

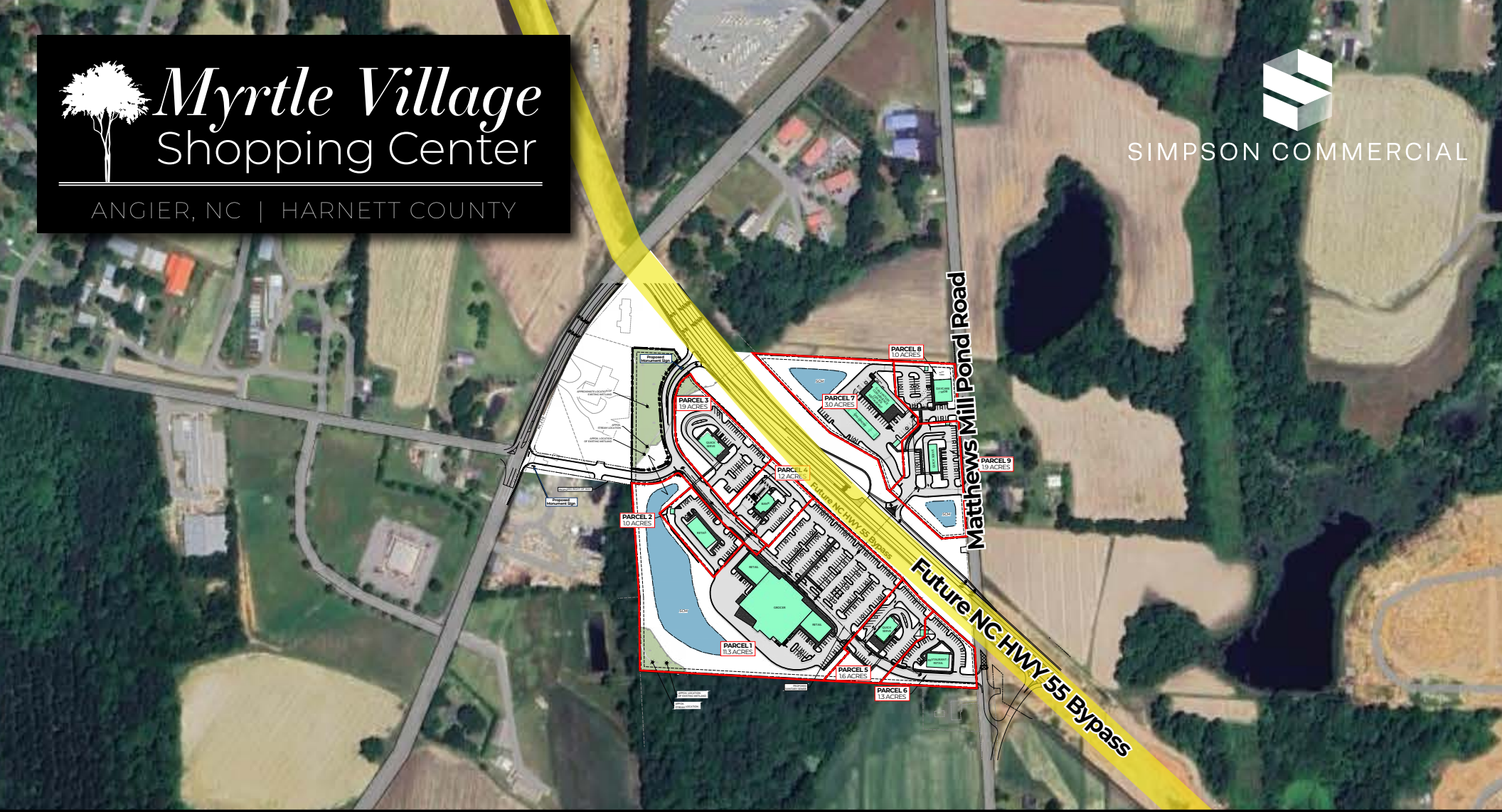


# Myrtle Village Shopping Center

ANGIER, NC | HARNETT COUNTY

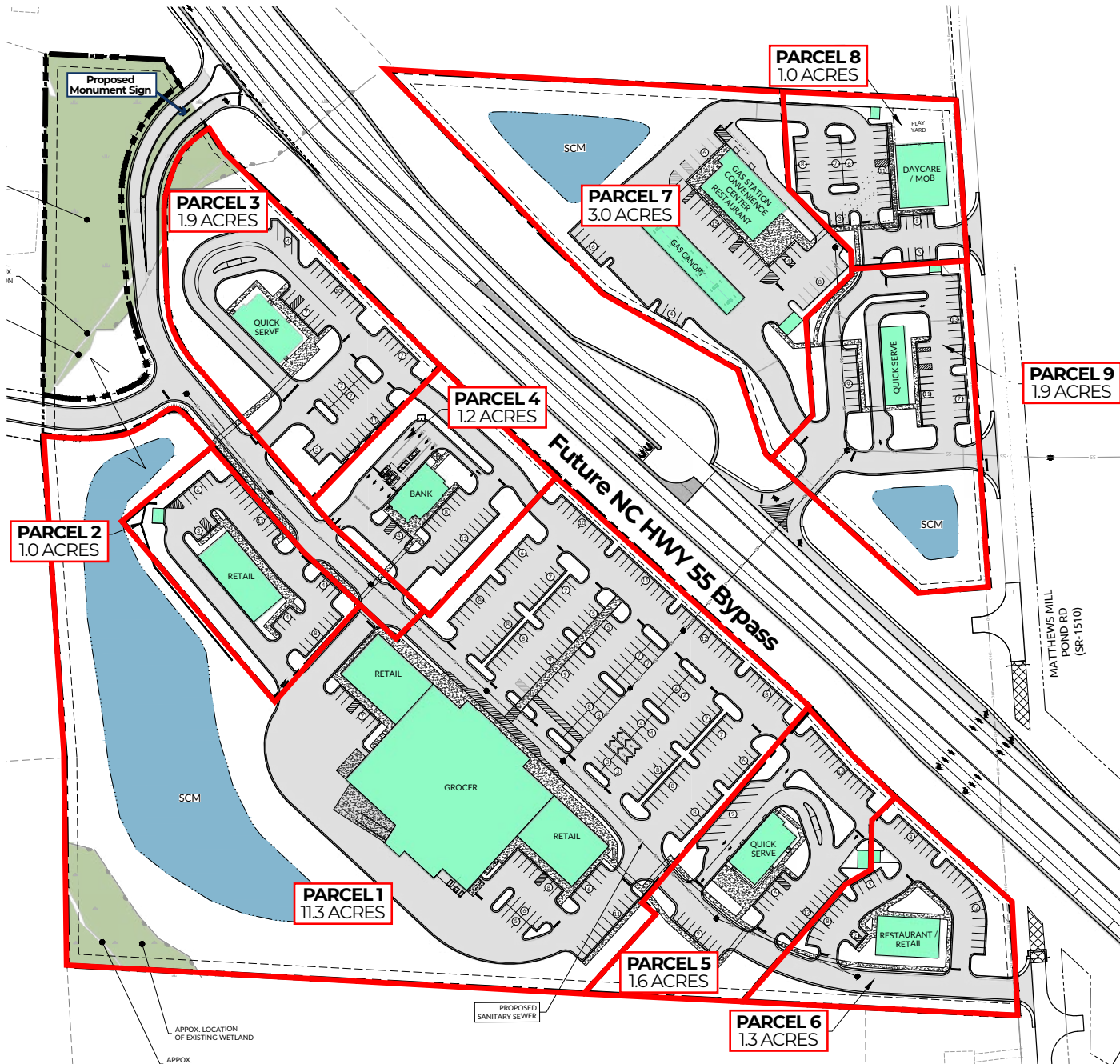


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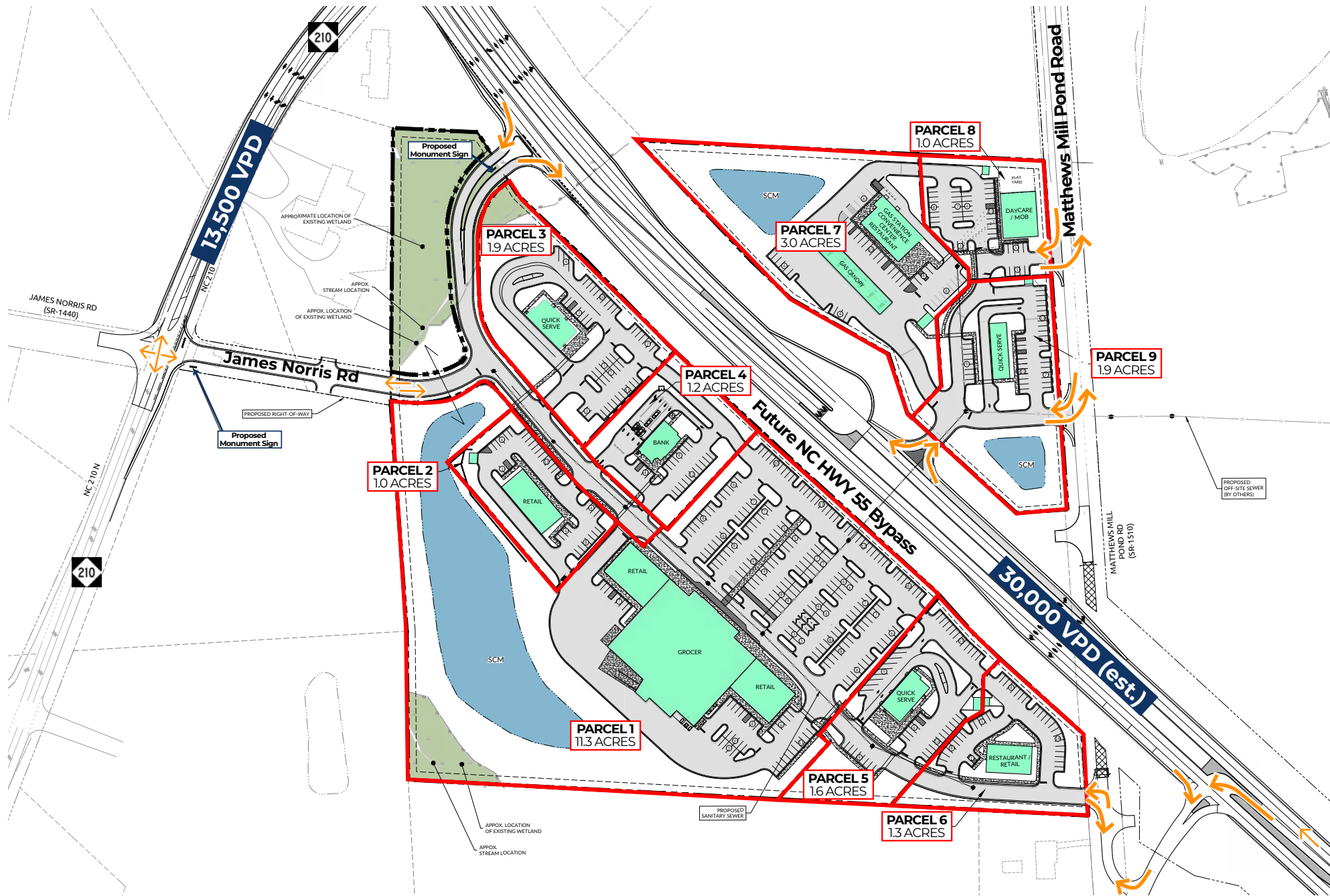


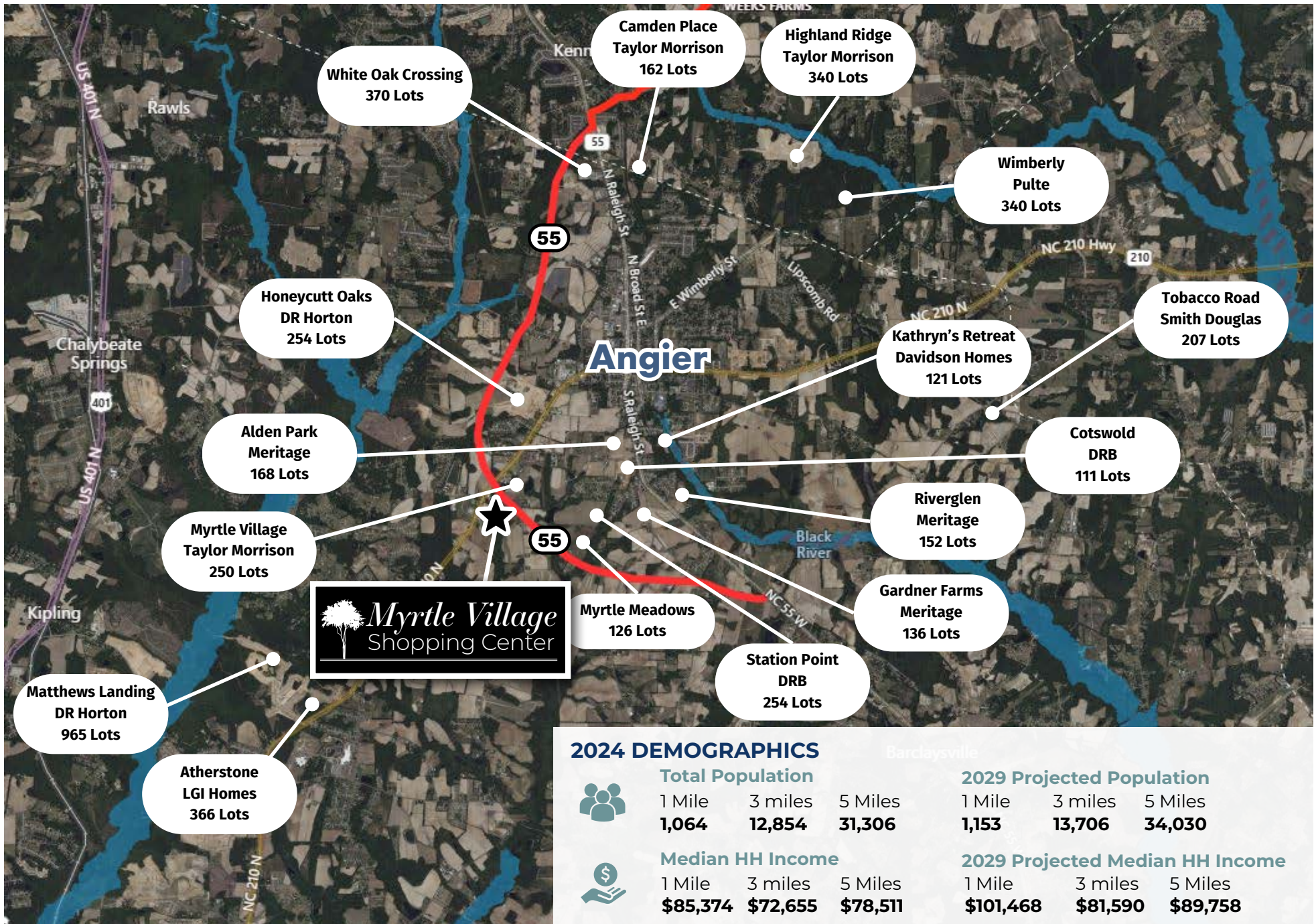
**Myrtle Village is a grocery-anchored retail center fronting the new NC-55 Bypass at Hwy 210 in Angier—one of the fastest-growing submarkets located just south of Holly Springs in the Raleigh MSA.** The project offers small-shop space and outparcel opportunities within a larger 70-acre PUD that includes 240 townhomes and direct connections to the major corridors. The immediate area boasts 4,000+ nearby residential units in the pipeline with a projected ~30,000 VPD on the Bypass and ~13,500 VPD on Hwy 210—further supporting tenant performance.





FOR LEASE	
<b>Parcel 1 Grocer (at LOI) Small Shop Space</b>	11.3 Acres 13,000 SF Total (1,400 – 4,000 SF) <i>Cold dark shell delivery with build out allowance</i>
<b>Parcel 2</b>	1.0 Acres
<b>Parcel 3</b>	1.9 Acres
<b>Parcel 4</b>	1.2 Acres
<b>Parcel 5</b>	1.6 Acres
<b>Parcel 6</b>	1.3 Acres
<b>Parcel 7</b>	3.0 Acres
<b>Parcel 8</b>	1.0 Acres
<b>Parcel 9</b>	1.9 Acres
Outparcels suited for drive-thru QSR, medical, bank/credit union, automotive services, etc	





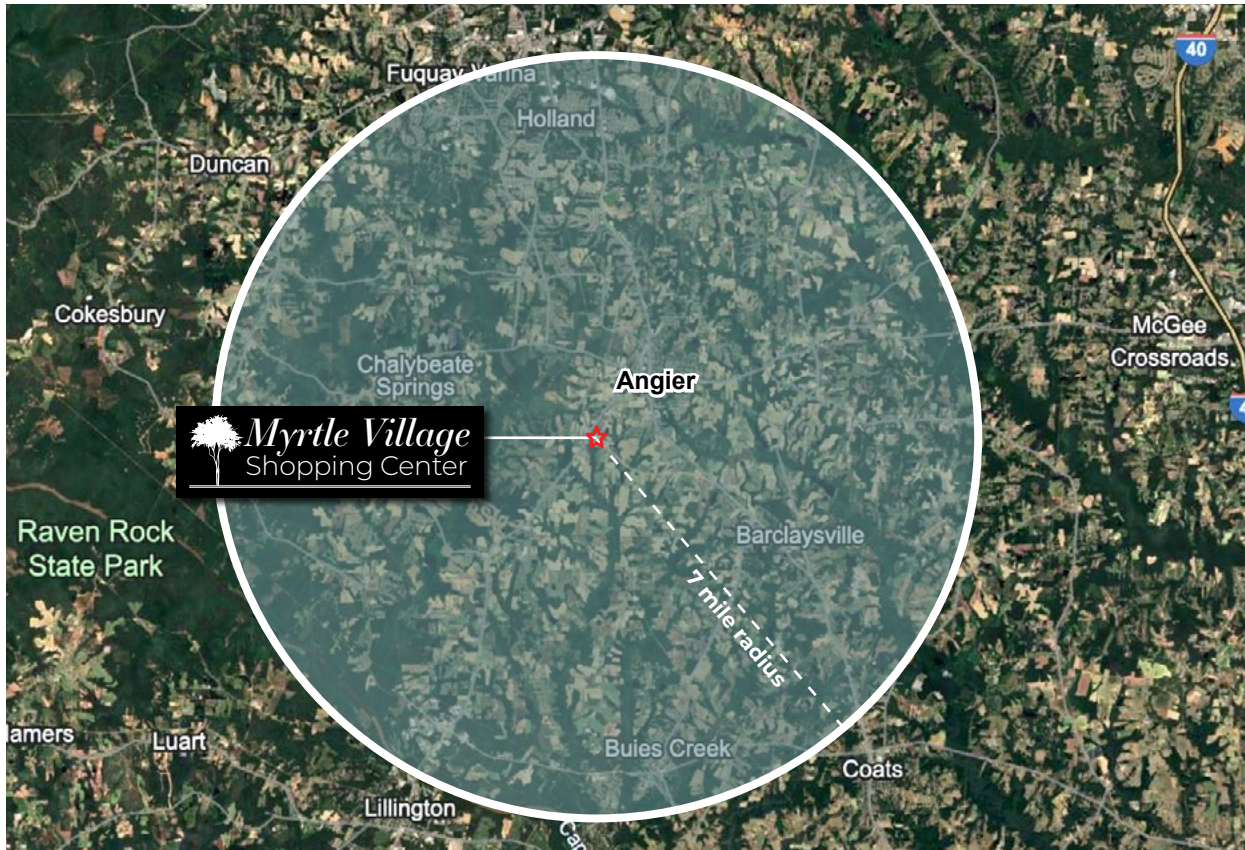
## 2024 DEMOGRAPHICS

Icon	Total Population			2029 Projected Population		
	1 Mile	3 miles	5 Miles	1 Mile	3 miles	5 Miles
	1,064	12,854	31,306	1,153	13,706	34,030
	Median HH Income			2029 Projected Median HH Income		
	1 Mile	3 miles	5 Miles	1 Mile	3 miles	5 Miles
	\$85,374	\$72,655	\$78,511	\$101,468	\$81,590	\$89,758



In Q4 2022, within a 7-mile radius around Myrtle Village Shopping Center, the population was ~65k. According to PopStats, the number will rise to ~80k by the end of 2032. ***This amounts to an increase of 23% in just 10 years.***

Dataset: STI PopStats	2022	2032 Projection
<b>Population</b>	65,128	79,903
<b>Households</b>	23,696	29,210



“ With over 4,000 residential units in the pipeline and the future Highway 55 Bypass enhancing connectivity to major employment centers, Angier is primed for continued growth. ”

Source: TBJ





# Angier

NORTH CAROLINA

Raleigh's MSA is one of the Southeast's fastest-growing, with steady in-migration, a strong talent base, and a diverse economy fueling household growth and retail demand. Regional connectivity and new infrastructure, like the NC-55 Bypass, are unlocking high-growth corridors. On the southern edge, Angier is seeing rapid residential delivery, rising traffic (~30,000 VPD on the Bypass; ~13,500 on Hwy 210), and unmet demand in key categories such as grocery and restaurant.

Known as the Town of Crepe Myrtles, Angier is emerging as a vibrant community and the inspiration for Myrtle Village. Young families and dual-income households are driving demand for retail, healthcare, and services, while limited supply creates strong opportunities. From small-shop storefronts to grocery-anchored centers and outparcels, Myrtle Village is positioned to meet this demand and grow alongside the community.



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*Myrtle Village*  
Shopping Center