



2.26-acres hwy. 74

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property information

name	2.26 +/- acres hwy. 74
location	hwy. 74
	hamlet, nc 28345
county	richmond
sq ft	na
acreage	2.26 +/-
zoning	B-2
price	\$565,000.00
potential uses	office, medical, retail
utilities	water, sewer
pin	part of 748204507377

property description

2.26 +/- acre parcel strategically located in Hamlet along US Hwy. 74. Positioned on the primary retail corridor of the area, the site is directly across the street from Richmond Community College. This property is perfectly suited for retail development, including but not limited to fast food chain, drugstore, restaurant etc. Level topography with utilities extending to the property boundary is a plus.

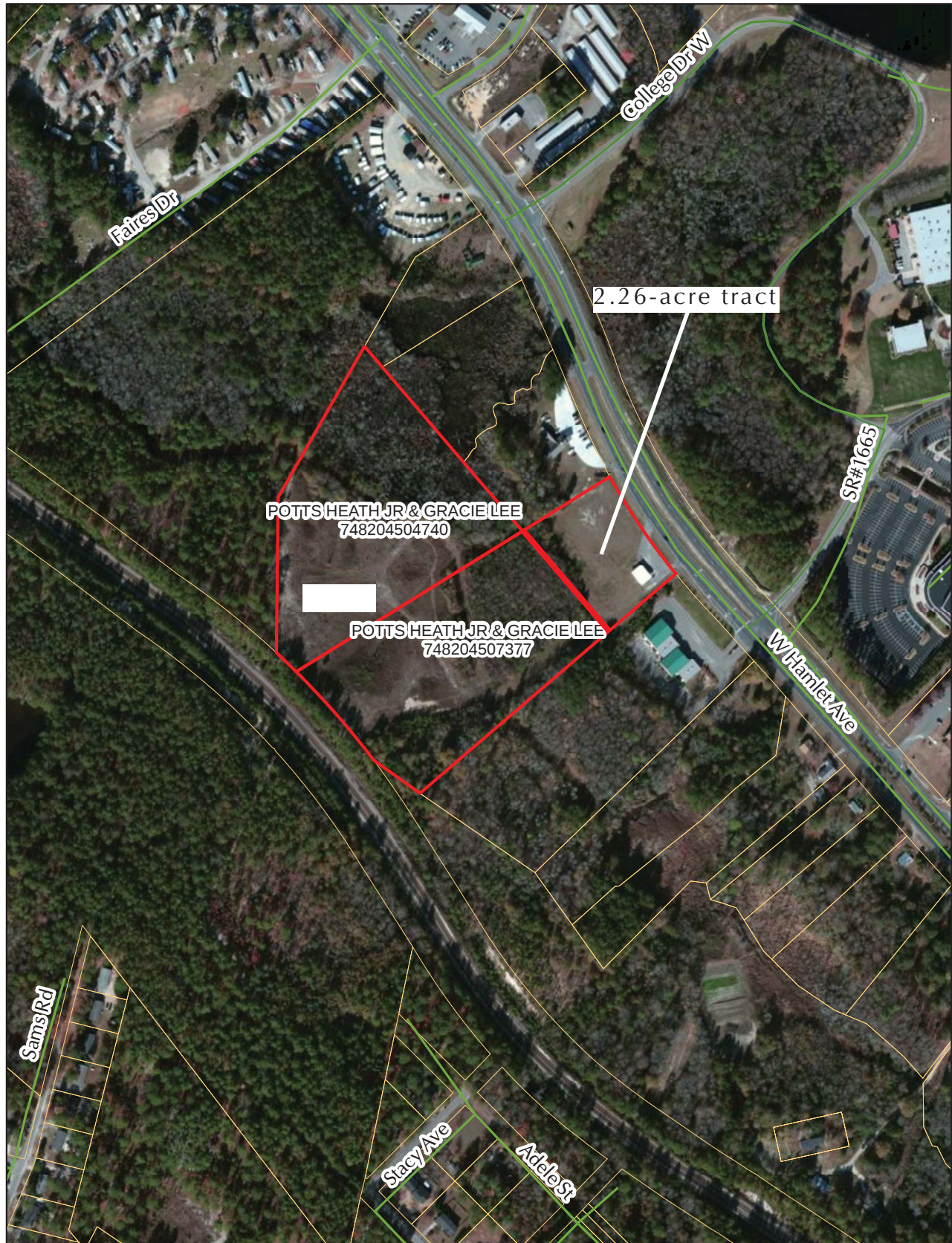
please visit **www.cliftcommercial.com** or call

910.695.1909





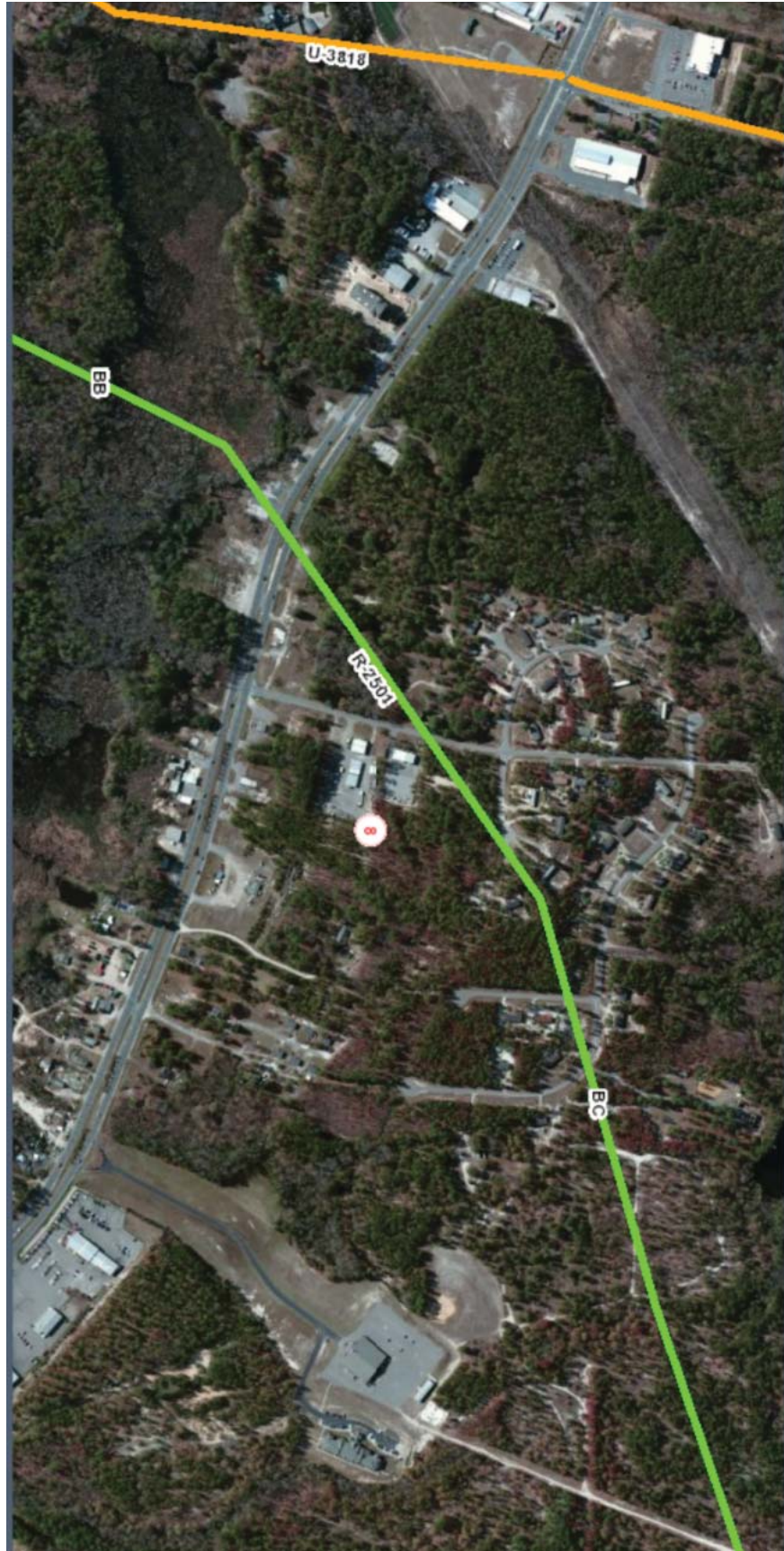
aerial imagery map



2.26 +/- acres hwy. 74

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hwy. 74 and us 1 proposed bypass



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Site Map

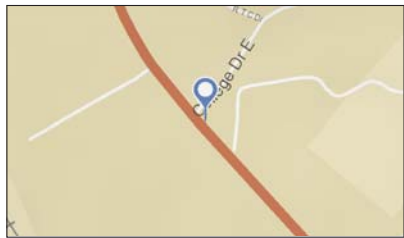
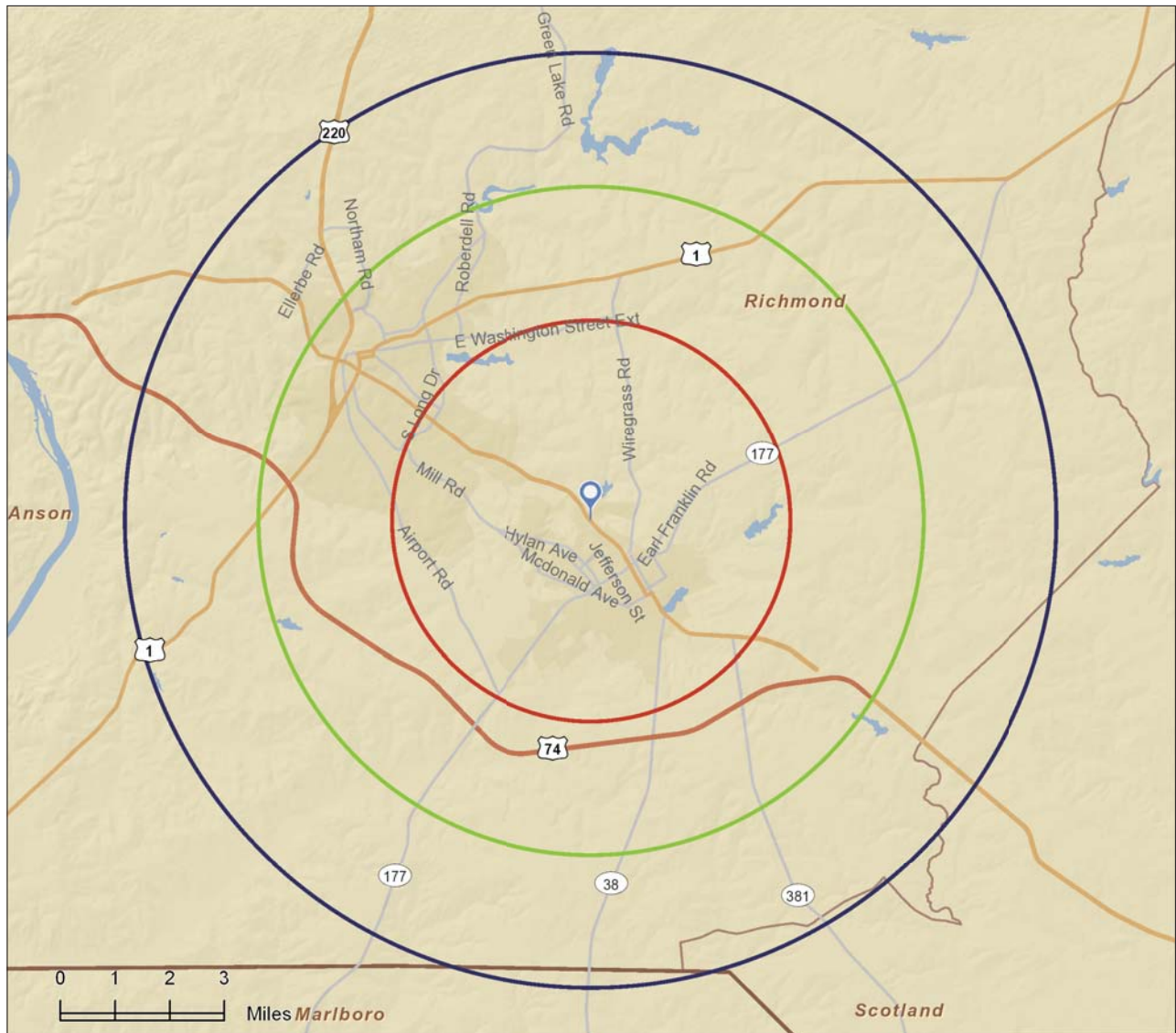
Potts Land

Prepared by Susan Brown

Latitude: 34.902843

Ring: 3, 5, 7 Miles

Longitude: -79.711918



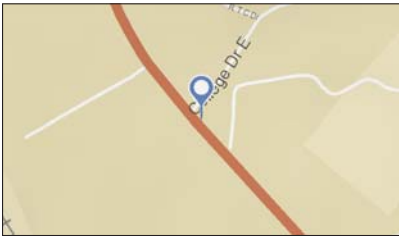
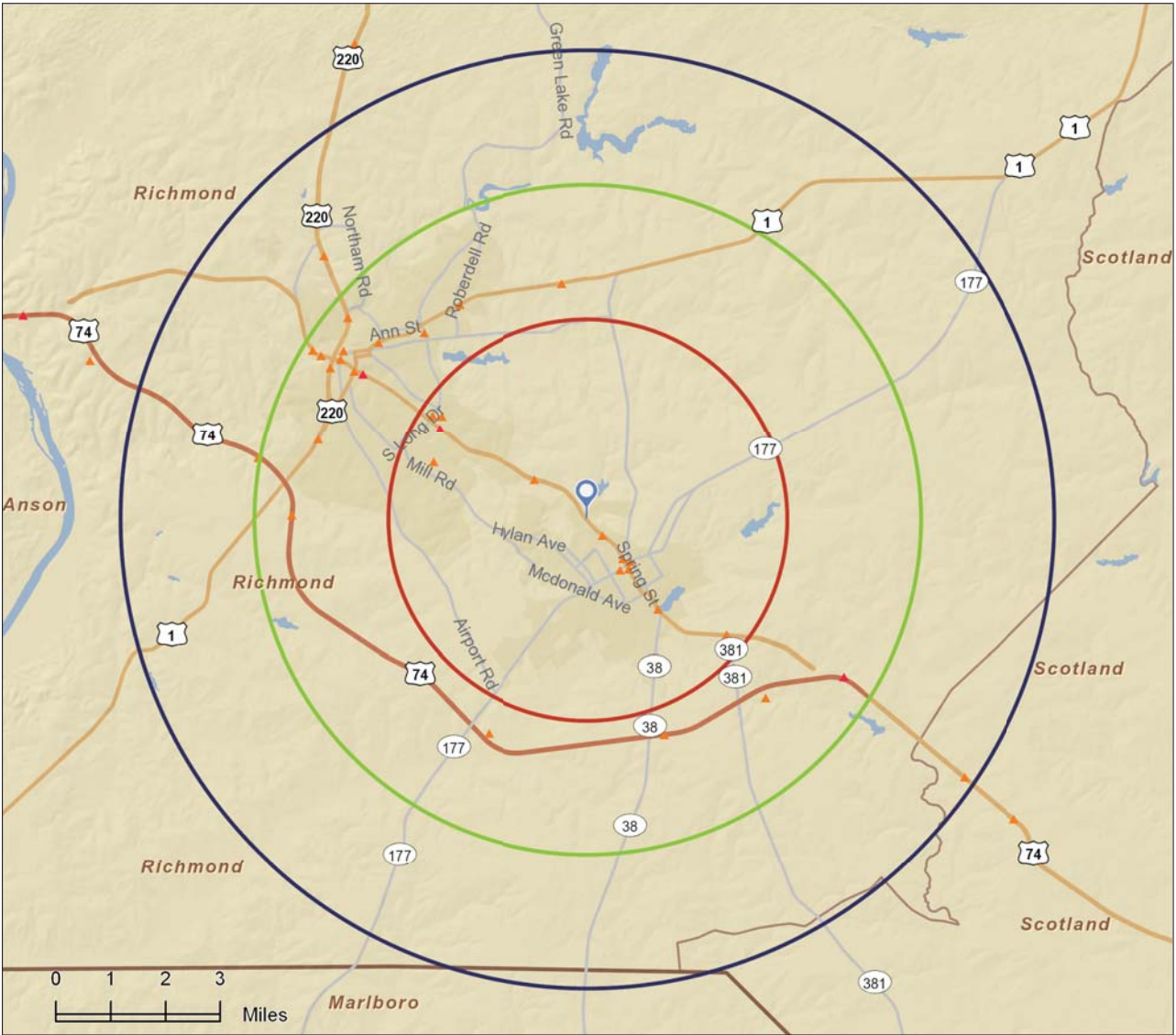
2.26 +/- acres hwy. 74

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Traffic Count Map

Potts Land
Ring: 3, 5, 7 Miles
Prepared by Susan Brown
Latitude: 34.902843
Longitude: -79.711918



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2011 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®



Executive Summary with Charts

Potts Land

Prepared by Susan Brown

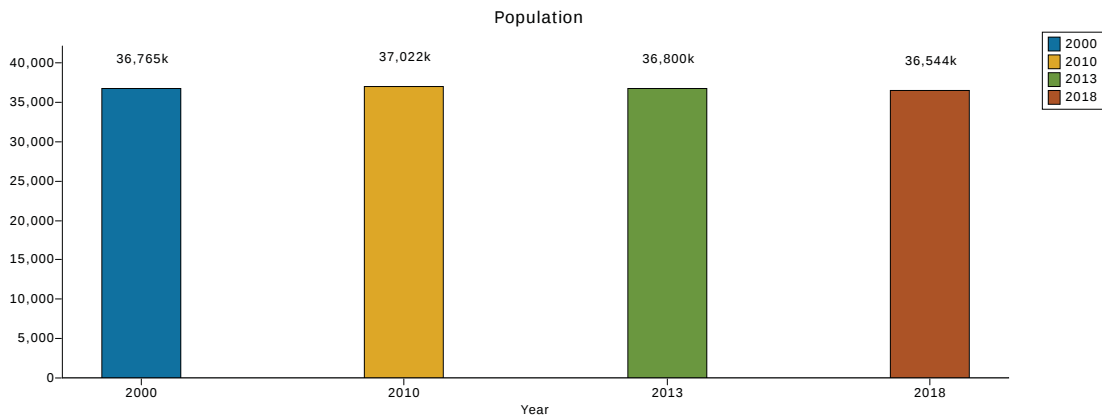
Latitude: 34.902843422

Longitude: -79.71191846

Rings: 3, 5, 7 mile radii

	3 miles	5 miles	7 miles
Population			
2000 Population	14,120	29,043	36,765
2010 Population	14,194	29,208	37,022
2013 Population	14,020	28,844	36,800
2018 Population	13,846	28,466	36,544
2000-2010 Annual Rate	0.05%	0.06%	0.07%
2010-2013 Annual Rate	-0.38%	-0.39%	-0.18%
2013-2018 Annual Rate	-0.25%	-0.26%	-0.14%
2013 Male Population	47.3%	48.3%	48.8%
2013 Female Population	52.7%	51.7%	51.2%
2013 Median Age	37.7	39.0	39.2

In the identified area, the current year population is 36,800. In 2010, the Census count in the area was 37,022. The rate of change since 2010 was -0.18% annually. The five-year projection for the population in the area is 36,544 representing a change of -0.14% annually from 2012 to 2017. Currently, the population is 48.8% male and 51.2% female.



Median Age

The median age in this area is 39.2, compared to U.S. median age of 37.3.

Race and Ethnicity

2013 White Alone	53.9%	56.9%	59.4%
2013 Black Alone	35.7%	32.7%	30.6%
2013 American Indian/Alaska Native Alone	2.5%	2.6%	2.8%
2013 Asian Alone	1.1%	1.5%	1.4%
2013 Pacific Islander Alone	0.1%	0.1%	0.1%
2013 Other Race	4.5%	3.8%	3.5%
2013 Two or More Races	2.3%	2.4%	2.3%
2013 Hispanic Origin (Any Race)	7.3%	6.4%	5.8%

Persons of Hispanic origin represent 5.8% of the population in the identified area compared to 16.9% 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 60.2 in the identified area, compared to 61.4 for the U.S. as a whole.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.



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Latitude: 34.902843422

Rings: 3, 5, 7 mile radii

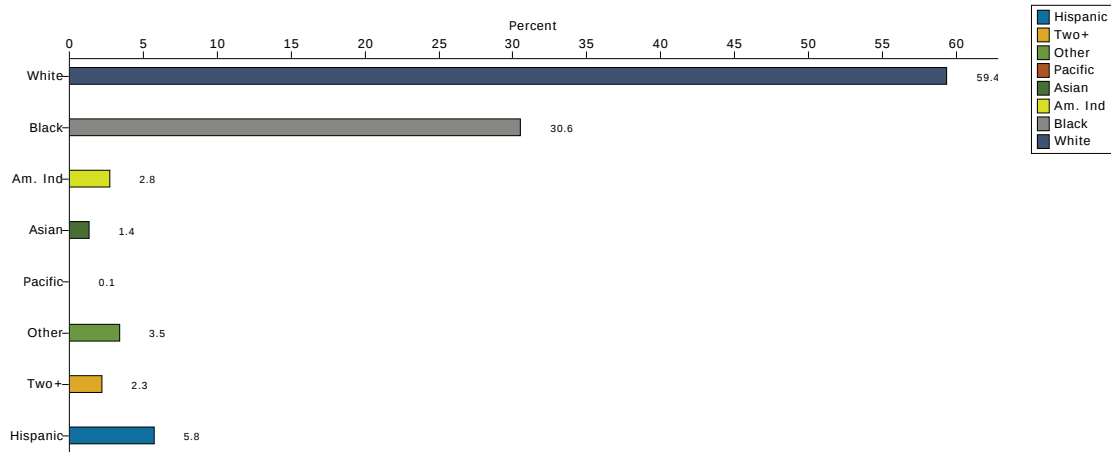
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3 miles

5 miles

7 miles

Race and Ethnicity 2013

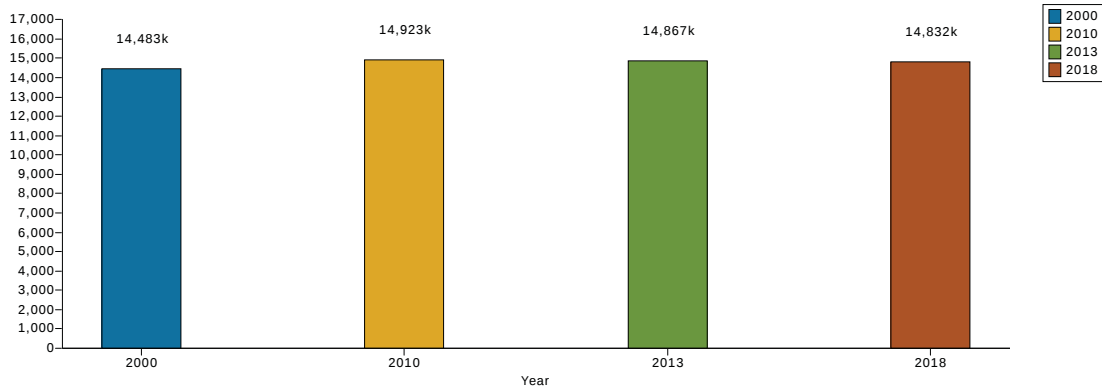


Households

2000 Households	5,553	11,518	14,483
2010 Households	5,759	11,852	14,923
2013 Total Households	5,704	11,734	14,867
2018 Total Households	5,656	11,628	14,832
2000-2010 Annual Rate	0.37%	0.29%	0.30%
2010-2013 Annual Rate	-0.30%	-0.31%	-0.11%
2013-2018 Annual Rate	-0.17%	-0.18%	-0.05%
2013 Average Household Size	2.43	2.41	2.42

The household count in this area has changed from 14,923 in 2010 to 14,867 in the current year, a change of -0.11% annually. The five-year projection of households is 14,832, a change of -0.05% annually from the current year total. Average household size is currently 2.42, compared to 2.43 in the year 2010. The number of families in the current year is 9,791 in the specified area.

Households



Data Note: Income is expressed in current dollars

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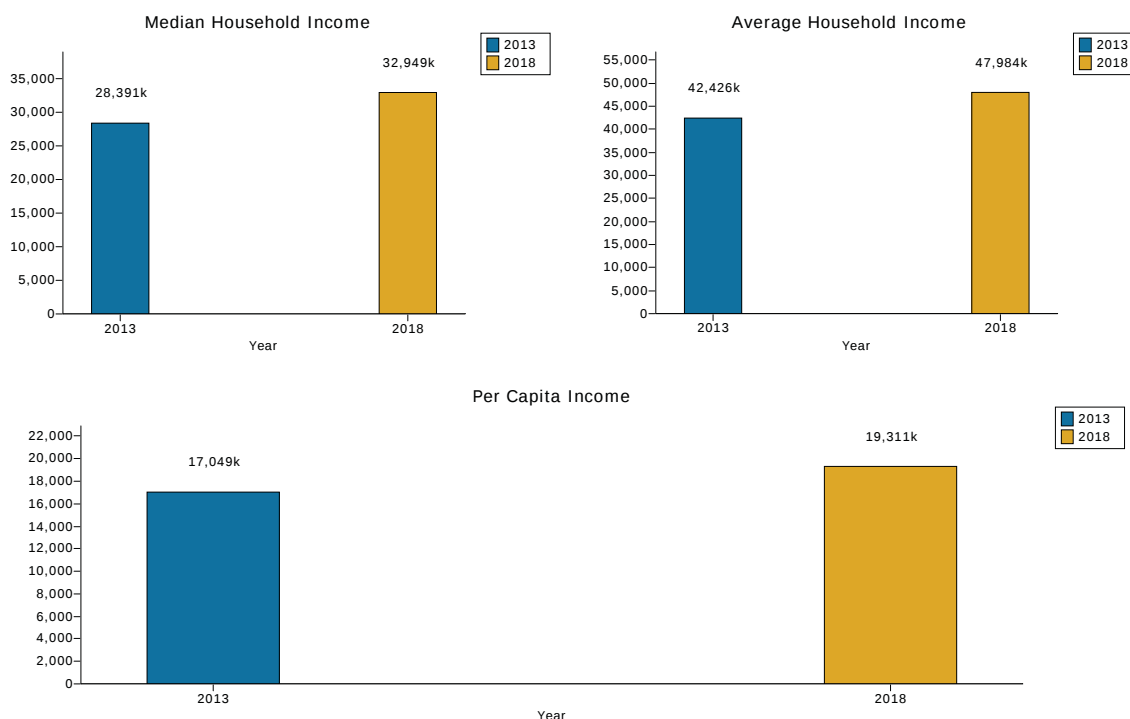
	3 miles	5 miles	7 miles
Median Household Income			
2013 Median Household Income	\$25,970	\$27,819	\$28,391
2018 Median Household Income	\$29,563	\$31,835	\$32,949
2013-2018 Annual Rate	2.63%	2.73%	3.02%
Average Household Income			
2013 Average Household Income	\$41,160	\$41,808	\$42,426
2018 Average Household Income	\$46,969	\$47,079	\$47,984
2013-2018 Annual Rate	2.68%	2.40%	2.49%
Per Capita Income			
2013 Per Capita Income	\$16,962	\$16,985	\$17,049
2018 Per Capita Income	\$19,442	\$19,160	\$19,311
2013-2018 Annual Rate	2.77%	2.44%	2.52%

Households by Income

Current median household income is \$28,391 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$32,949 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$42,426 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$47,984 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$17,049 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$19,311 in five years, compared to \$29,882 for all U.S. households



Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.



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Housing			
2000 Total Housing Units	6,155	12,807	16,063
2000 Owner Occupied Housing Units	3,576	7,815	10,163
2000 Owner Occupied Housing Units	1,976	3,703	4,319
2000 Vacant Housing Units	603	1,289	1,581
2010 Total Housing Units	6,416	13,246	16,670
2010 Owner Occupied Housing Units	3,263	7,187	9,505
2010 Renter Occupied Housing Units	2,496	4,665	5,418
2010 Vacant Housing Units	657	1,394	1,747
2013 Total Housing Units	6,370	13,186	16,634
2013 Owner Occupied Housing Units	3,108	6,899	9,219
2013 Renter Occupied Housing Units	2,596	4,835	5,648
2013 Vacant Housing Units	666	1,452	1,767
2018 Total Housing Units	6,378	13,233	16,736
2018 Owner Occupied Housing Units	3,082	6,850	9,225
2018 Renter Occupied Housing Units	2,573	4,778	5,607
2018 Vacant Housing Units	722	1,605	1,904

Currently, 55.4% of the 16,634 housing units in the area are owner occupied; 34.0%, renter occupied; and 10.6% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 16,670 housing units in the area - 57.0% owner occupied, 32.5% renter occupied, and 10.5% vacant. The annual rate of change in housing units since 2010 is -0.10%. Median home value in the area is \$68,315, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 1.80% annually to \$74,686.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.