

## SHOPPES AT SANFORD

3294 NC-87 SOUTH  
SANFORD, NC 27332



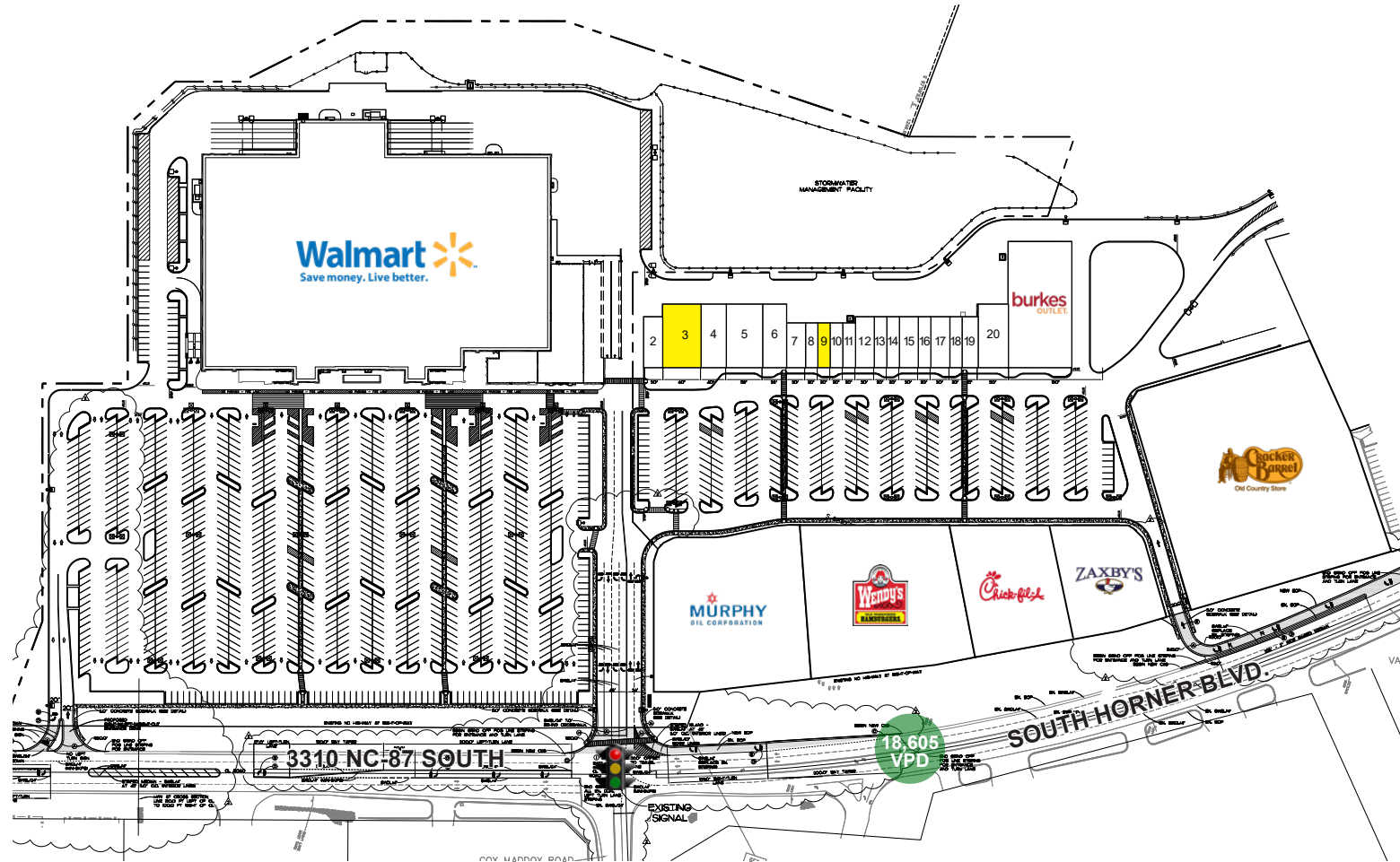
**Max Dufour**, Leasing  
843.654.7859  
max.dufour@wrsrealty.com





# INLINE RETAIL AVAILABLE

Space	Tenant
2	GameStop
3	AVAILABLE 6,000 SF
4	Affordable Dentures & Implants
5	Shoe Department
6	Bath & Body Works
7	Hempie's
8	Marble Slab
9	AVAILABLE 1,400 SF
10	Vapor Maxx
11	The Cigar Barn
12	Corbett's
13	Firehouse Subs
14	Sally Beauty
15	Athlete's Foot
16	UltraTan
17	OneMain Financial
18	Queen Nail & Spa
19	Benchmark Physical Therapy
20	King Chinese



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

# PROPERTY PHOTOS



# TRADE AREA SNAPSHOT



**Estimated  
Population**

**80,713**



**Estimated  
Households**

**31,509**



**Average HH  
Income**

**\$86,439**



**Median HH  
Income**

**\$67,431**



**Total  
Businesses**

**2,763**



**Total  
Employees**

**27,695**



# TRADE AREA DEMOGRAPHICS

Lat/Lon: 35.444/-79.1831

Trade Area	Trade Area
<b>Population</b>	
2025 Estimated Population	80,713
2030 Projected Population	85,518
2020 Census Population	73,050
2010 Census Population	69,780
Projected Annual Growth 2025 to 2030	1.2%
Historical Annual Growth 2010 to 2025	1.0%
<b>Households</b>	
2025 Estimated Households	31,509
2030 Projected Households	33,759
2020 Census Households	28,425
2010 Census Households	26,609
Projected Annual Growth 2025 to 2030	1.4%
Historical Annual Growth 2010 to 2025	1.2%
<b>Age</b>	
2025 Est. Population Under 10 Years	12.4%
2025 Est. Population 10 to 19 Years	13.1%
2025 Est. Population 20 to 29 Years	12.3%
2025 Est. Population 30 to 44 Years	20.1%
2025 Est. Population 45 to 59 Years	18.6%
2025 Est. Population 60 to 74 Years	16.6%
2025 Est. Population 75 Years or Over	6.9%
2025 Est. Median Age	38.6
<b>Marital Status &amp; Gender</b>	
2025 Est. Male Population	49.4%
2025 Est. Female Population	50.6%
2025 Est. Never Married	29.8%
2025 Est. Now Married	48.2%
2025 Est. Separated or Divorced	12.8%
2025 Est. Widowed	9.2%
<b>Income</b>	
2025 Est. HH Income \$200,000 or More	5.3%
2025 Est. HH Income \$150,000 to \$199,999	8.0%
2025 Est. HH Income \$100,000 to \$149,999	15.7%
2025 Est. HH Income \$75,000 to \$99,999	14.2%
2025 Est. HH Income \$50,000 to \$74,999	19.5%
2025 Est. HH Income \$35,000 to \$49,999	10.9%
2025 Est. HH Income \$25,000 to \$34,999	9.8%
2025 Est. HH Income \$15,000 to \$24,999	8.3%
2025 Est. HH Income Under \$15,000	8.3%
2025 Est. Average Household Income	\$86,439
2025 Est. Median Household Income	\$67,341
2025 Est. Per Capita Income	\$33,804
2025 Est. Total Businesses	2,763
2025 Est. Total Employees	27,695

# TRADE AREA DEMOGRAPHICS

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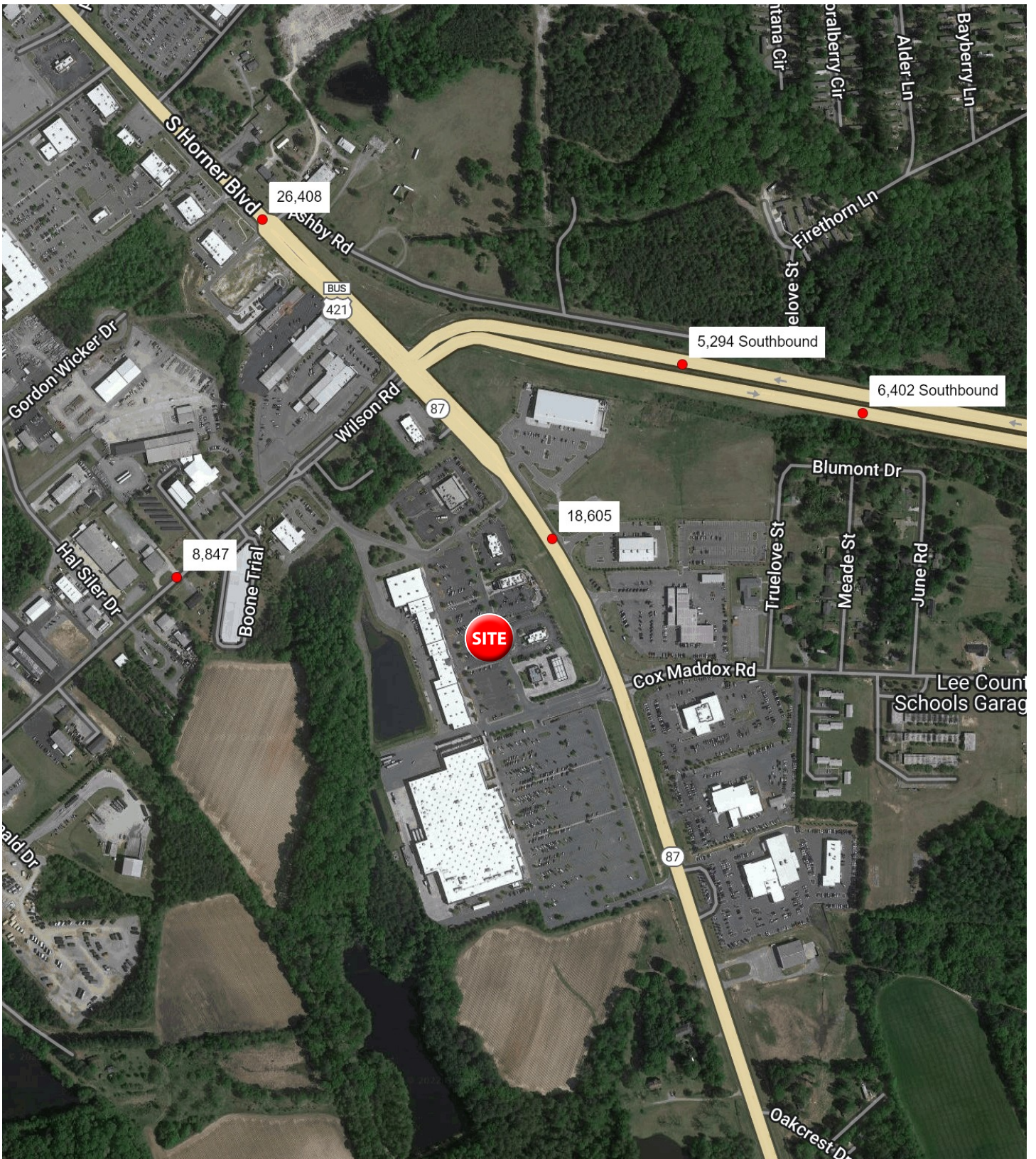
Trade Area	Trade Area
<b>Race</b>	
2025 Est. White	61.6%
2025 Est. Black	18.7%
2025 Est. Asian or Pacific Islander	1.6%
2025 Est. American Indian or Alaska Native	0.8%
2025 Est. Other Races	17.4%
<b>Hispanic</b>	
2025 Est. Hispanic Population	16,205
2025 Est. Hispanic Population	20.1%
2030 Proj. Hispanic Population	21.3%
2020 Hispanic Population	20.8%
<b>Education (Adults 25 &amp; Older)</b>	
2025 Est. Adult Population (25 Years or Over)	55,247
2025 Est. Elementary (Grade Level 0 to 8)	5.2%
2025 Est. Some High School (Grade Level 9 to 11)	8.4%
2025 Est. High School Graduate	27.5%
2025 Est. Some College	22.7%
2025 Est. Associate Degree Only	13.6%
2025 Est. Bachelor Degree Only	15.7%
2025 Est. Graduate Degree	7.0%
<b>Housing</b>	
2025 Est. Total Housing Units	33,329
2025 Est. Owner-Occupied	62.4%
2025 Est. Renter-Occupied	32.1%
2025 Est. Vacant Housing	5.5%
<b>Homes Built by Year</b>	
2025 Homes Built 2010 or later	17.4%
2025 Homes Built 2000 to 2009	14.6%
2025 Homes Built 1990 to 1999	19.2%
2025 Homes Built 1980 to 1989	15.7%
2025 Homes Built 1970 to 1979	13.1%
2025 Homes Built 1960 to 1969	6.5%
2025 Homes Built 1950 to 1959	4.8%
2025 Homes Built Before 1949	3.3%
<b>Home Values</b>	
2025 Home Value \$1,000,000 or More	0.4%
2025 Home Value \$500,000 to \$999,999	7.2%
2025 Home Value \$400,000 to \$499,999	6.3%
2025 Home Value \$300,000 to \$399,999	16.2%
2025 Home Value \$200,000 to \$299,999	28.1%
2025 Home Value \$150,000 to \$199,999	14.4%
2025 Home Value \$100,000 to \$149,999	11.3%
2025 Home Value \$50,000 to \$99,999	9.4%
2025 Home Value \$25,000 to \$49,999	3.7%
2025 Home Value Under \$25,000	3.1%
2025 Median Home Value	\$232,149
2025 Median Rent	\$764

# TRADE AREA DEMOGRAPHICS

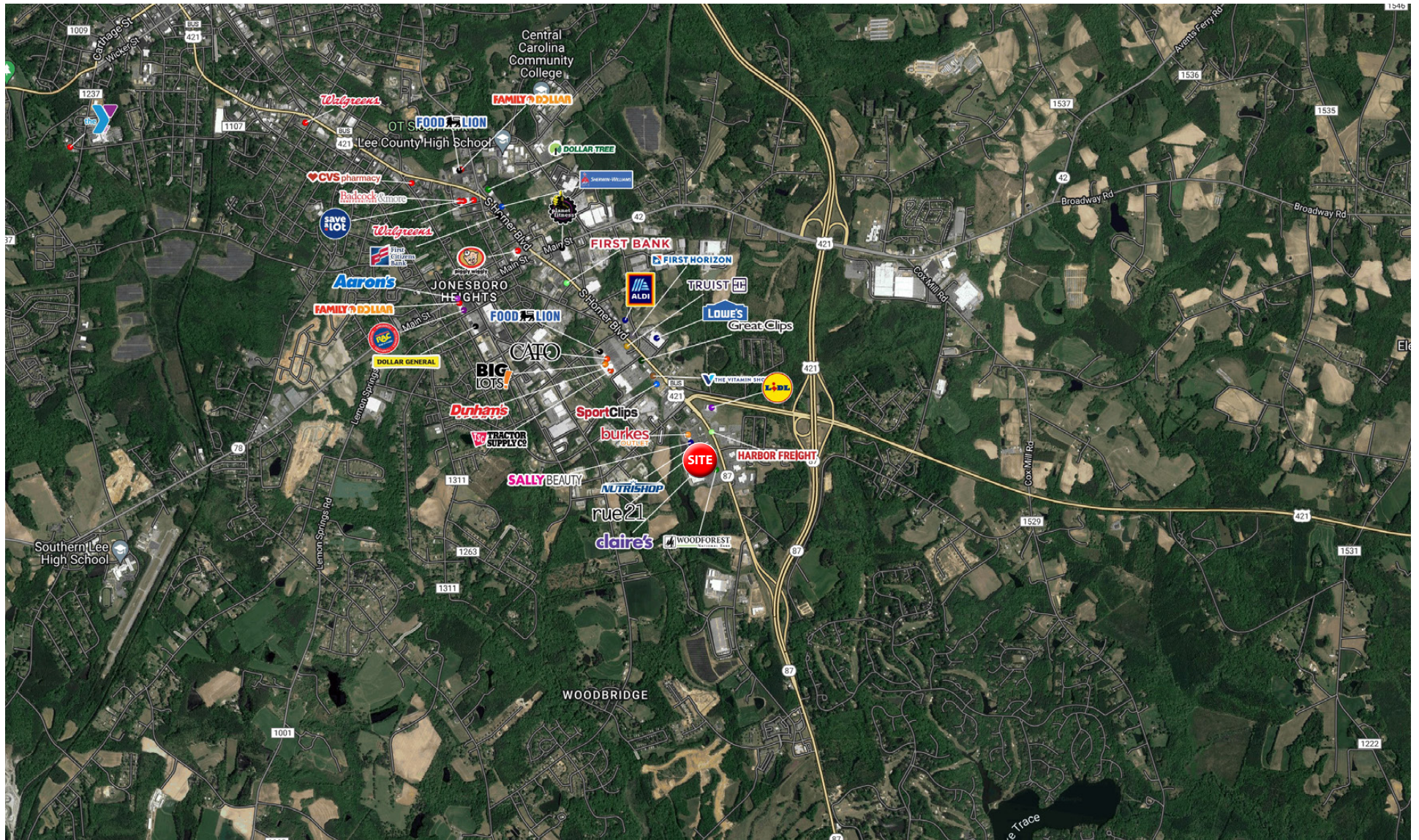
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Trade Area	Trade Area
<b>Labor Force</b>	
2025 Est. Labor Population Age 16 Years or Over	64,209
2025 Est. Civilian Employed	59.8%
2025 Est. Civilian Unemployed	2.3%
2025 Est. in Armed Forces	0.8%
2025 Est. not in Labor Force	37.1%
2025 Labor Force Males	48.8%
2025 Labor Force Females	51.2%
<b>Occupation</b>	
2025 Occupation: Population Age 16 Years or Over	38,393
2025 Mgmt, Business, & Financial Operations	15.8%
2025 Professional, Related	20.7%
2025 Service	16.7%
2025 Sales, Office	20.8%
2025 Farming, Fishing, Forestry	0.3%
2025 Construction, Extraction, Maintenance	9.8%
2025 Production, Transport, Material Moving	15.8%
2025 White Collar Workers	57.3%
2025 Blue Collar Workers	42.7%
<b>Transportation to Work</b>	
2025 Drive to Work Alone	80.4%
2025 Drive to Work in Carpool	9.9%
2025 Travel to Work by Public Transportation	0.5%
2025 Drive to Work on Motorcycle	-
2025 Walk or Bicycle to Work	1.9%
2025 Other Means	1.5%
2025 Work at Home	5.8%
<b>Travel Time</b>	
2025 Travel to Work in 14 Minutes or Less	30.3%
2025 Travel to Work in 15 to 29 Minutes	33.2%
2025 Travel to Work in 30 to 59 Minutes	26.9%
2025 Travel to Work in 60 Minutes or More	9.6%
2025 Average Travel Time to Work	21.9
<b>Consumer Expenditure</b>	
2025 Est. Total Household Expenditure	\$2.9 B
2025 Est. Apparel	\$53.92 M
2025 Est. Contributions, Tax and Retirement	\$689.69 M
2025 Est. Education	\$63.38 M
2025 Est. Entertainment	\$167.52 M
2025 Est. Food, Beverages, Tobacco	\$370.76 M
2025 Est. Health Care	\$208.99 M
2025 Est. Household Furnishings and Equipment	\$76.6 M
2025 Est. Household Operations, Shelter, Utilities	\$680.55 M
2025 Est. Miscellaneous Expenses	\$49.53 M
2025 Est. Personal Care	\$39.95 M
2025 Est. Transportation	\$501.84 M

# TRAFFIC COUNTS



# COMMERCIAL AERIAL





**WRS**INC  
REAL ESTATE INVESTMENTS

410 Mill Street, Bldg. 1, Suite 200  
Mount Pleasant, SC 29464  
843.654.7888 Office  
843.654.7889 Fax  
[www.wrsrealstate.com](http://www.wrsrealstate.com)