



**STABLE INCOME INVESTMENT IN GROWING CRAMERTON RETAIL MARKET**

**5106 WILKINSON BLVD**  
CRAMERTON, NC

**TODD AKERS**

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The Offering

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Wakefield: Serving Statesville & Troutman  
Emerging Tower Developments

## ABOUT TODD AKERS

Todd's Value Proposition  
Strategic Marketing Approach  
KW Commercial Network



Exclusively Listed by:

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# EXECUTIVE SUMMARY

5106 WILKINSON BLVD

STABLE INCOME INVESTMENT IN GROWING CRAMERTON RETAIL MARKET

Positioned along the high-traffic corridor of Wilkinson Boulevard (US-29/74), this ±6,600 SF freestanding retail building offers prime visibility and access within the growing Cramerton retail market. Constructed in 2000, the asset features dual street frontage (119' on Wilkinson Blvd and 68' on Abbey St) and sits on a 0.69-acre parcel.

The property is fully leased to two long-standing tenants, McGinnis Academy of Martial Arts and Rudi's Collectors World, both occupying since early 2010s. Zoned RET01, the site benefits from high traffic visibility, pylon signage, and direct access to public transit routes, making it ideal for sustained income generation in a stable retail corridor.



## INVESTMENT HIGHLIGHTS



### 100% Leased, Stable Tenants

100% leased to seasoned tenants with long-term occupancy stability.



### Prime Highway Visibility

Prime highway visibility with over 22,000 vehicles per day on Wilkinson Blvd.



### Strong Household Demographics

Strong demographics: Median household income \$62,552; Average household income \$84,014.



### High-Growth Charlotte Metro

Located in a high-growth metro near Charlotte — one of the Southeast's leading logistics and financial centers.



### Low Retail Vacancy

Retail vacancy rates below 3.5%, supporting stable returns and low turnover.



### Key Infrastructure Proximity

Proximity to key infrastructure, including I-85, Charlotte Douglas International Airport, and regional commuter rail stations

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### PROPERTY DETAILS

Address	5106 Wilkinson Blvd, Cramerton, NC 28032
County/Submarket	Gaston County Submarket – Retail
GLA	6,600 SF
Year Built	2000
Tenancy	Multiple (2 tenants)
Land Area	0.69 AC (30,056 SF)
Zoning	RET01
FAR	0.22
Parking	12 Surface Spaces
Frontage	119' on Wilkinson Blvd / 68' on Abbey St
Nearest Airport	Charlotte Douglas International – 17 min drive
Key Features	Multiple overhead doors and 17' ceilings. Each unit has HVAC

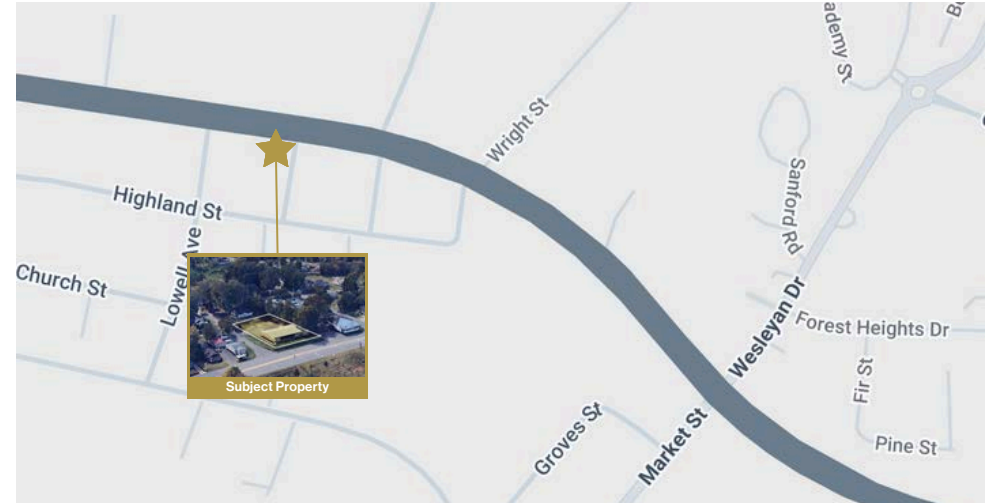


# DEMOGRAPHIC SUMMARY

## 5106 WILKINSON BLVD

STABLE INCOME INVESTMENT IN GROWING CRAMERTON RETAIL MARKET

Category	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
<b>2029 Projection</b>	<b>4,928</b>		<b>42,827</b>		<b>105,404</b>	
2024 Estimate	4,590		39,964		98,535	
2020 Census	4,336		38,156		95,082	
Growth 2024–2029	7.36%		7.16%		6.97%	
Growth 2020–2024	5.86%		4.74%		3.63%	
2024 Population by Hispanic Origin	310		3,616		8,869	
<b>2024 Population by Race</b>	<b>4,590</b>		<b>39,964</b>		<b>98,535</b>	
<b>White</b>	<b>3,598</b>	<b>(78.39%)</b>	<b>28,826</b>	<b>(72.13%)</b>	<b>69,698</b>	<b>(70.73%)</b>
Black	465	(10.13%)	5,533	(13.84%)	15,188	(15.41%)
Am. Indian & Alaskan	19	(0.41%)	98	(0.25%)	244	(0.25%)
Asian	67	(1.46%)	928	(2.32%)	2,231	(2.26%)
Hawaiian & Pacific Island	0	(0.00%)	135	(0.34%)	517	(0.52%)
Other	441	(9.61%)	4,442	(11.12%)	10,658	(10.82%)
U.S. Armed Forces	19		52		82	
<b>Households</b>						
<b>2029 Projection</b>	<b>2,302</b>		<b>17,712</b>		<b>43,123</b>	
2024 Estimate	2,138		16,492		40,237	
2020 Census	1,996		15,682		38,729	
Growth 2024–2029	7.67%		7.40%		7.17%	
Growth 2020–2024	7.11%		5.17%		3.89%	
Owner Occupied	1,162	(54.35%)	10,518	(63.78%)	25,791	(64.10%)
Renter Occupied	975	(45.60%)	5,974	(36.22%)	14,446	(35.90%)
2024 Households by HH Income	2,138		16,492		40,236	
<b>&lt;\$25,000</b>	<b>515</b>	<b>(24.09%)</b>	<b>3,228</b>	<b>(19.57%)</b>	<b>8,045</b>	<b>(19.99%)</b>
\$25,000–\$50,000	450	(21.05%)	3,412	(20.69%)	8,188	(20.35%)
\$50,000–\$75,000	429	(20.07%)	2,833	(17.18%)	7,446	(18.51%)
\$75,000–\$100,000	266	(12.44%)	2,224	(13.49%)	4,803	(11.94%)
\$100,000–\$125,000	187	(8.75%)	1,380	(8.37%)	3,615	(8.98%)
\$125,000–\$150,000	99	(4.63%)	1,142	(6.92%)	2,774	(6.89%)
\$150,000–\$200,000	97	(4.54%)	1,176	(7.13%)	2,808	(6.98%)
\$200,000+	95	(4.44%)	1,097	(6.65%)	2,557	(6.36%)
2024 Average Household Income	\$73,035		\$85,307		\$84,014	
<b>2024 Median Household Income</b>	<b>\$56,624</b>		<b>\$64,518</b>		<b>\$62,552</b>	
<b>2024 Med Household Income</b>	<b>\$49,013</b>		<b>\$46,894</b>		<b>\$49,619</b>	



No	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Mockingbird Ln	Wilkinson Blvd	0.03 S	2024	1,140	MPSI	0.10
2	Mockingbird Lane	Wilkinson Blvd	0.03 S	2025	1,057	MPSI	0.11
3	US 29 / US 74	Wilkinson Blvd	0.08 SE	2024	22,331	MPSI	0.31
4	Wilkinson Blvd	Wesleyan Dr	0.07 SE	2025	17,249	MPSI	0.32
5	2491	Groves St	0.03 NW	2024	394	MPSI	0.37
6	Market Street	Groves St	0.05 NE	2025	10,965	MPSI	0.37

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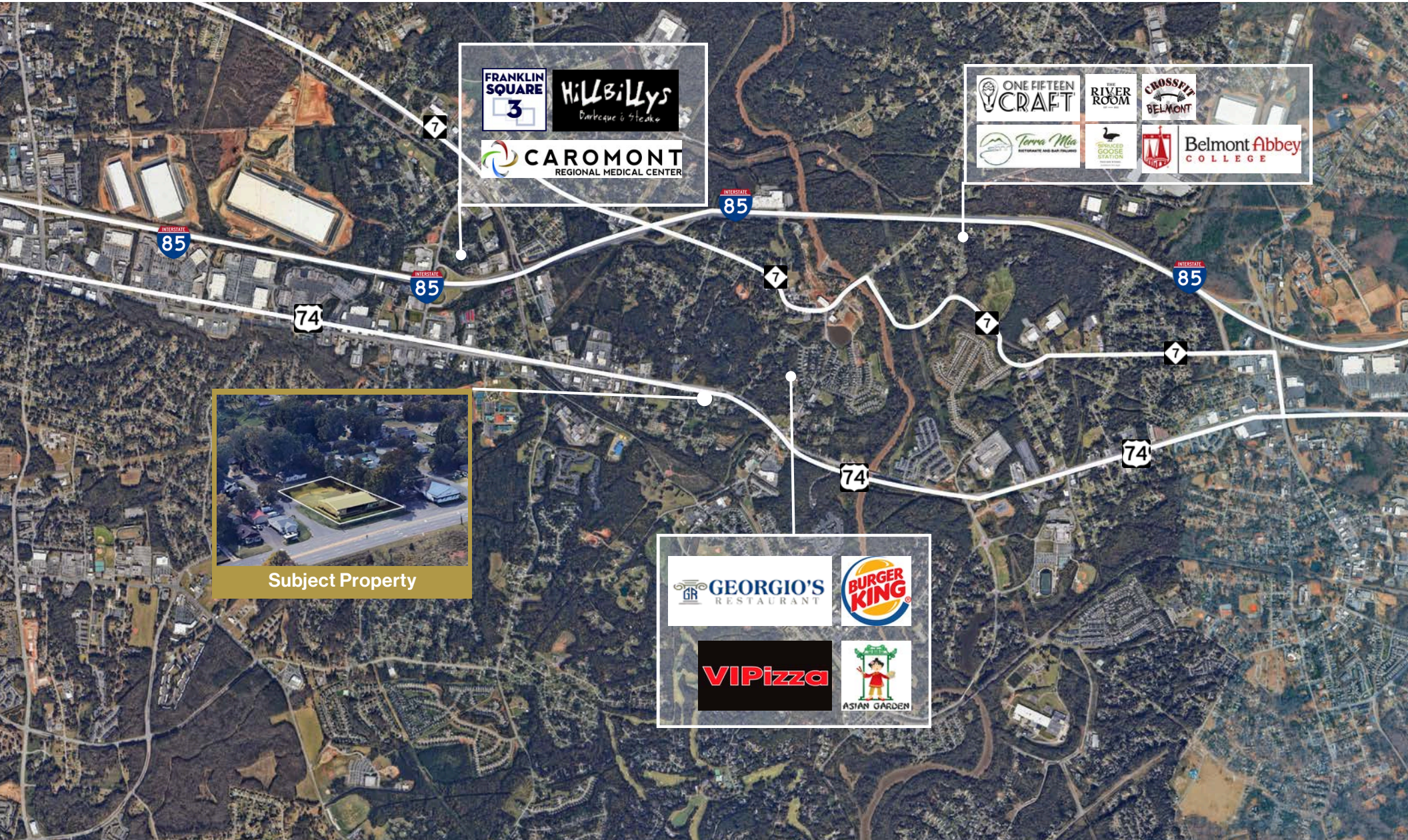
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# NEARBY ESTABLISHMENTS

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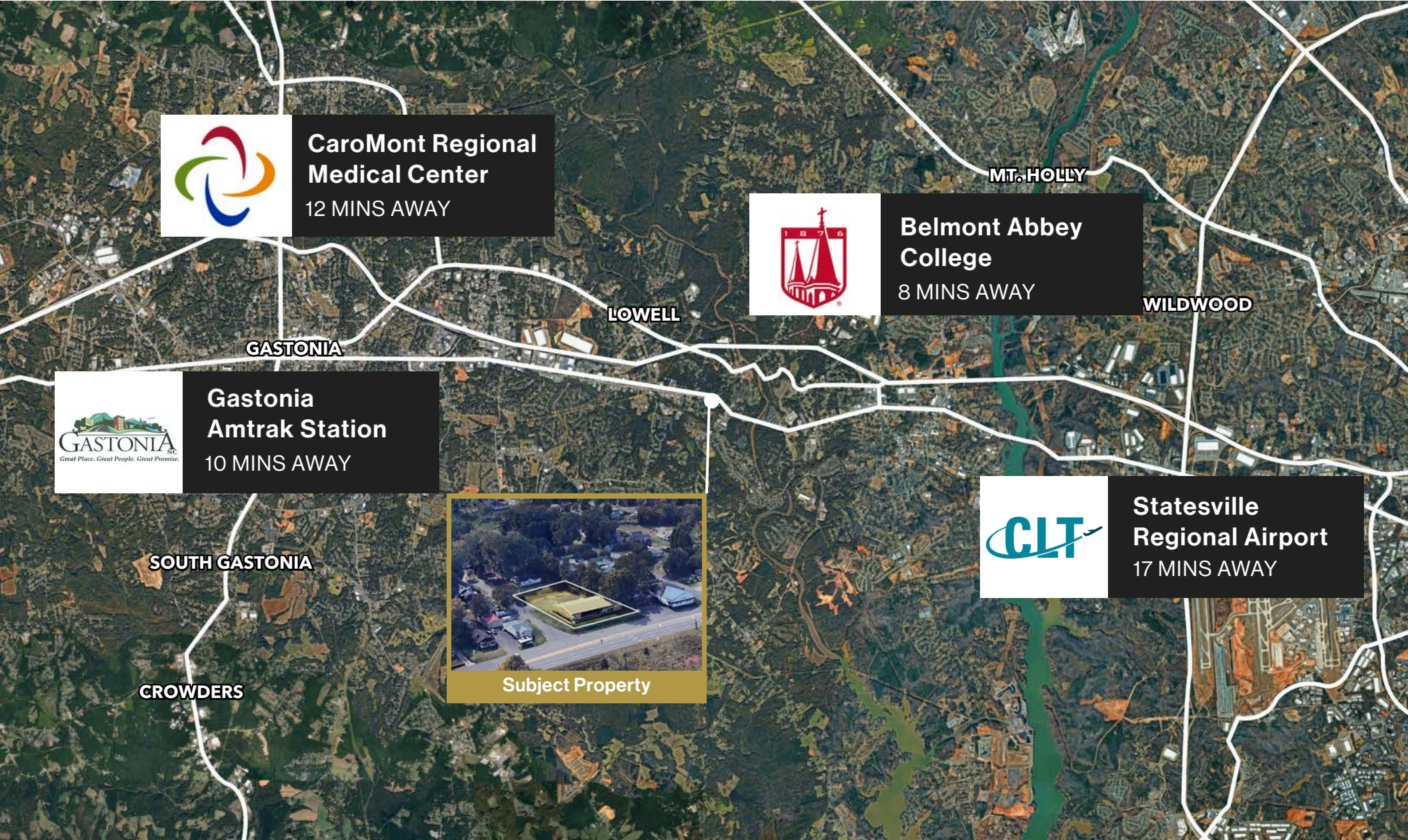

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**CaroMont Regional Medical Center**  
12 MINS AWAY




**Belmont Abbey College**  
8 MINS AWAY



**Gastonia Amtrak Station**  
10 MINS AWAY



**Statesville Regional Airport**  
17 MINS AWAY



**Subject Property**

# CRAMERTON, NC

Cramerton, NC, is a high-growth, affluent suburb located strategically in Gaston County, just 12 miles from Charlotte. The town has successfully transitioned into a premier community, attracting high-earning households with a median income significantly above the regional average. This desirability is driven by top-rated schools, a focused quality of life, and amenities like the popular Goat Island Park. This robust residential base ensures consistent and strong consumer demand for commercial properties within the town.

The primary commercial artery is the high-traffic Wilkinson Boulevard (US-29/74), a critical regional connector. This corridor is central to the town's proactive "Build a Better Boulevard" and future CATS Silver Line Light Rail plans. Cramerton offers investors a stable market defined by strong demographics, clear municipal support for commercial vitality, and strategic positioning along a key growth path in the Charlotte MSA.



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**5,376**  
Residents

**35.2**  
Median Age

**3.8%**

Gaston County for Work & Life (Low Unemployment Rate)

**High Growth Rate**

People Moving to Gaston County Daily

**96,100+**  
Workers in the Region



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# ABOUT TODD AKERS

## Why Work with Us

Todd Akers specializes in urban infill, land assemblage, and development strategy. With over 24 years of commercial real estate experience, he has earned multiple #1 broker rankings at KW Commercial (NC & SC) and is recognized as one of the top land brokers in the Carolinas. His military discipline, integrity, and sharp negotiation skills make him a trusted partner for complex projects. From entitlement hurdles to capital introductions, Todd delivers tailored, high-impact solutions that move deals forward.

## Strategic Marketing Approach

- **Professional Offering Materials** – Custom BOV, listing memorandum, and one-pager designed for developers, investors, and institutional buyers.
- **Online Exposure** – Featured on KWCommercial.com, Crexi, LoopNet, and CoStar with targeted SEO.
- **Broker Outreach** – Direct outreach to KW's national network of over 2,000 commercial brokers and 180,000 residential agents for potential buyer referrals.
- **Investor Database** – Sent to Todd's curated list of regional and national developers with proven interest in urban infill and TOD opportunities.
- **Local Stakeholder Engagement** – Engagement with Charlotte-based developers, architects, and planners to generate early interest and vision alignment.
- **Social & Email Campaigns** – KW-branded campaign with sponsored posts and targeted newsletters highlighting development potential.

## KW Commercial Network

With KW Commercial, it's not just business — it's about building partnerships that last. Backed by the power of KW Commercial, which operates in over 300 brokerage locations across 55+ countries and 5 continents, with over 2,000 commercial specialists across the US and 140,000+ KW Partners globally, our expansive reach offers unmatched access to capital, buyers, and off-market opportunities.

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