



### City Contact Information



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### Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.



For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.

### Demographics (10 Minute Drive Time)



Population  
**13,739**



Average Age  
**38.5**



Household Income (Median)  
**\$82,186**



Household Income (Average)  
**\$98,067**



Number of Households  
**4,653**



Growth Rate  
**4.98%**

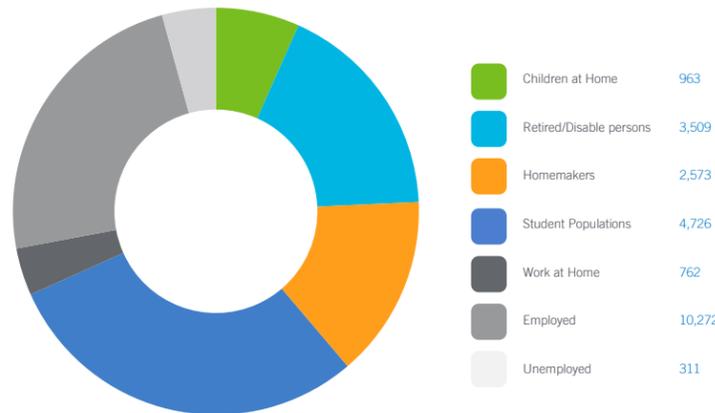
### Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

#### Peer Trade Areas

Moorestville, NC	1342 Shearers Rd
Stokesdale, NC	8302c Belews Creek Rd
Cochranville, PA	994 Gap Newport Pike
Brunswick, MD	721b W Potomac St
Carrollton, VA	15575 Carrollton Blvd
Locust Grove, VA	36108 Goodwin Dr

### Daytime Population **9,566** (10 Minute Drive Time)



### Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. *Let us know how we can help you find a site!*



Restaurants



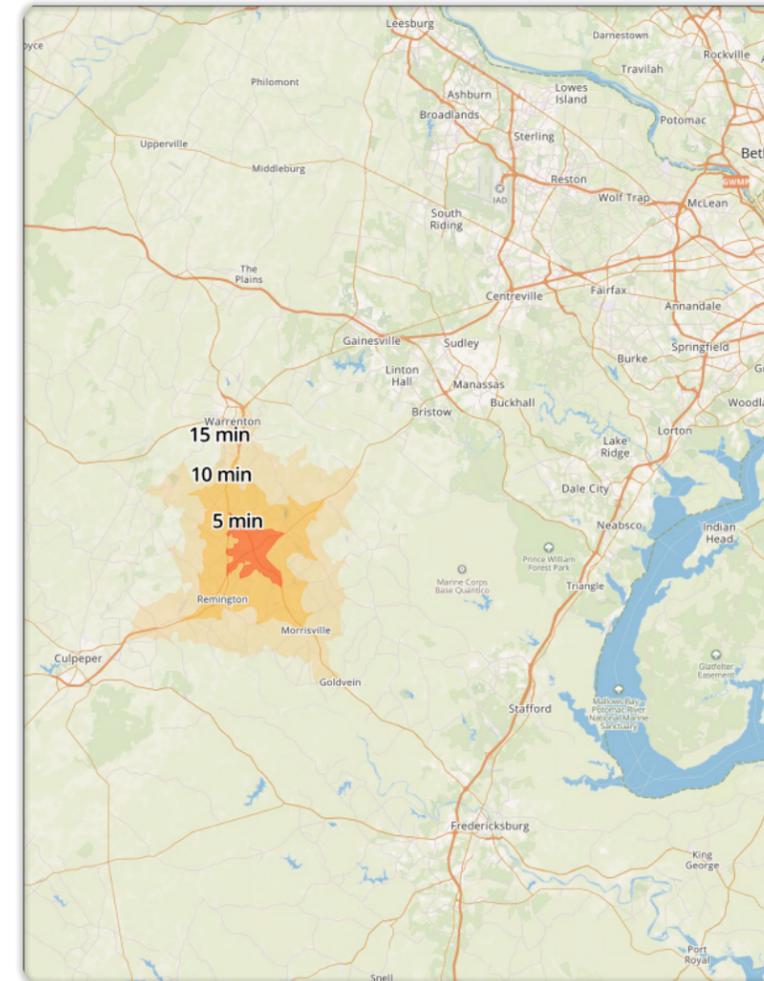
General Merchandise



Grocery



Hardware & Garden



DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2020 Estimated Population	8,545	14,676	38,317
Daytime Population	6,356	10,097	31,927
Median HH Income	\$84,413	\$82,353	\$88,224
Number of Households	2,854	4,972	13,530

	5 Minute DT	10 Minute DT	15 Minute DT
2020 Estimated Population	5,372	13,798	25,452
Daytime Population	4,108	9,566	17,974
Median HH Income	\$84,665	\$82,186	\$85,058
Number of Households	1,710	4,653	8,801



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