

LOWE'S CORNER RETAIL PAD

RETAIL PAD

61 Lowes Drive
Pittsboro, NC 27312
Chatham County

Highlights:

Site: 1.43 Acres
Frontage: 242 ± Feet
Zoned: C-2
Hwy Commercial
Pricing: Call for Pricing
Traffic Counts: 14,000 VPD
Hwy 15-501
16,000 VPD
Hwy 64

- Average HH Income \$75,006 within 1-Mile
- Corner Lot
- Signalized Intersection
- Area retailers include Lowe's Home Improvement, Taco Bell, Waffle House, BB&T, AutoZone, McDonalds, and Exxon

HIGH GROWTH SUBMARKET

Pittsboro is a growing community located in the eastern part of the county, near Cary and Lake Jordan. Two main highways contribute to easy access and visibility; US 64 & US 15/501 that intersect adjacent to the subject property.

Adjacent to the property is a 350-acre, \$800 million mixed-use development that serves as the gateway to Chatham Park.

Located 15 minutes from Chapel Hill and only 20 minutes to Cary and Apex.

DEMOGRAPHICS (2018)	1 MILE	1-3 MILES	3-5 MILES
POPULATION	1,253	5,549	5,109
TOTAL HOUSEHOLDS	524	2,286	2,103
AVGERAGE HH INCOME	\$75,006	\$74,065	\$84,757

DEMOGRAPHICS (2023)	1 MILE	1-3 MILES	3-5 MILES
POPULATION	1,386	6,168	5,705
TOTAL HOUSEHOLDS	581	2,546	2,337
AVGERAGE HH INCOME	\$85,598	\$82,904	\$94,971



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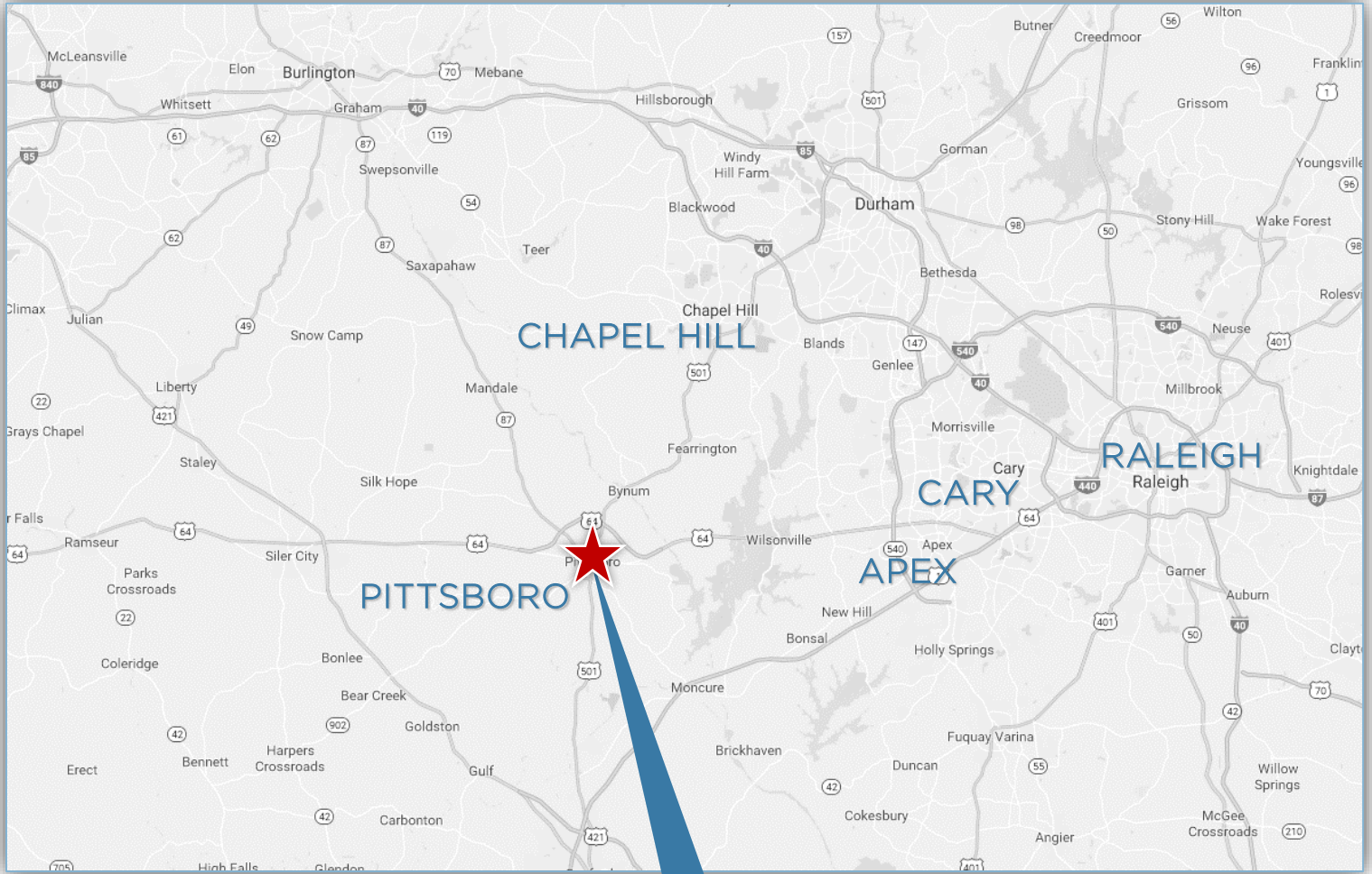
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LOWE'S OUTPARCEL

Pittsboro, NC



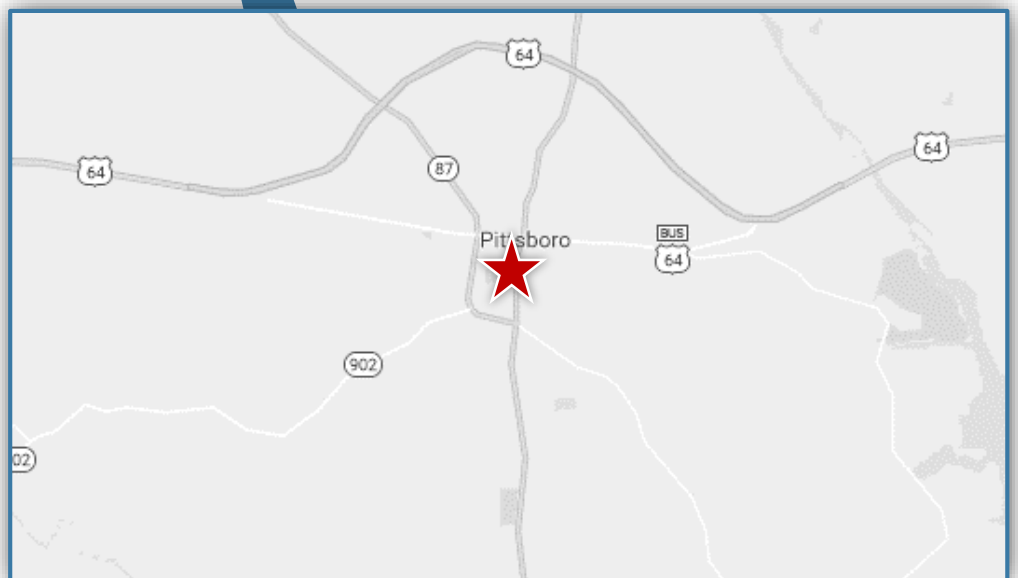
LOCATION MAPS



Located:

15 minutes to
Chapel Hill

20 minutes to
Cary and Apex

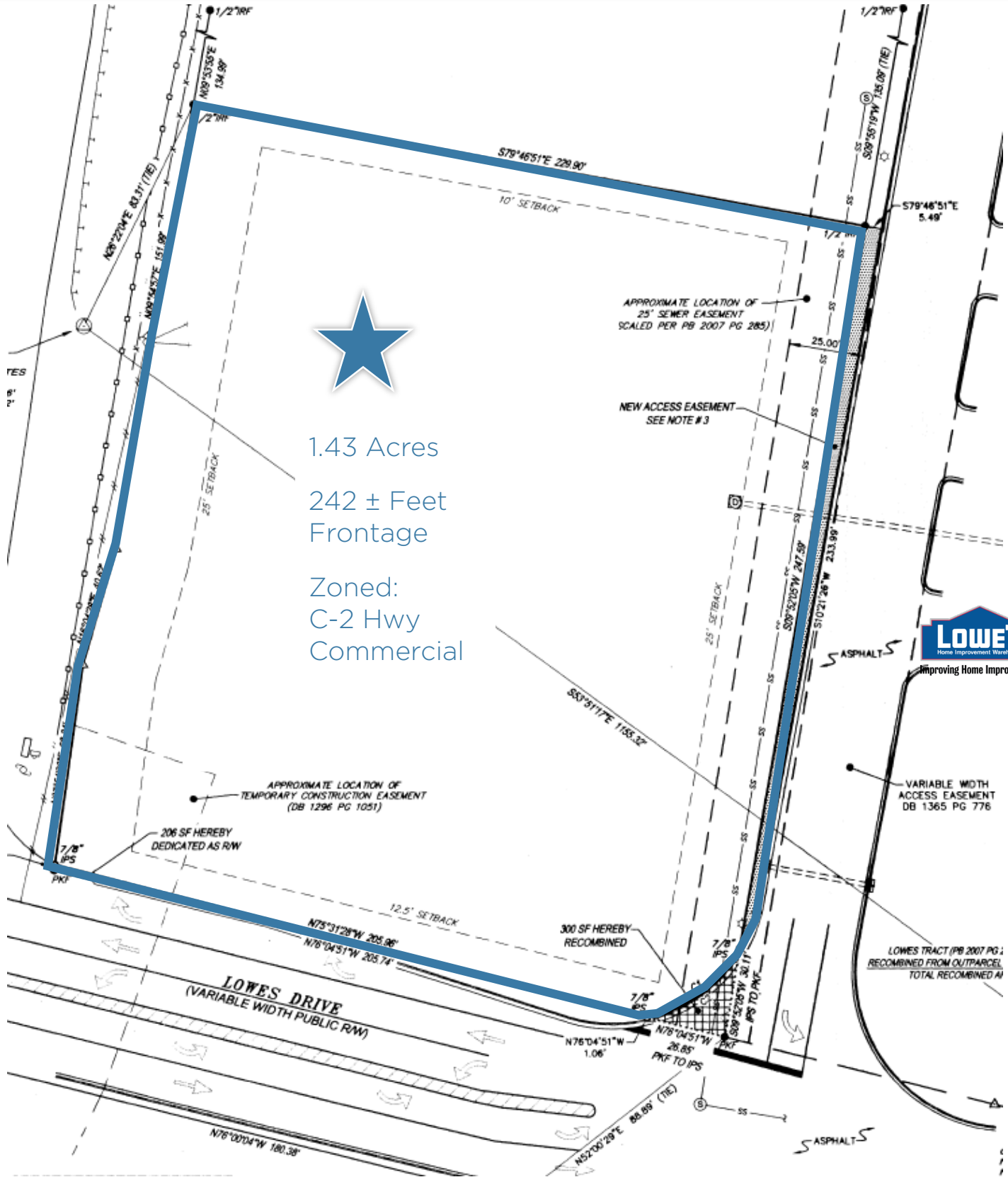


LOWE'S OUTPARCEL

Pittsboro, NC



SITE PLAN



1.43 Acres

242 ± Feet Frontage

Zoned:
C-2 Hwy
Commercial



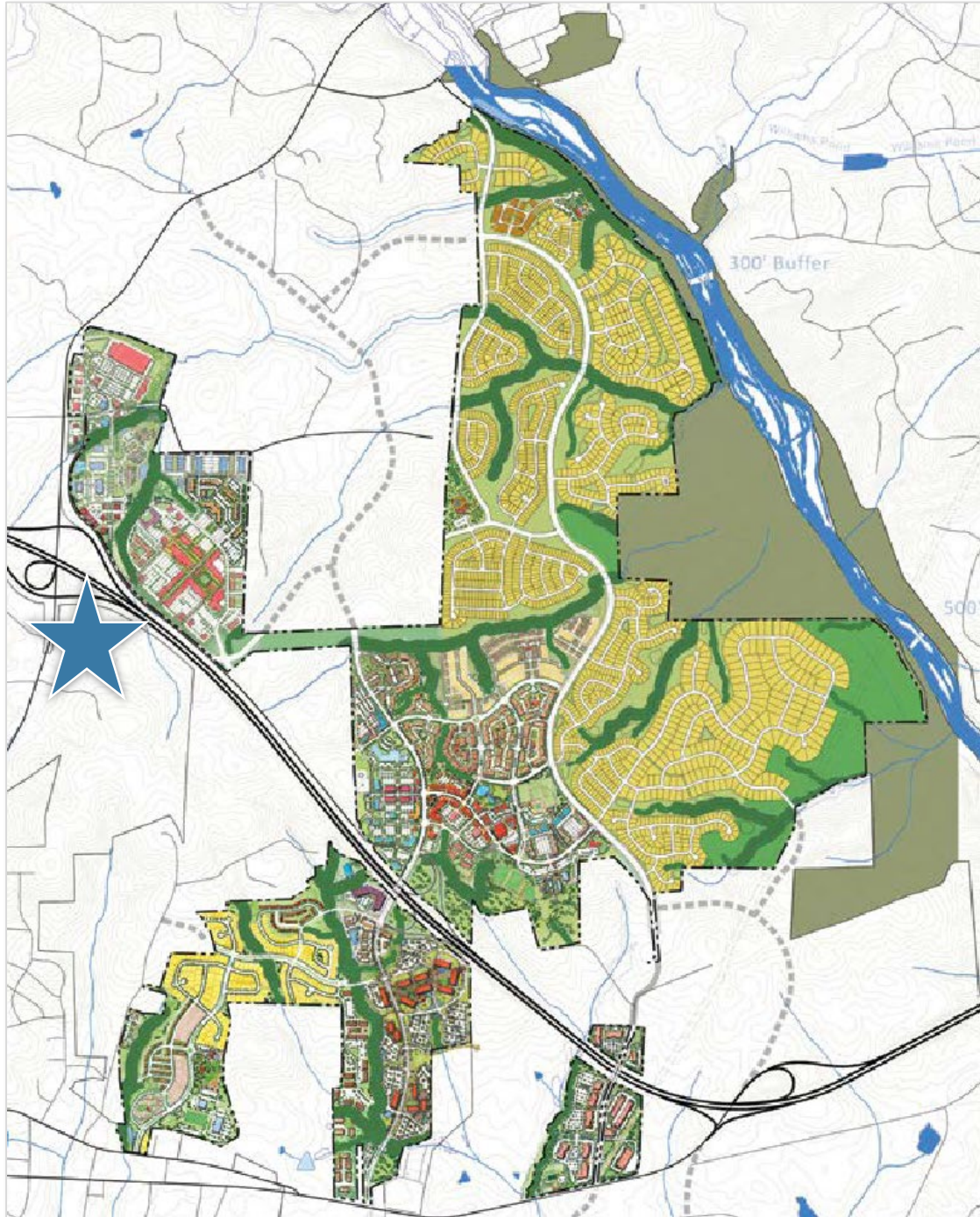
LOWE'S OUTPARCEL

Pittsboro, NC



SITE PLAN

Home to Chatham Park, Chatham County is the 6th fastest growing county in North Carolina. Chatham Park is well-positioned to accommodate a significant portion of expected growth with its connectivity to regional hubs, and state-of-the-art infrastructure. The site is just to the west of this exciting growth.





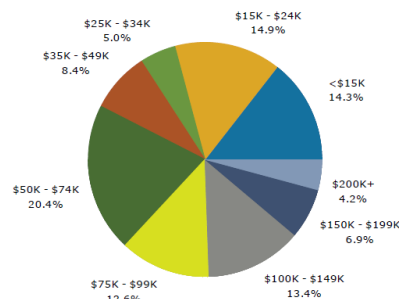
DEMOGRAPHICS - 1 Mile Radius

Summary	Census 2010	2018	2023
Population	964	1,253	1,386
Households	395	524	581
Families	249	326	360
Average Household Size	2.34	2.31	2.31
Owner Occupied Housing Units	298	375	423
Renter Occupied Housing Units	97	149	158
Median Age	44.0	45.7	45.8

Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	2.04%	1.13%	0.83%
Households	2.09%	1.10%	0.79%
Families	2.00%	1.00%	0.71%
Owner HHs	2.44%	1.45%	1.16%
Median Household Income	2.24%	1.93%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	75	14.3%	67	11.5%
\$15,000 - \$24,999	78	14.9%	71	12.2%
\$25,000 - \$34,999	26	5.0%	25	4.3%
\$35,000 - \$49,999	44	8.4%	47	8.1%
\$50,000 - \$74,999	107	20.4%	126	21.7%
\$75,000 - \$99,999	66	12.6%	81	13.9%
\$100,000 - \$149,999	70	13.4%	91	15.7%
\$150,000 - \$199,999	36	6.9%	44	7.6%
\$200,000+	22	4.2%	29	5.0%
Median Household Income	\$56,833		\$63,500	
Average Household Income	\$75,006		\$85,598	
Per Capita Income	\$33,125		\$37,672	

2018 Household Income



Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	59	6.1%	69	5.5%	75	5.4%
5 - 9	56	5.8%	72	5.7%	77	5.6%
10 - 14	46	4.8%	62	4.9%	70	5.1%
15 - 19	42	4.4%	49	3.9%	57	4.1%
20 - 24	38	3.9%	51	4.1%	53	3.8%
25 - 34	110	11.4%	139	11.1%	155	11.2%
35 - 44	145	15.0%	173	13.8%	191	13.8%
45 - 54	166	17.2%	181	14.4%	188	13.6%
55 - 64	147	15.2%	205	16.4%	210	15.2%
65 - 74	74	7.7%	136	10.9%	163	11.8%
75 - 84	55	5.7%	78	6.2%	103	7.4%
85+	26	2.7%	38	3.0%	41	3.0%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	748	77.5%	959	76.5%	1,056	76.2%
Black Alone	153	15.9%	201	16.0%	216	15.6%
American Indian Alone	3	0.3%	4	0.3%	5	0.4%
Asian Alone	12	1.2%	27	2.2%	35	2.5%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	31	3.2%	37	3.0%	41	3.0%
Two or More Races	18	1.9%	26	2.1%	33	2.4%
Hispanic Origin (Any Race)	63	6.5%	73	5.8%	83	6.0%

Data Note: Income is expressed in current dollars.

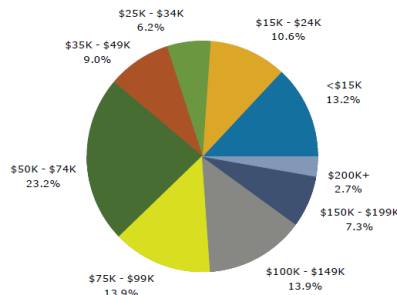


DEMOGRAPHICS - 1-3 Miles Radius

Summary	Census 2010	2018	2023
Population	4,865	5,549	6,168
Households	2,020	2,286	2,546
Families	1,314	1,483	1,647
Average Household Size	2.30	2.34	2.34
Owner Occupied Housing Units	1,542	1,689	1,912
Renter Occupied Housing Units	478	597	634
Median Age	44.1	46.0	46.7
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	2.14%	1.13%	0.83%
Households	2.18%	1.10%	0.79%
Families	2.12%	1.00%	0.71%
Owner HHs	2.51%	1.45%	1.16%
Median Household Income	1.66%	1.93%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	301	13.2%	279	11.0%
\$15,000 - \$24,999	242	10.6%	227	8.9%
\$25,000 - \$34,999	141	6.2%	138	5.4%
\$35,000 - \$49,999	205	9.0%	218	8.6%
\$50,000 - \$74,999	531	23.2%	611	24.0%
\$75,000 - \$99,999	317	13.9%	383	15.0%
\$100,000 - \$149,999	318	13.9%	403	15.8%
\$150,000 - \$199,999	167	7.3%	204	8.0%
\$200,000+	62	2.7%	83	3.3%
Median Household Income	\$59,228		\$64,311	
Average Household Income	\$74,065		\$82,904	
Per Capita Income	\$31,671		\$35,299	

2018 Household Income



Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	276	5.7%	276	5.0%	297	4.8%
5 - 9	281	5.8%	311	5.6%	327	5.3%
10 - 14	253	5.2%	310	5.6%	348	5.6%
15 - 19	252	5.2%	257	4.6%	310	5.0%
20 - 24	185	3.8%	230	4.1%	236	3.8%
25 - 34	540	11.1%	572	10.3%	624	10.1%
35 - 44	714	14.7%	744	13.4%	806	13.1%
45 - 54	830	17.1%	786	14.2%	842	13.6%
55 - 64	716	14.7%	905	16.3%	920	14.9%
65 - 74	405	8.3%	644	11.6%	807	13.1%
75 - 84	276	5.7%	343	6.2%	467	7.6%
85+	138	2.8%	169	3.0%	185	3.0%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,702	76.1%	4,227	76.2%	4,687	76.0%
Black Alone	895	18.4%	958	17.3%	1,030	16.7%
American Indian Alone	14	0.3%	19	0.3%	24	0.4%
Asian Alone	56	1.2%	116	2.1%	154	2.5%
Pacific Islander Alone	2	0.0%	2	0.0%	2	0.0%
Some Other Race Alone	127	2.6%	137	2.5%	156	2.5%
Two or More Races	69	1.4%	90	1.6%	115	1.9%
Hispanic Origin (Any Race)	263	5.4%	281	5.1%	322	5.2%

Data Note: Income is expressed in current dollars.

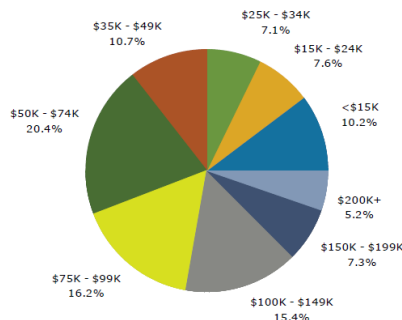


DEMOGRAPHICS - 3-5 Miles Radius

Summary	Census 2010	2018	2023
Population	4,238	5,109	5,705
Households	1,772	2,103	2,337
Families	1,234	1,466	1,629
Average Household Size	2.34	2.39	2.40
Owner Occupied Housing Units	1,455	1,689	1,904
Renter Occupied Housing Units	317	414	433
Median Age	43.5	46.1	47.3
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	2.23%	1.13%	0.83%
Households	2.13%	1.10%	0.79%
Families	2.13%	1.00%	0.71%
Owner HHs	2.43%	1.45%	1.16%
Median Household Income	2.19%	1.93%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	214	10.2%	191	8.2%
\$15,000 - \$24,999	159	7.6%	143	6.1%
\$25,000 - \$34,999	150	7.1%	145	6.2%
\$35,000 - \$49,999	224	10.7%	234	10.0%
\$50,000 - \$74,999	428	20.4%	481	20.6%
\$75,000 - \$99,999	341	16.2%	406	17.4%
\$100,000 - \$149,999	324	15.4%	409	17.5%
\$150,000 - \$199,999	154	7.3%	186	8.0%
\$200,000+	109	5.2%	142	6.1%
Median Household Income	\$65,622		\$73,114	
Average Household Income	\$84,757		\$94,971	
Per Capita Income	\$34,549		\$38,411	

2018 Household Income



Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	234	5.5%	246	4.8%	263	4.6%
5 - 9	270	6.4%	290	5.7%	302	5.3%
10 - 14	253	6.0%	306	6.0%	333	5.8%
15 - 19	232	5.5%	258	5.1%	304	5.3%
20 - 24	153	3.6%	197	3.9%	195	3.4%
25 - 34	416	9.8%	494	9.7%	527	9.2%
35 - 44	667	15.7%	681	13.3%	748	13.1%
45 - 54	763	18.0%	799	15.7%	829	14.5%
55 - 64	665	15.7%	879	17.2%	939	16.5%
65 - 74	328	7.7%	600	11.8%	776	13.6%
75 - 84	174	4.1%	251	4.9%	374	6.6%
85+	82	1.9%	103	2.0%	115	2.0%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,401	80.3%	4,130	80.9%	4,609	80.8%
Black Alone	617	14.6%	666	13.0%	706	12.4%
American Indian Alone	12	0.3%	18	0.4%	22	0.4%
Asian Alone	48	1.1%	102	2.0%	136	2.4%
Pacific Islander Alone	1	0.0%	2	0.0%	3	0.1%
Some Other Race Alone	99	2.3%	110	2.2%	125	2.2%
Two or More Races	59	1.4%	80	1.6%	104	1.8%
Hispanic Origin (Any Race)	213	5.0%	235	4.6%	269	4.7%

Data Note: Income is expressed in current dollars.