



## Locater Map

## INVESTMENT SALE

### Location

102 McReynolds Street & Ray St parcel  
Carthage, NC 28327  
McReynolds Street- Downtown Carthage  
US 15-501 to McNeill Street, Left on  
Monroe, Right onto Traffic Circle -  
Property located on Right

### Availability

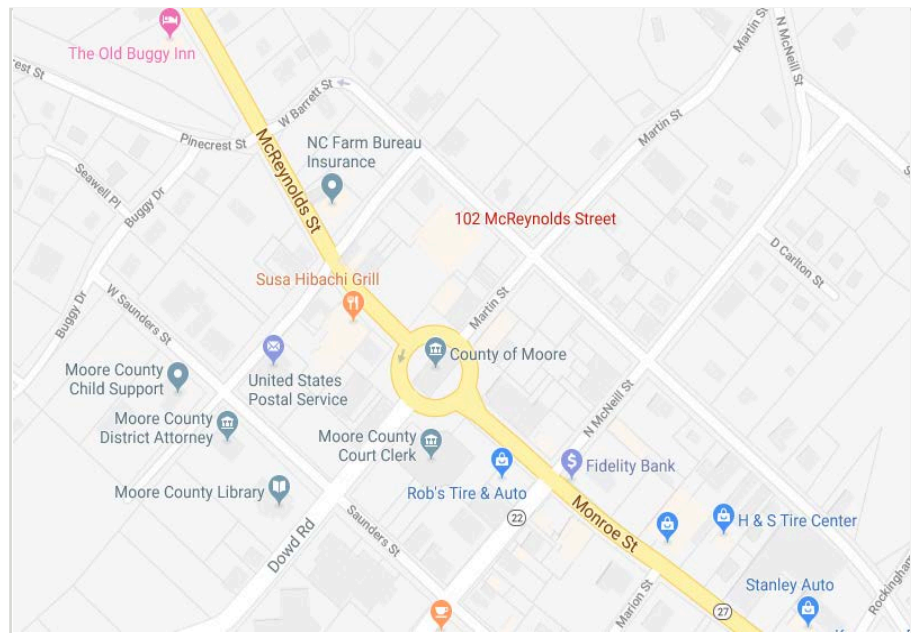
For sale

### List Price

Available upon completion of Non-Disclosure Agreement

### Additional Details

Square Footage: 17,812 Square Feet & DB 717 Page 85  
Acreage: 1.58  
Property Use: Retail Investment  
Property Type: Commercial



### Description

This property is located in Downtown Carthage with access on McReynolds Street and Barrett Street. Property consists of Fred's commercial retail building (102 McReynolds St) and adjacent land (106 Ray St).

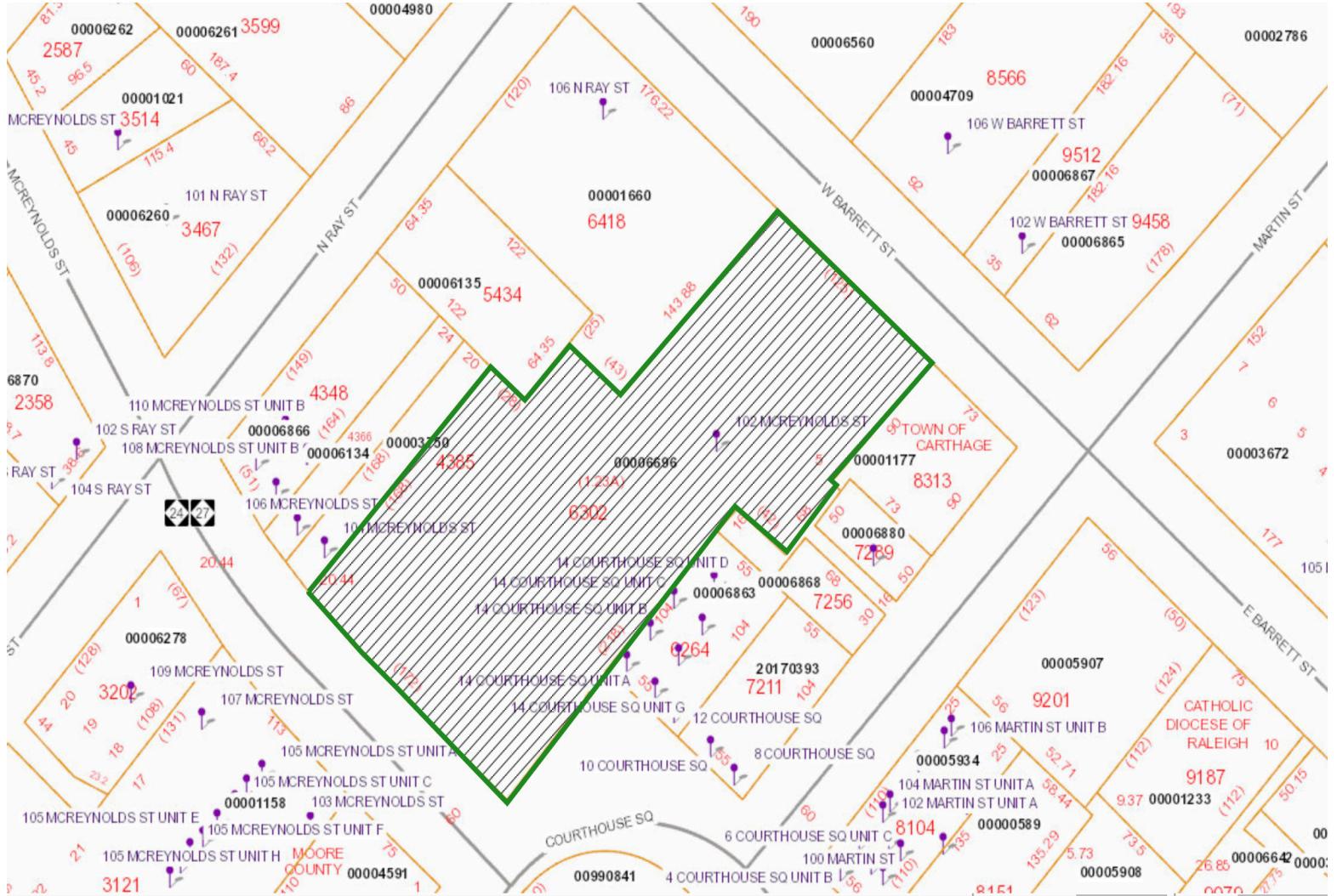


For more info, please contact:

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**Synergy Commercial Properties, LLC**  
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synergy-commercial.com

# Tax Map



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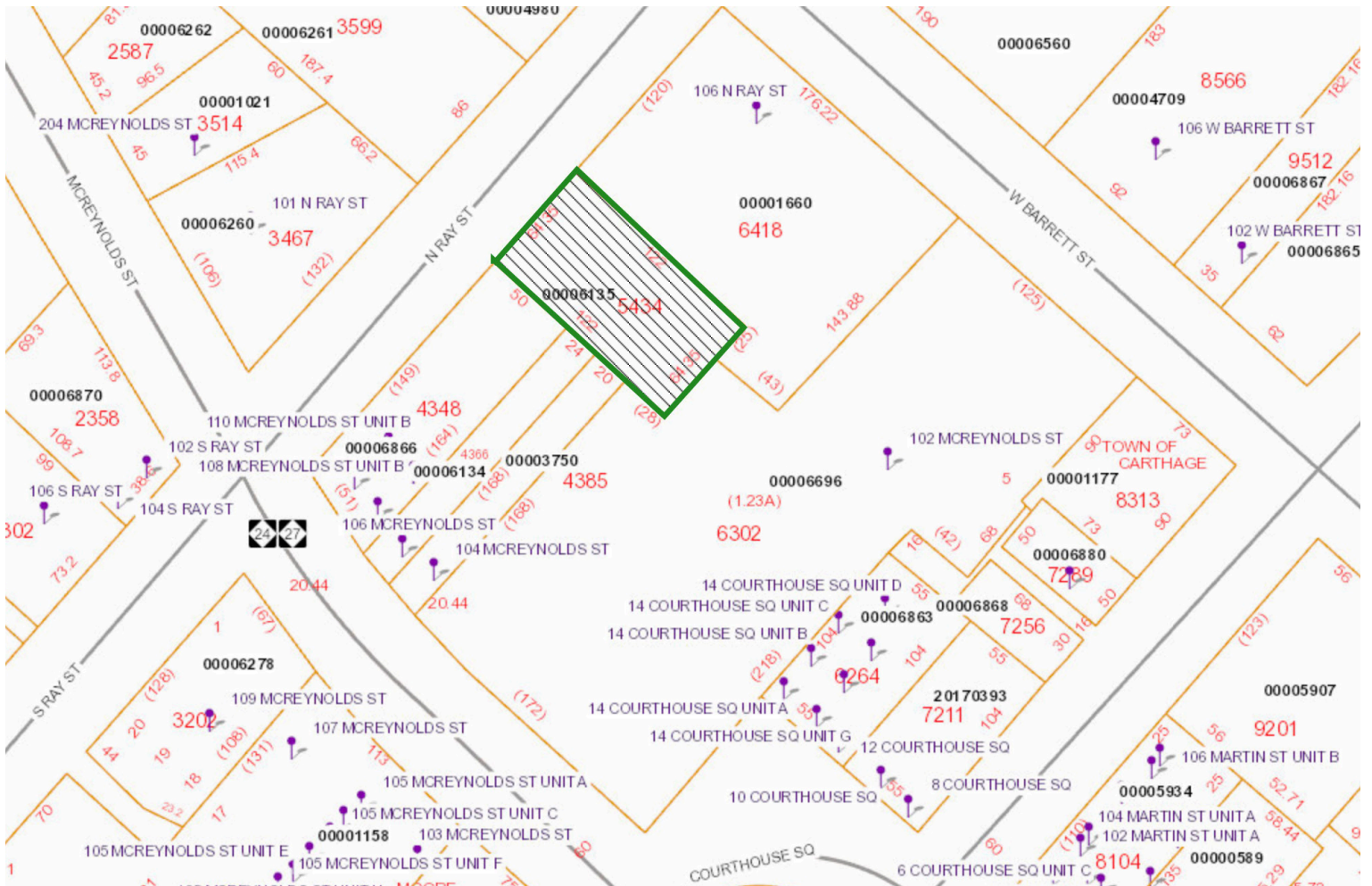
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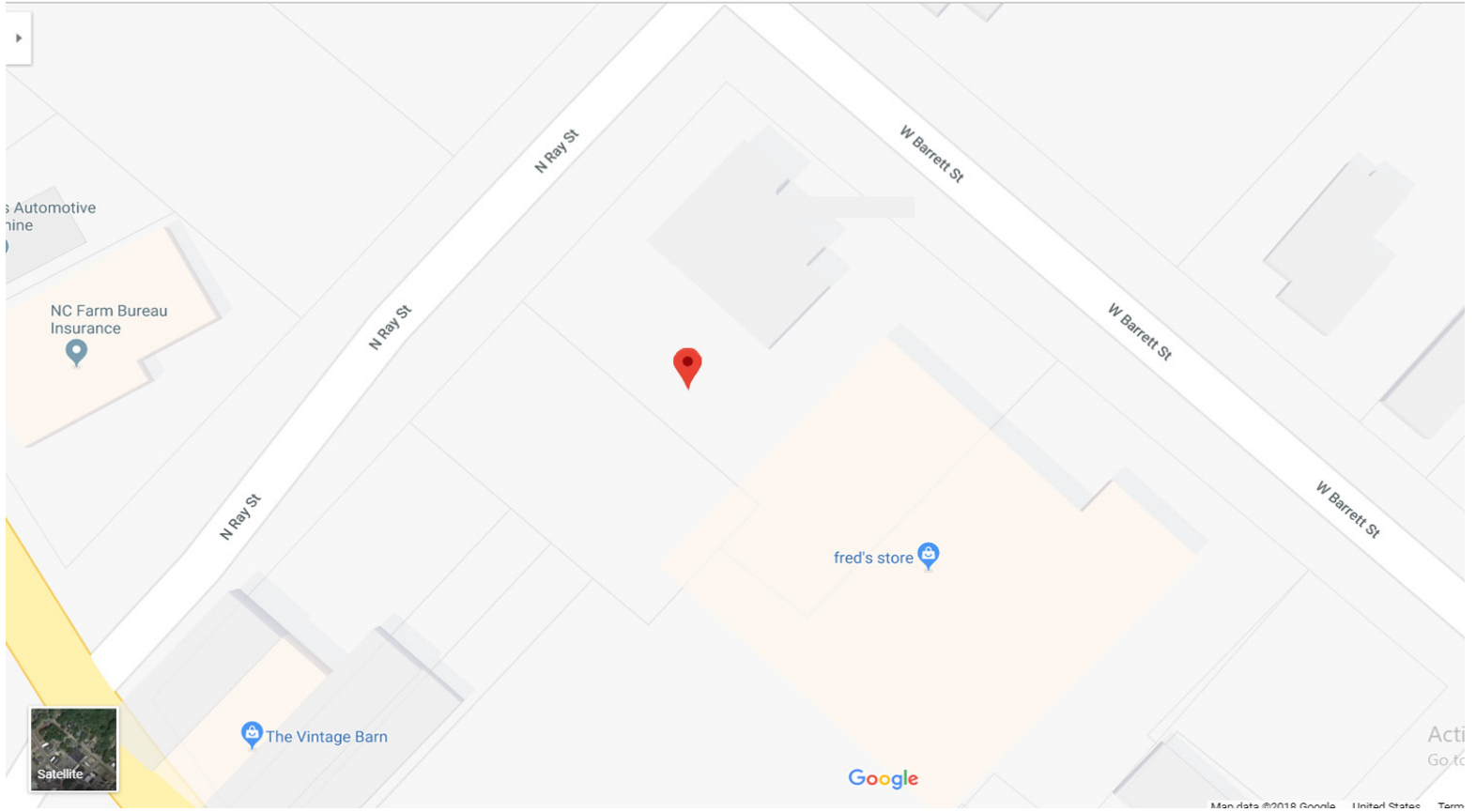
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# Aerial Map



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# Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,459	3,212	5,867
2010 Population	1,508	3,403	6,348
2018 Population	1,716	3,756	7,069
2023 Population	1,853	4,041	7,549
2000-2010 Annual Rate	0.33%	0.58%	0.79%
2010-2018 Annual Rate	1.58%	1.20%	1.31%
2018-2023 Annual Rate	1.55%	1.47%	1.32%
2018 Male Population	46.6%	47.4%	48.5%
2018 Female Population	53.4%	52.6%	51.5%
2018 Median Age	45.2	44.2	43.3

In the identified area, the current year population is 7,069. In 2010, the Census count in the area was 6,348. The rate of change since 2010 was 1.31% annually. The five-year projection for the population in the area is 7,549 representing a change of 1.32% annually from 2018 to 2023. Currently, the population is 48.5% male and 51.5% female.

## Median Age

The median age in this area is 45.2, compared to U.S. median age of 38.3.

## Race and Ethnicity

2018 White Alone	73.0%	75.9%	79.9%
2018 Black Alone	21.3%	18.6%	14.8%
2018 American Indian/Alaska Native Alone	0.6%	0.7%	0.8%
2018 Asian Alone	1.0%	1.2%	0.9%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	0.5%	0.7%	1.0%
2018 Two or More Races	3.6%	2.9%	2.6%
2018 Hispanic Origin (Any Race)	2.5%	3.0%	3.8%

Persons of Hispanic origin represent 3.8% of the population in the identified area compared to 18.3% 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 38.8 in the identified area, compared to 64.3 for the U.S. as a whole.

## Households

2000 Households	537	1,199	2,203
2010 Households	659	1,425	2,566
2018 Total Households	765	1,607	2,896
2023 Total Households	832	1,741	3,107
2000-2010 Annual Rate	2.07%	1.74%	1.54%
2010-2018 Annual Rate	1.82%	1.47%	1.48%
2018-2023 Annual Rate	1.69%	1.61%	1.42%
2018 Average Household Size	2.14	2.26	2.40

The household count in this area has changed from 2,566 in 2010 to 2,896 in the current year, a change of 1.48% annually. The five-year projection of households is 3,107, a change of 1.42% annually from the current year total. Average household size is currently 2.40, compared to 2.42 in the year 2010. The number of families in the current year is 1,883 in the specified area.



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# Demographics

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<b>Median Household Income</b>			
2018 Median Household Income	\$40,080	\$40,695	\$42,200
2023 Median Household Income	\$42,079	\$43,460	\$45,563
2018-2023 Annual Rate	0.98%	1.32%	1.55%
<b>Average Household Income</b>			
2018 Average Household Income	\$51,639	\$56,197	\$58,259
2023 Average Household Income	\$56,199	\$61,849	\$64,303
2018-2023 Annual Rate	1.71%	1.94%	1.99%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$23,270	\$24,388	\$24,388
2023 Per Capita Income	\$25,315	\$26,891	\$26,968
2018-2023 Annual Rate	1.70%	1.97%	2.03%

## Households by Income

Current median household income is \$42,200 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$45,563 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$58,259 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$64,303 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$24,388 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$26,968 in five years, compared to \$36,530 for all U.S. households

## Housing

2000 Total Housing Units	625	1,358	2,453
2000 Owner Occupied Housing Units	400	915	1,718
2000 Renter Occupied Housing Units	137	284	484
2000 Vacant Housing Units	88	159	251
2010 Total Housing Units	769	1,628	2,903
2010 Owner Occupied Housing Units	423	988	1,904
2010 Renter Occupied Housing Units	236	437	662
2010 Vacant Housing Units	110	203	337
2018 Total Housing Units	894	1,842	3,310
2018 Owner Occupied Housing Units	504	1,134	2,182
2018 Renter Occupied Housing Units	261	473	714
2018 Vacant Housing Units	129	235	414
2023 Total Housing Units	973	1,995	3,558
2023 Owner Occupied Housing Units	567	1,262	2,392
2023 Renter Occupied Housing Units	265	478	716
2023 Vacant Housing Units	141	254	451

Currently, 65.9% of the 3,310 housing units in the area are owner occupied; 21.6%, renter occupied; and 12.5% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 2,903 housing units in the area - 65.6% owner occupied, 22.8% renter occupied, and 11.6% vacant. The annual rate of change in housing units since 2010 is 6.00%. Median home value in the area is \$150,898, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.62% annually to \$171,742.



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