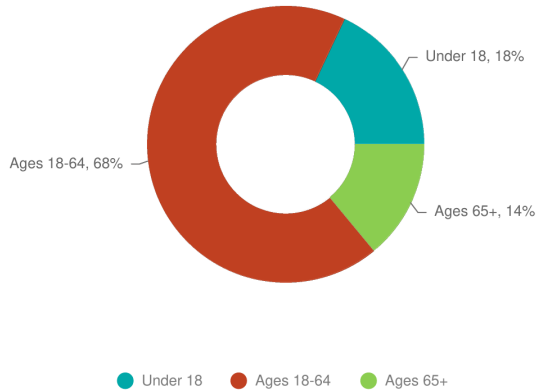
18,054



Population
Density

302

POPULATION BY AGE



DAYTIME POPULATION



20,514
2024 Total Daytime Population



9,578
2024 Daytime Pop: Residents




10,936
2024 Daytime Pop: Workers




261
2024 Daytime Pop Density


POPULATION BY GENERATION




3.19%
Greatest Gen: Born
1945/Earlier




17.62%
Baby Boomer: Born
1946 to 1964




21.99%
Generation X: Born
1965 to 1980



26.95%
Millennial: Born 1981
to 1998

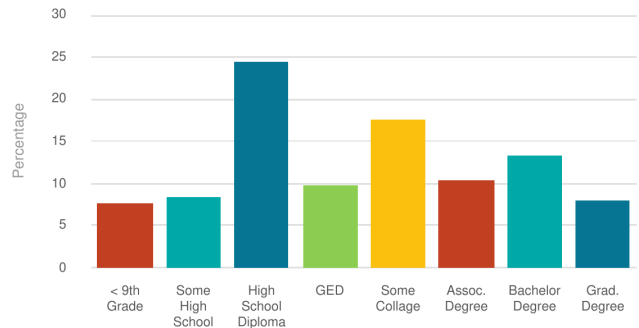


22.96%
Generation Z: Born
1999 to 2016



7.29%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

Community Profile



23,694
Population
Total

0.72%
Population
Growth

2.68
Average
HH Size

39.3
Median
Age

73.3
Diversity
Index

\$75,165
Median HH
Income

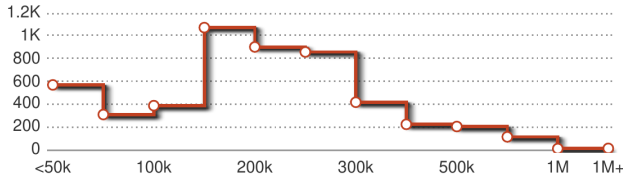
\$210,944
Median Home
Value

17.67%
Under 18

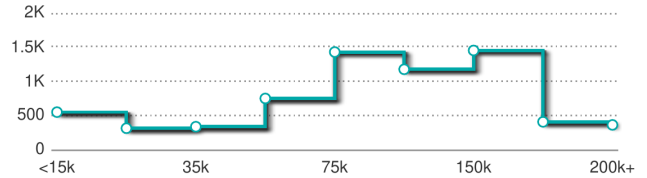
68.08%
Ages 18
to 65

14.25%
Aged 66+

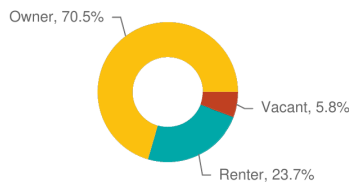
HOME VALUE



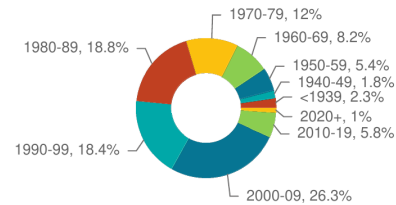
HOUSEHOLD INCOME



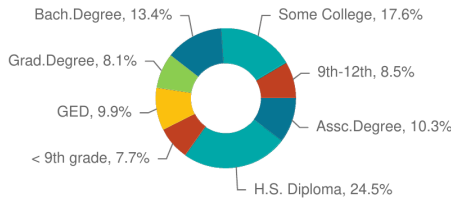
HOME OWNERSHIP



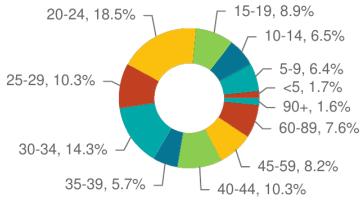
HOUSING: YEAR BUILT



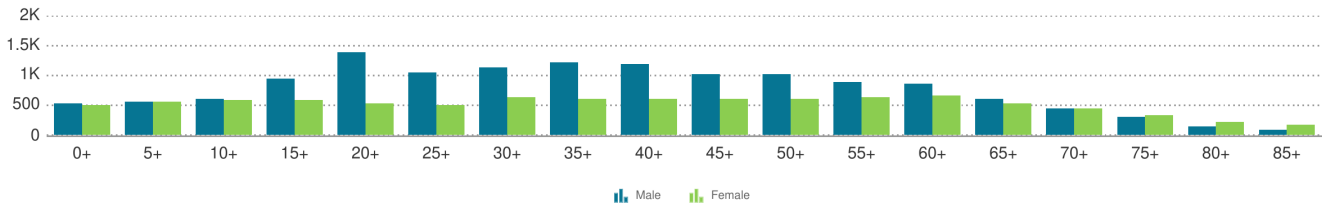
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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EXECUTIVE SUMMARY (RING: 5 MILE RADIUS)

5 mile

Population

2010 Population	22,133
2020 Population	22,979
2025 Population	23,970
2030 Population	24,137
2010-2020 Annual Rate	0.38%
2020-2025 Annual Rate	0.81%
2025-2030 Annual Rate	0.14%
2020 Male Population	59.9%
2020 Female Population	40.1%
2020 Median Age	39.7
2025 Male Population	60.1%
2025 Female Population	39.9%
2025 Median Age	39.7

In the identified area, the current year population is 23,970. In 2020, the Census count in the area was 22,979. The rate of change since 2020 was 0.81% annually. The five-year projection for the population in the area is 24,137 representing a change of 0.14% annually from 2025 to 2030. Currently, the population is 60.1% male and 39.9% female.

Median Age

The median age in this area is 39.7, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	49.1%
2025 Black Alone	33.2%
2025 American Indian/Alaska Native Alone	1.0%
2025 Asian Alone	0.9%
2025 Pacific Islander Alone	0.0%
2025 Other Race	9.7%
2025 Two or More Races	6.0%
2025 Hispanic Origin (Any Race)	16.0%

Persons of Hispanic origin represent 16.0% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.4 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	75
2010 Households	5,809
2020 Households	6,457
2025 Households	6,758
2030 Households	6,861
2010-2020 Annual Rate	1.06%
2020-2025 Annual Rate	0.87%
2025-2030 Annual Rate	0.30%
2025 Average Household Size	2.68

The household count in this area has changed from 6,457 in 2020 to 6,758 in the current year, a change of 0.87% annually. The five-year projection of households is 6,861, a change of 0.30% annually from the current year total. Average household size is currently 2.68, compared to 2.69 in the year 2020. The number of families in the current year is 4,512 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.



EXECUTIVE SUMMARY (RING: 5 MILE RADIUS)

5 mile

Mortgage Income	
2025 Percent of Income for Mortgage	18.8%
Median Household Income	
2025 Median Household Income	\$78,103
2030 Median Household Income	\$86,618
2025-2030 Annual Rate	2.09%
Average Household Income	
2025 Average Household Income	\$94,892
2030 Average Household Income	\$104,106
2025-2030 Annual Rate	1.87%
Per Capita Income	
2025 Per Capita Income	\$30,256
2030 Per Capita Income	\$33,287
2025-2030 Annual Rate	1.93%
GINI Index	
2025 Gini Index	41.0

Households by Income

Current median household income is \$78,103 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$86,618 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$94,892 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$104,106 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$30,256 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$33,287 in five years, compared to \$50,744 for all U.S. households.

Housing

2025 Housing Affordability Index	126
2010 Total Housing Units	6,394
2010 Owner Occupied Housing Units	4,196
2010 Renter Occupied Housing Units	1,613
2010 Vacant Housing Units	585
2020 Total Housing Units	6,870
2020 Owner Occupied Housing Units	4,734
2020 Renter Occupied Housing Units	1,723
2020 Vacant Housing Units	398
2025 Total Housing Units	7,123
2025 Owner Occupied Housing Units	5,022
2025 Renter Occupied Housing Units	1,736
2025 Vacant Housing Units	365
2030 Total Housing Units	7,232
2030 Owner Occupied Housing Units	5,212
2030 Renter Occupied Housing Units	1,649
2030 Vacant Housing Units	371

Socioeconomic Status Index

2025 Socioeconomic Status Index	45.3
---------------------------------	------

Currently, 70.5% of the 7,123 housing units in the area are owner occupied; 24.4%, renter occupied; and 5.1% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 6,870 housing units in the area and 5.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.69%. Median home value in the area is \$235,132, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 3.73% annually to \$282,439.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.



DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010	Census 2020	2025	2030				
Population	22,133	22,979	23,970	24,137				
Households	5,809	6,457	6,758	6,861				
Families	4,069	4,419	4,512	4,545				
Average Household Size	2.70	2.69	2.68	2.66				
Owner Occupied Housing Units	4,196	4,734	5,022	5,212				
Renter Occupied Housing Units	1,613	1,723	1,736	1,649				
Median Age	38.6	39.7	39.7	40.3				
Trends: 2025-2030 Annual Rate	Area	State	National					
Population	0.14%	0.80%	0.42%					
Households	0.30%	1.10%	0.64%					
Families	0.15%	0.94%	0.54%					
Owner HHs	0.75%	1.21%	0.91%					
Median Household Income	2.09%	2.61%	2.53%					
Households by Income	2025		2030					
	Number	Percent	Number	Percent				
<\$15,000	459	6.8%	399	5.8%				
\$15,000 - \$24,999	419	6.2%	357	5.2%				
\$25,000 - \$34,999	361	5.3%	335	4.9%				
\$35,000 - \$49,999	668	9.9%	592	8.6%				
\$50,000 - \$74,999	1,292	19.1%	1,142	16.6%				
\$75,000 - \$99,999	1,086	16.1%	1,119	16.3%				
\$100,000 - \$149,999	1,484	22.0%	1,692	24.7%				
\$150,000 - \$199,999	439	6.5%	550	8.0%				
\$200,000+	549	8.1%	675	9.8%				
Median Household Income	\$78,103		\$86,618					
Average Household Income	\$94,892		\$104,106					
Per Capita Income	\$30,256		\$33,287					
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,069	4.8%	1,028	4.5%	1,022	4.3%	1,014	4.2%
5 - 9	1,160	5.2%	1,110	4.8%	1,127	4.7%	1,042	4.3%
10 - 14	1,134	5.1%	1,278	5.6%	1,138	4.7%	1,137	4.7%
15 - 19	1,505	6.8%	1,540	6.7%	1,514	6.3%	1,373	5.7%
20 - 24	1,558	7.0%	1,677	7.3%	1,938	8.1%	1,886	7.8%
25 - 34	3,252	14.7%	3,164	13.8%	3,469	14.5%	3,553	14.7%
35 - 44	3,914	17.7%	3,625	15.8%	3,750	15.6%	3,808	15.8%
45 - 54	3,568	16.1%	3,366	14.6%	3,346	14.0%	3,322	13.8%
55 - 64	2,747	12.4%	3,064	13.3%	3,105	13.0%	2,952	12.2%
65 - 74	1,443	6.5%	1,980	8.6%	2,165	9.0%	2,415	10.0%
75 - 84	608	2.7%	925	4.0%	1,109	4.6%	1,263	5.2%
85+	172	0.8%	222	1.0%	286	1.2%	371	1.5%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	13,026	58.9%	11,546	50.2%	11,770	49.1%	11,446	47.4%
Black Alone	7,303	33.0%	7,741	33.7%	7,951	33.2%	8,149	33.8%
American Indian Alone	212	1.0%	223	1.0%	248	1.0%	257	1.1%
Asian Alone	153	0.7%	175	0.8%	216	0.9%	233	1.0%
Pacific Islander Alone	16	0.1%	8	0.0%	9	0.0%	10	0.0%
Some Other Race Alone	979	4.4%	2,009	8.7%	2,332	9.7%	2,488	10.3%
Two or More Races	444	2.0%	1,277	5.6%	1,443	6.0%	1,554	6.4%
Hispanic Origin (Any Race)	2,268	10.2%	3,357	14.6%	3,839	16.0%	4,101	17.0%

Data Note: Income is expressed in current dollars.

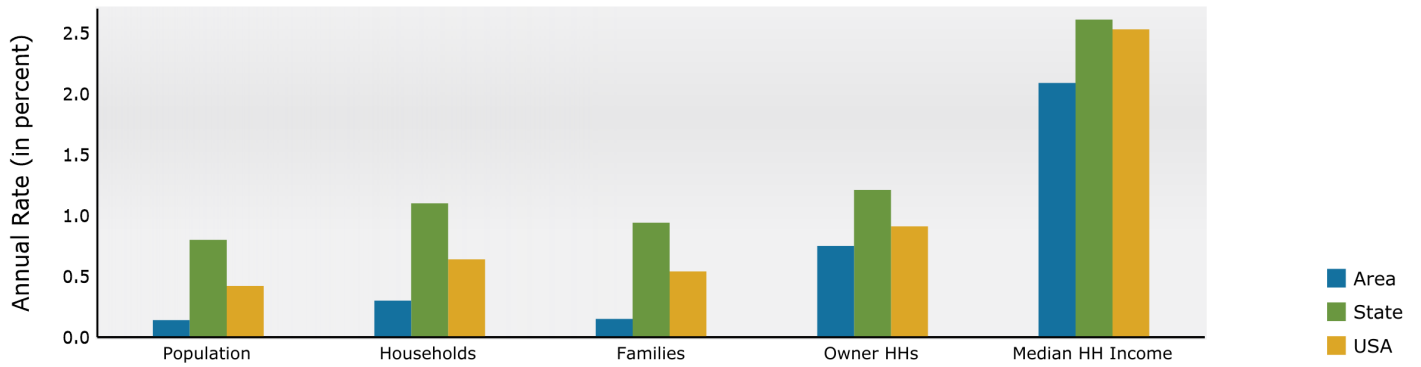
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



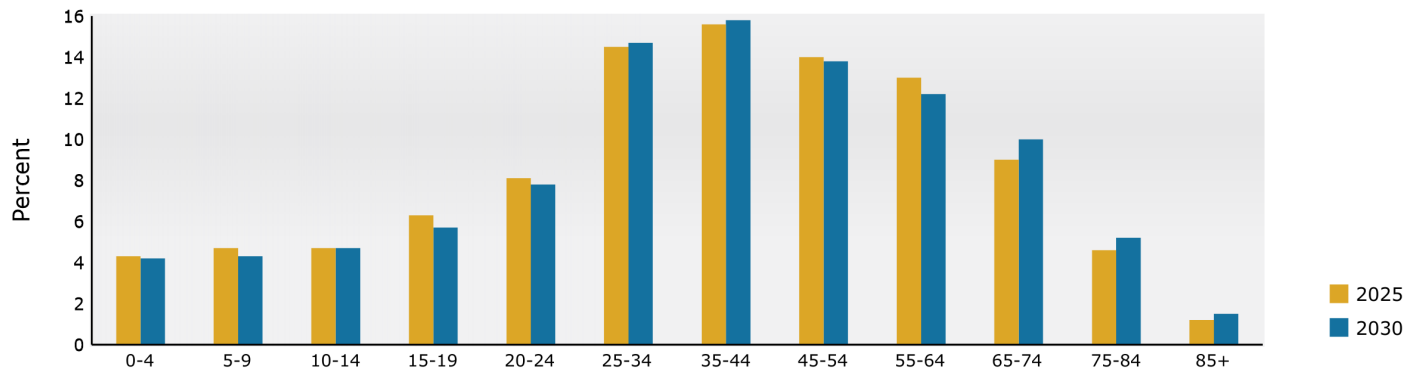
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DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

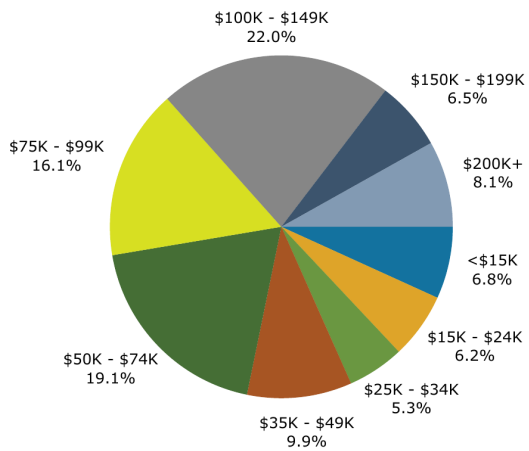
Trends 2025-2030



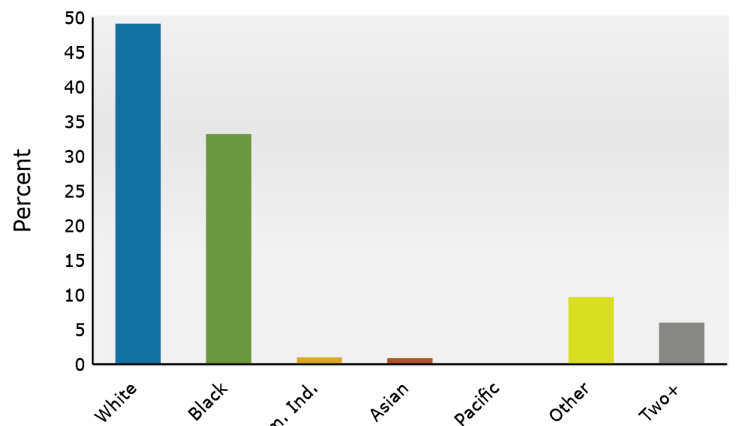
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 16.0%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



HOUSING PROFILE (RING: 5 MILE RADIUS)

Population		Households	
2020 Total Population	22,979	2025 Median Household Income	\$78,103
2025 Total Population	23,970	2030 Median Household Income	\$86,618
2030 Total Population	24,137	2025-2030 Annual Rate	2.09%
2025-2030 Annual Rate	0.14%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	6,870	100.0%	7,123	100.0%	7,232	100.0%
Occupied	6,457	94.0%	6,758	94.9%	6,861	94.9%
Owner	4,734	68.9%	5,022	70.5%	5,212	72.1%
Renter	1,723	25.1%	1,736	24.4%	1,649	22.8%
Vacant	398	5.8%	365	5.1%	371	5.1%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	5,021	100.0%	5,213	100.0%
<\$50,000	565	11.3%	506	9.7%
\$50,000-\$99,999	206	4.1%	114	2.2%
\$100,000-\$149,999	403	8.0%	190	3.6%
\$150,000-\$199,999	646	12.9%	384	7.4%
\$200,000-\$249,999	982	19.6%	725	13.9%
\$250,000-\$299,999	1,061	21.1%	1,062	20.4%
\$300,000-\$399,999	566	11.3%	900	17.3%
\$400,000-\$499,999	266	5.3%	497	9.5%
\$500,000-\$749,999	192	3.8%	533	10.2%
\$750,000-\$999,999	104	2.1%	248	4.8%
\$1,000,000-\$1,499,999	9	0.2%	10	0.2%
\$1,500,000-\$1,999,999	10	0.2%	16	0.3%
\$2,000,000+	11	0.2%	28	0.5%
Median Value	\$235,132		\$282,439	
Average Value	\$255,203		\$336,537	

Census 2020 Housing Units	Number	Percent
Total	6,870	100.0%
Housing Units In Urbanized Areas	2,737	39.8%
Rural Housing Units	4,133	60.2%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	4,735	100.0%
Owned with a Mortgage/Loan	3,204	67.7%
Owned Free and Clear	1,531	32.3%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



HOUSING PROFILE (RING: 5 MILE RADIUS)

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	398	100.0%
For Rent	117	29.4%
Rented- Not Occupied	17	4.3%
For Sale Only	65	16.3%
Sold - Not Occupied	34	8.5%
Seasonal/Recreational/Occasional Use	16	4.0%
For Migrant Workers	7	1.8%
Other Vacant	142	35.7%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	6,457	4,734	73.3%
15-24	173	74	42.8%
25-34	912	554	60.7%
35-44	1,149	797	69.4%
45-54	1,300	1,016	78.2%
55-59	669	504	75.3%
60-64	617	487	78.9%
65-74	992	781	78.7%
75-84	522	423	81.0%
85+	123	98	79.7%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	6,457	4,734	73.3%
White Alone	3,734	2,951	79.0%
Black/African American Alone	1,821	1,134	62.3%
American Indian/Alaska Native	45	35	77.8%
Asian Alone	43	36	83.7%
Pacific Islander Alone	1	1	100.0%
Other Race Alone	467	337	72.2%
Two or More Races	344	239	69.5%
Hispanic Origin	700	518	74.0%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	6,457	4,734	73.3%
1-Person	1,709	1,100	64.4%
2-Person	2,009	1,602	79.7%
3-Person	1,128	814	72.2%
4-Person	825	663	80.4%
5-Person	444	316	71.2%
6-Person	216	155	71.8%
7+ Person	125	83	66.4%

2025 Housing Affordability

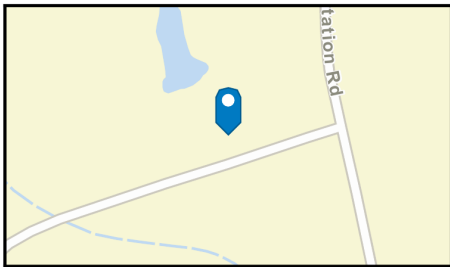
Housing Affordability Index	126
Percent of Income for Mortgage	18.8%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



TRAFFIC COUNT MAP - CLOSE-UP



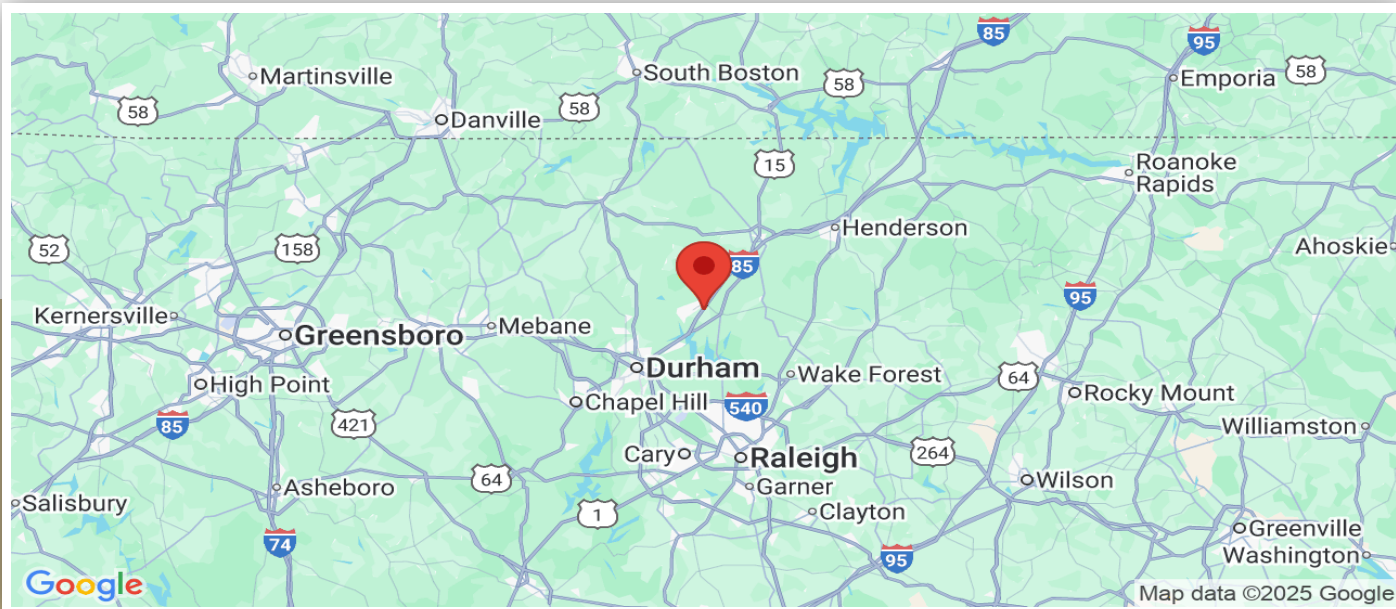
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).



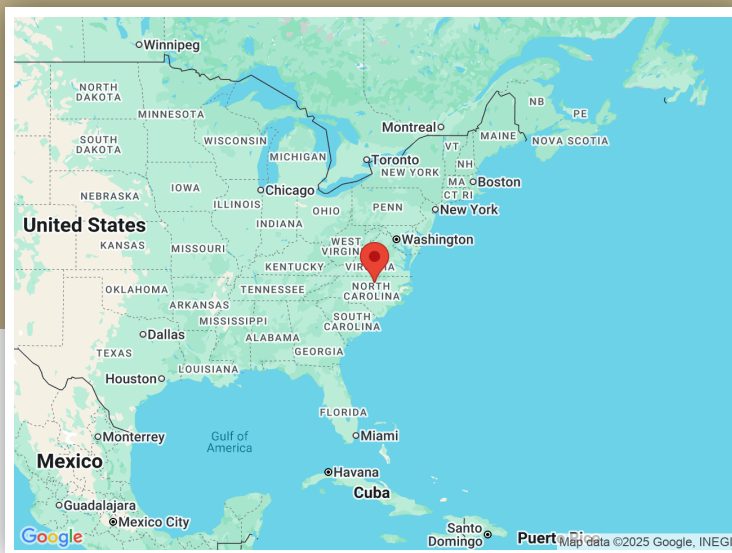
AREA LOCATION MAP



CREEDMOOR

INVESTMENT OPPORTUNITY

2173 Will Suitt Rd
Creedmoor, NC,
27522



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AERIAL ANNOTATION MAP



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