

Subject Shopping Center

Chadwick Square

SHOPPING CENTER

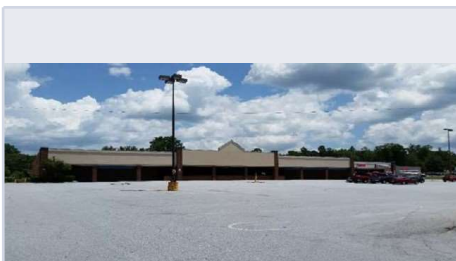
Type:	Neighborhood Center	Land Acres:	3.10 AC
Name:	Chadwick Square	# of Properties:	1
GLA:	38,050 SF	Year Built/Renov:	Built 1985
Anchor GLA:	-	Floors:	1
Available Spaces:	1	Location Score:	16
% Leased:	33.18 %	Walk Score®:	Somewhat Walkable (54)
Website:	-	Transit Score®:	Minimal Transit (0)
Anchor Tenant:	-		
Parking:	300 Surface Spaces		
Features:	-		
Frontage:	Greenville Hwy 208'		
For Sale:	Not for sale		

AVAILABLE SPACES

Address	Space Type			Square Feet		Rent	On Mkt	Vacant
	Use	Type	Occupancy	SF Avail	Bldg Contig			
800 Greenville Hwy	Retail	Direct	Vacant	11,000 - 25,425	25,425	\$16.00/NNN	3 mo	3 mo
All Spaces				25,425	25,425	\$16.00/SF/Yr		

SHOPPING CENTER PROPERTIES

Property Name / Address	Yr Blt/Renov	Bldg SF	Anchor	Availability			NNN Rent Per SF
				Spcs	Avail %	Vac %	
1 800 Greenville Hwy 	1985/-	38,050	-	1	66.8%	66.8%	\$16.00

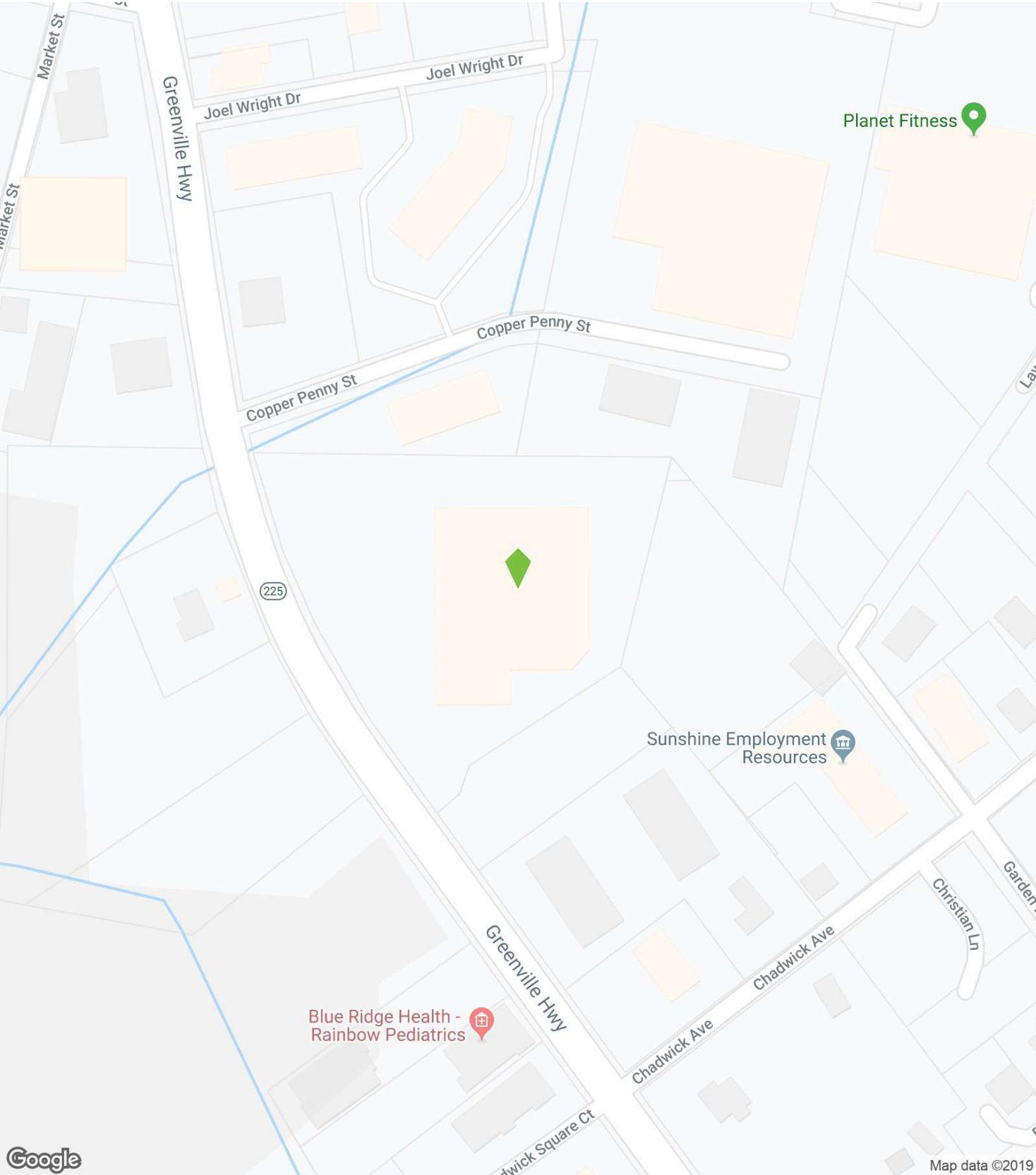


1

800 Greenville Hwy


38,050 SF, Built 1985
 3 Tenants, Vacancy 66.8%
 25,425 SF / 1 Space Avail
NNN Rent/SF - \$16.00


SHOPPING CENTER PROPERTIES



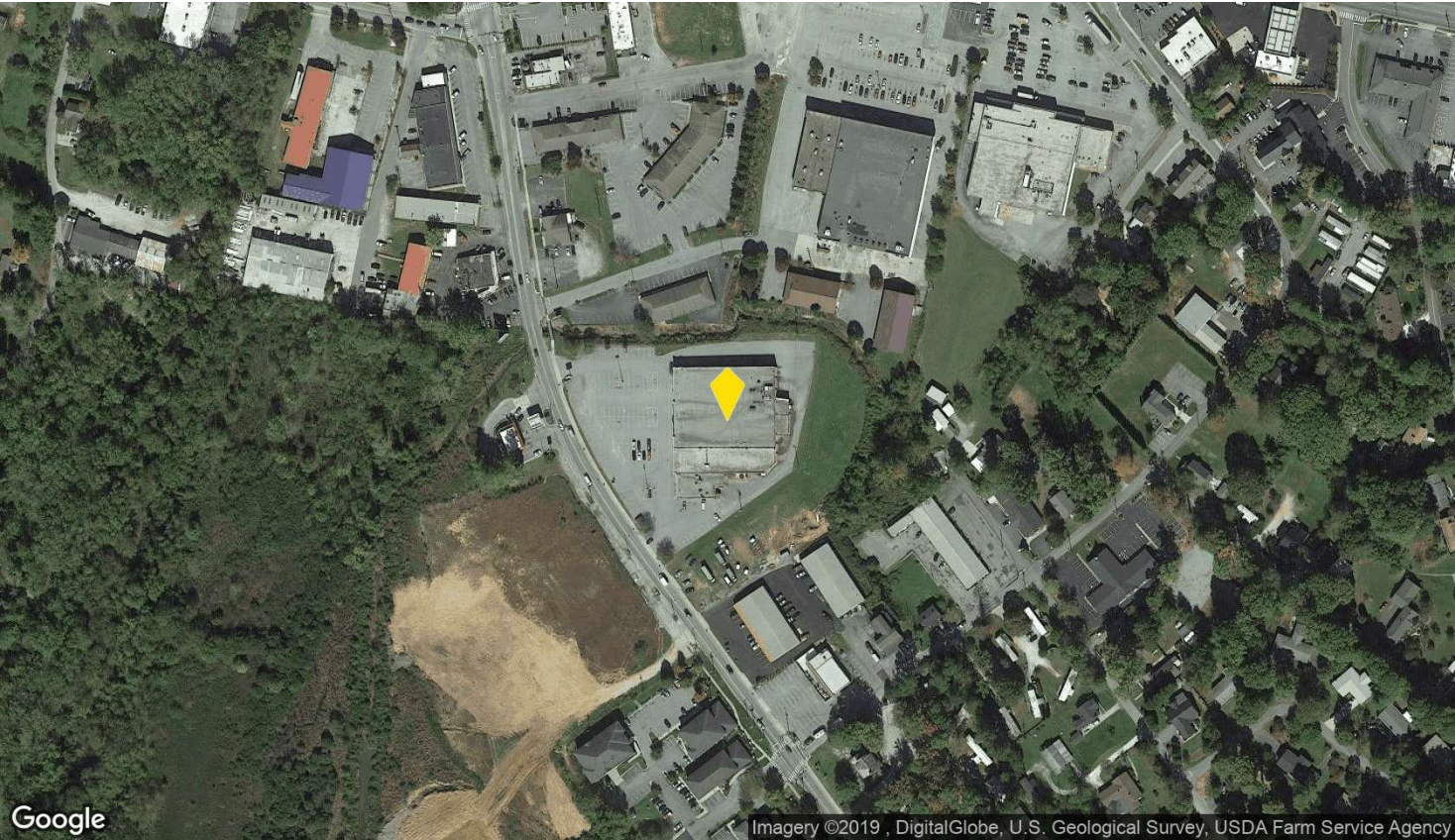
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TENANTS

1	800 Greenville Hwy		Store Type	SF Occupied	Chain	Move Date	Exp Date
	Dollar Tree		Dollar/Variety/Thrift	12,000	Yes	Apr 2017	Mar 2022
	State Farm		Insurance	1,662	Yes	May 2003	-
	Great American Dog Inc		-	1,500	No	Aug 2011	-

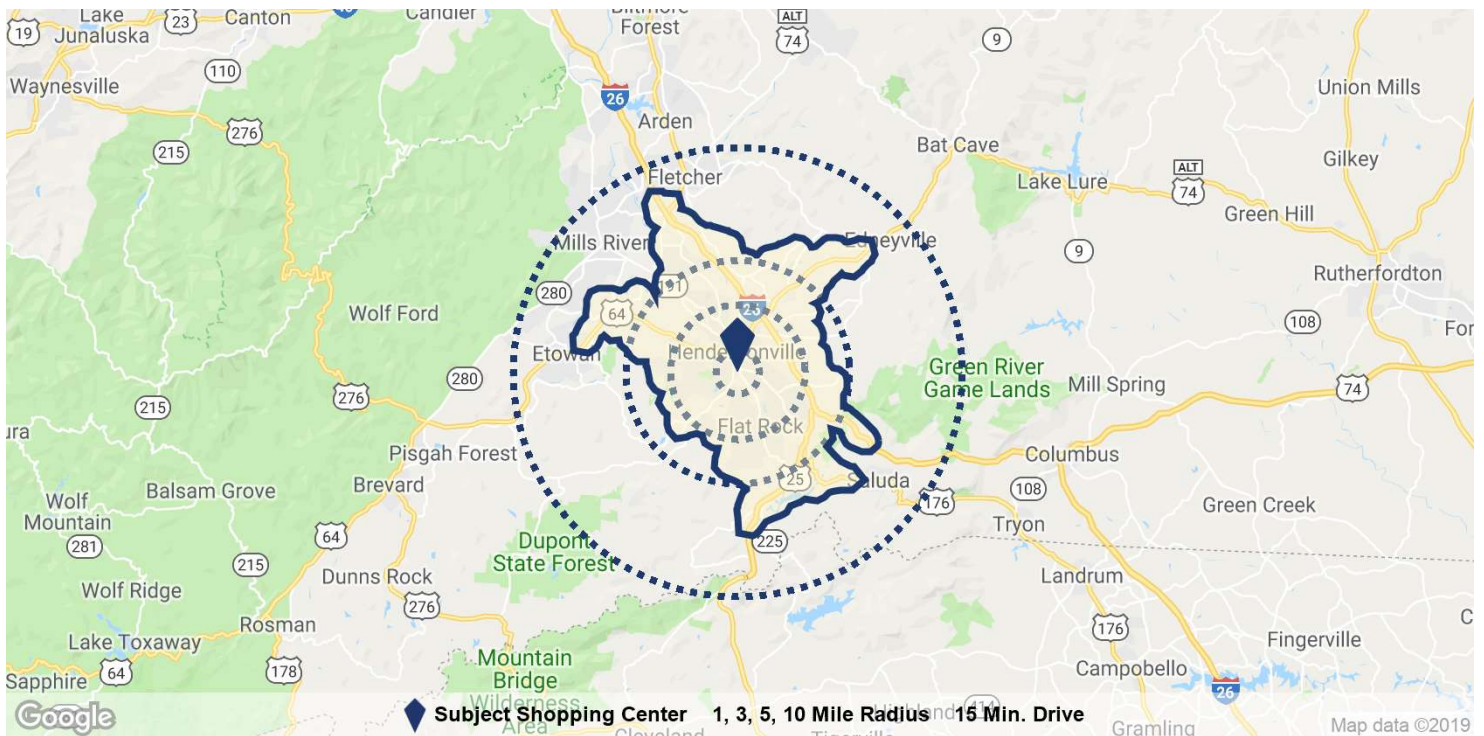
AERIAL VIEW



Subject Shopping Center

Chadwick Square

DEMOGRAPHICS

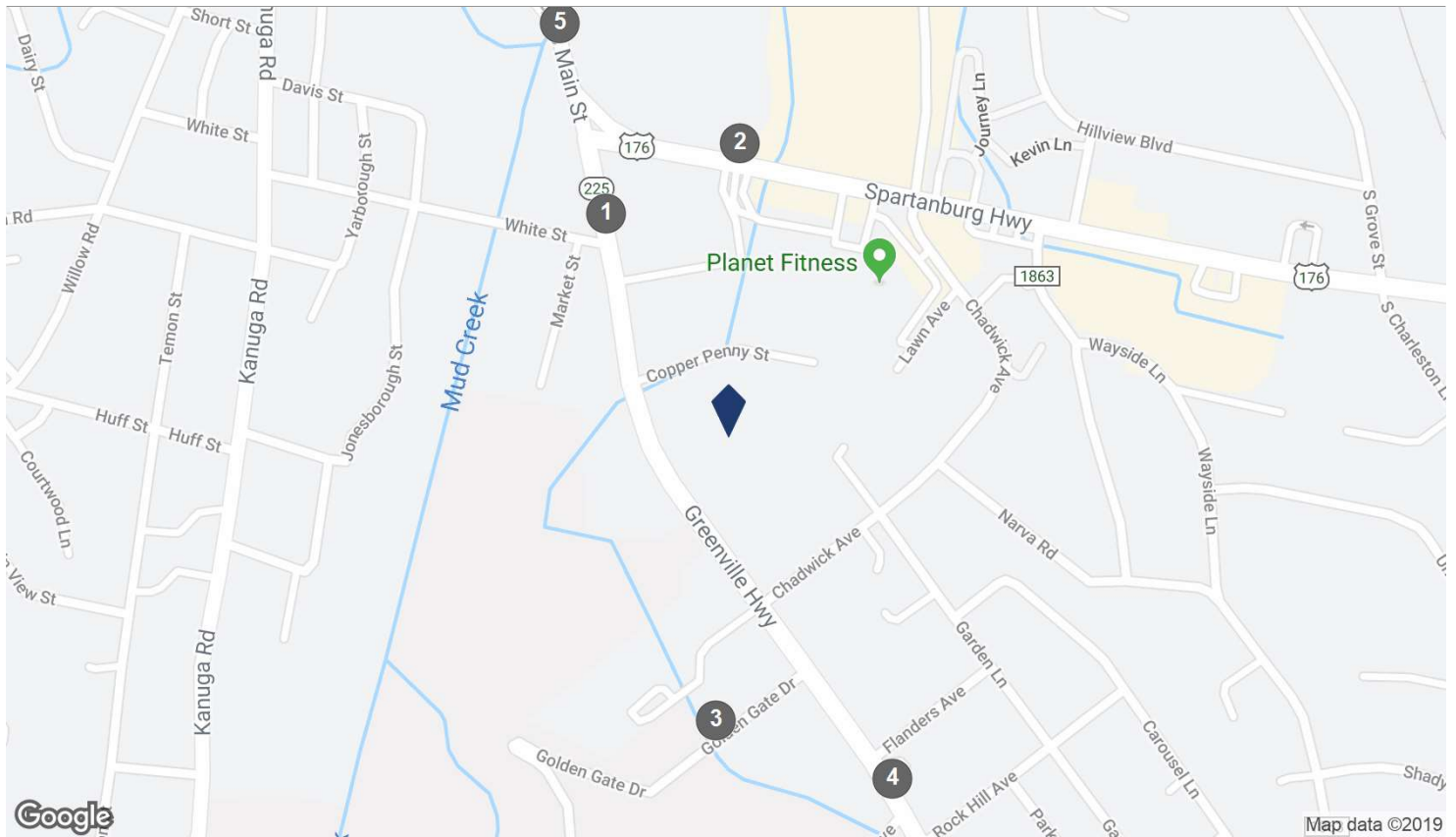


Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	5,803	33,636	59,366	114,646	70,562
5 Yr Growth	6.9%	7.2%	7.2%	6.8%	7.0%
Median Age	42	48	48	47	48
5 Yr Forecast	43	47	48	48	48
White / Black / Hispanic	87% / 9% / 16%	90% / 6% / 14%	92% / 4% / 13%	93% / 3% / 10%	92% / 4% / 12%
5 Yr Forecast	86% / 9% / 17%	89% / 6% / 15%	91% / 5% / 14%	92% / 4% / 11%	91% / 5% / 13%
Employment	7,275	23,167	31,229	48,497	29,821
Buying Power	\$99.4M	\$697.4M	\$1.3B	\$2.7B	\$1.5B
5 Yr Growth	9.1%	9.4%	9.0%	9.1%	8.6%
College Graduates	25.6%	27.5%	27.3%	26.6%	35.8%
Household					
Households	2,635	14,966	26,051	48,916	30,709
5 Yr Growth	6.9%	7.2%	7.2%	6.9%	6.9%
Median Household Income	\$37,739	\$46,600	\$51,719	\$54,874	\$48,391
5 Yr Forecast	\$38,516	\$47,572	\$52,556	\$56,012	\$49,124
Average Household Income	\$52,409	\$61,136	\$65,030	\$69,769	\$63,583
5 Yr Forecast	\$53,813	\$61,959	\$66,076	\$71,287	\$64,456
% High Income (>\$75k)	20%	27%	29%	32%	30%
Housing					
Median Home Value	\$165,608	\$196,215	\$201,312	\$205,796	\$206,471
Median Year Built	1971	1979	1984	1987	1984
Owner / Renter Occupied	54% / 46%	65% / 35%	70% / 30%	75% / 25%	71% / 29%

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TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Greenville Hwy	White St - S	12,485	2018	0.17 mi
2 Spartanburg Hwy	S Main St - W	18,189	2018	0.19 mi
3 Golden Gate Dr	Greenville Hwy - NE	918	2018	0.21 mi
4 Greenville Hwy	Appledore Ave - SE	9,294	2018	0.28 mi
5 S Main St	S Church St - N	18,101	2018	0.30 mi



Demographics

Chadwick Square

800 Greenville Hwy

38,050 SF Neighborhood Center

Hendersonville, NC 28792 - Henderson County Submarket

PREPARED BY



George Van Dyke
Research Associate II



Income & Spending Demographics

Chadwick Square

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2019 Households by HH Income	2,635		14,964		26,052		30,709	
<\$25,000	927	35.18%	4,399	29.40%	6,378	24.48%	7,113	23.16%
\$25,000 - \$50,000	693	26.30%	3,389	22.65%	6,215	23.86%	8,601	28.01%
\$50,000 - \$75,000	488	18.52%	3,188	21.30%	5,992	23.00%	5,652	18.41%
\$75,000 - \$100,000	232	8.80%	1,615	10.79%	2,946	11.31%	3,801	12.38%
\$100,000 - \$125,000	122	4.63%	764	5.11%	1,414	5.43%	2,447	7.97%
\$125,000 - \$150,000	71	2.69%	716	4.78%	1,419	5.45%	1,283	4.18%
\$150,000 - \$200,000	47	1.78%	509	3.40%	957	3.67%	1,116	3.63%
\$200,000+	55	2.09%	384	2.57%	731	2.81%	697	2.27%
2019 Avg Household Income	\$52,409		\$61,136		\$65,030		\$63,583	
2019 Med Household Income	\$37,739		\$46,600		\$51,719		\$48,391	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	\$51.8M		\$328.2M		\$603.7M		\$702.3M	
Total Apparel	\$3.0M	5.82%	\$18.5M	5.63%	\$33.1M	5.48%	\$38.5M	5.49%
Women's Apparel	\$1.2M	2.29%	\$7.5M	2.30%	\$13.5M	2.24%	\$15.7M	2.23%
Men's Apparel	\$617.5K	1.19%	\$3.9M	1.18%	\$7.0M	1.16%	\$8.2M	1.16%
Girl's Apparel	\$234.3K	0.45%	\$1.3M	0.41%	\$2.4M	0.39%	\$2.8M	0.40%
Boy's Apparel	\$158.7K	0.31%	\$904.4K	0.28%	\$1.6M	0.26%	\$1.9M	0.27%
Infant Apparel	\$144.9K	0.28%	\$798.6K	0.24%	\$1.4M	0.23%	\$1.7M	0.24%
Footwear	\$676.9K	1.31%	\$4.0M	1.23%	\$7.2M	1.19%	\$8.4M	1.19%

Total Entertainment & Hobbies	\$4.4M	8.48%	\$27.4M	8.35%	\$50.0M	8.28%	\$118.4M	16.86%
Entertainment	\$585.6K	1.13%	\$3.7M	1.13%	\$7.1M	1.17%	\$8.4M	1.20%
Audio & Visual Equipment/Service	\$2.3M	4.34%	\$13.7M	4.18%	\$24.6M	4.08%	\$28.8M	4.10%
Reading Materials	\$197.6K	0.38%	\$1.4M	0.42%	\$2.5M	0.41%	\$2.8M	0.40%
Pets, Toys, & Hobbies	\$1.4M	2.63%	\$8.6M	2.63%	\$15.8M	2.62%	\$18.6M	2.64%
Personal Items	\$4.3M	8.33%	\$28.2M	8.59%	\$51.3M	8.50%	\$59.8M	8.52%

Total Food and Alcohol	\$14.7M	28.47%	\$90.7M	27.62%	\$163.4M	27.06%	\$190.3M	27.10%
Food At Home	\$8.3M	16.11%	\$50.9M	15.50%	\$91.2M	15.10%	\$107.3M	15.28%
Food Away From Home	\$5.4M	10.51%	\$33.9M	10.33%	\$61.6M	10.21%	\$70.9M	10.09%
Alcoholic Beverages	\$961.2K	1.86%	\$5.9M	1.79%	\$10.6M	1.75%	\$12.1M	1.72%

Total Household	\$7.0M	13.57%	\$47.7M	14.53%	\$88.3M	14.62%	\$101.0M	14.38%
House Maintenance & Repair	\$1.4M	2.78%	\$10.1M	3.09%	\$19.1M	3.17%	\$22.3M	3.17%
Household Equip & Furnishings	\$2.9M	5.69%	\$19.3M	5.89%	\$35.6M	5.89%	\$41.0M	5.84%
Household Operations	\$2.1M	4.02%	\$14.1M	4.29%	\$25.8M	4.27%	\$29.1M	4.14%
Housing Costs	\$563.2K	1.09%	\$4.1M	1.26%	\$7.7M	1.28%	\$8.6M	1.23%

Income & Spending Demographics

Chadwick Square

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Transportation/Maint.	\$12.3M	23.73%	\$75.4M	22.97%	\$143.6M	23.79%	\$168.6M	24.01%
Vehicle Purchases	\$5.0M	9.57%	\$30.0M	9.13%	\$60.1M	9.96%	\$71.1M	10.13%
Gasoline	\$4.7M	9.11%	\$28.1M	8.56%	\$51.8M	8.58%	\$61.0M	8.68%
Vehicle Expenses	\$280.4K	0.54%	\$2.4M	0.74%	\$4.2M	0.69%	\$4.5M	0.64%
Transportation	\$690.8K	1.33%	\$4.9M	1.50%	\$9.0M	1.49%	\$10.2M	1.45%
Automotive Repair & Maintenance	\$1.6M	3.17%	\$10.0M	3.04%	\$18.6M	3.07%	\$21.8M	3.11%
Total Health Care	\$3.3M	6.44%	\$22.2M	6.78%	\$40.5M	6.71%	\$47.5M	6.76%
Medical Services	\$1.7M	3.20%	\$11.1M	3.37%	\$20.3M	3.36%	\$23.8M	3.38%
Prescription Drugs	\$1.4M	2.64%	\$9.1M	2.79%	\$16.6M	2.75%	\$19.5M	2.78%
Medical Supplies	\$306.7K	0.59%	\$2.0M	0.62%	\$3.7M	0.61%	\$4.2M	0.60%
Total Education/Day Care	\$2.7M	5.17%	\$18.1M	5.52%	\$33.5M	5.55%	\$37.9M	5.40%
Education	\$1.8M	3.43%	\$11.7M	3.58%	\$21.6M	3.58%	\$24.5M	3.49%
Fees & Admissions	\$901.1K	1.74%	\$6.4M	1.94%	\$11.9M	1.97%	\$13.4M	1.90%