

OUTPARCEL FOR SALE



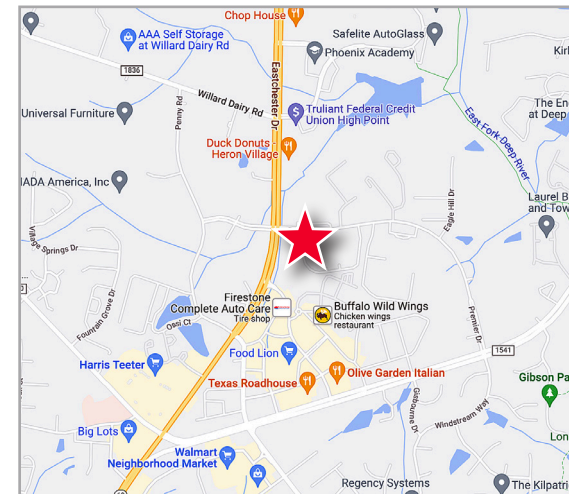
PROPERTY HIGHLIGHTS

- +/- 2.481 ACRE OUTPARCEL FOR SALE
- Located in the Piedmont Centre at the center of Premier Drive and Highway 68
- Zoned CP - Corporate Park
- Traffic Count: 32,000 VPD
- Hotels, restaurants, banks and retail amenities nearby
- Ideal for bank, restaurant, medical office, pharmacy or general office
- Market to price

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PALLADIUM AT DEEP RIVER
SHOPPING CENTER

- REGAL
- McALISTER'S DELIC.
- Applebee's
- FIREHOUSE SUBS
- HAM'S
- Freddy's STEAKBURGERS
- Olive Garden
- Meat 'n' Eats
- BURGER KING
- STARBUCKS COFFEE
- McDonald's
- ZAXBY'S
- Chick-fil-A
- BUFFALO WILD WINGS
- FedEx Kinko's
- Golden Corral
- FOOD LION
- Walgreens
- J&S CAFETERIAS
- Office DEPOT
- belk

- Harris Teeter
- Stara Mart
- WELLS FARGO
- The UPS Store
- BANK OF AMERICA
- Wendy's

- KICKBACK JACK'S
- Panera BREAD

SUBJECT PROPERTY

- PENN STATION EAST COAST SLIS
- FLEET FEET
- DUCK DONUTS
- TRULIANT
- Small Batch
- The Basil Leaf VITAE & BUSTLE
- Domino's

AMADA
AMADA AMERICA, INC.

UNIVERSAL
FURNITURE

CONE HEALTH

Wake Forest
Baptist Health
Wake Forest Health Network

HANES
Brands Inc

PREMIER CENTER
BUSINESS PARK





Key Demographics

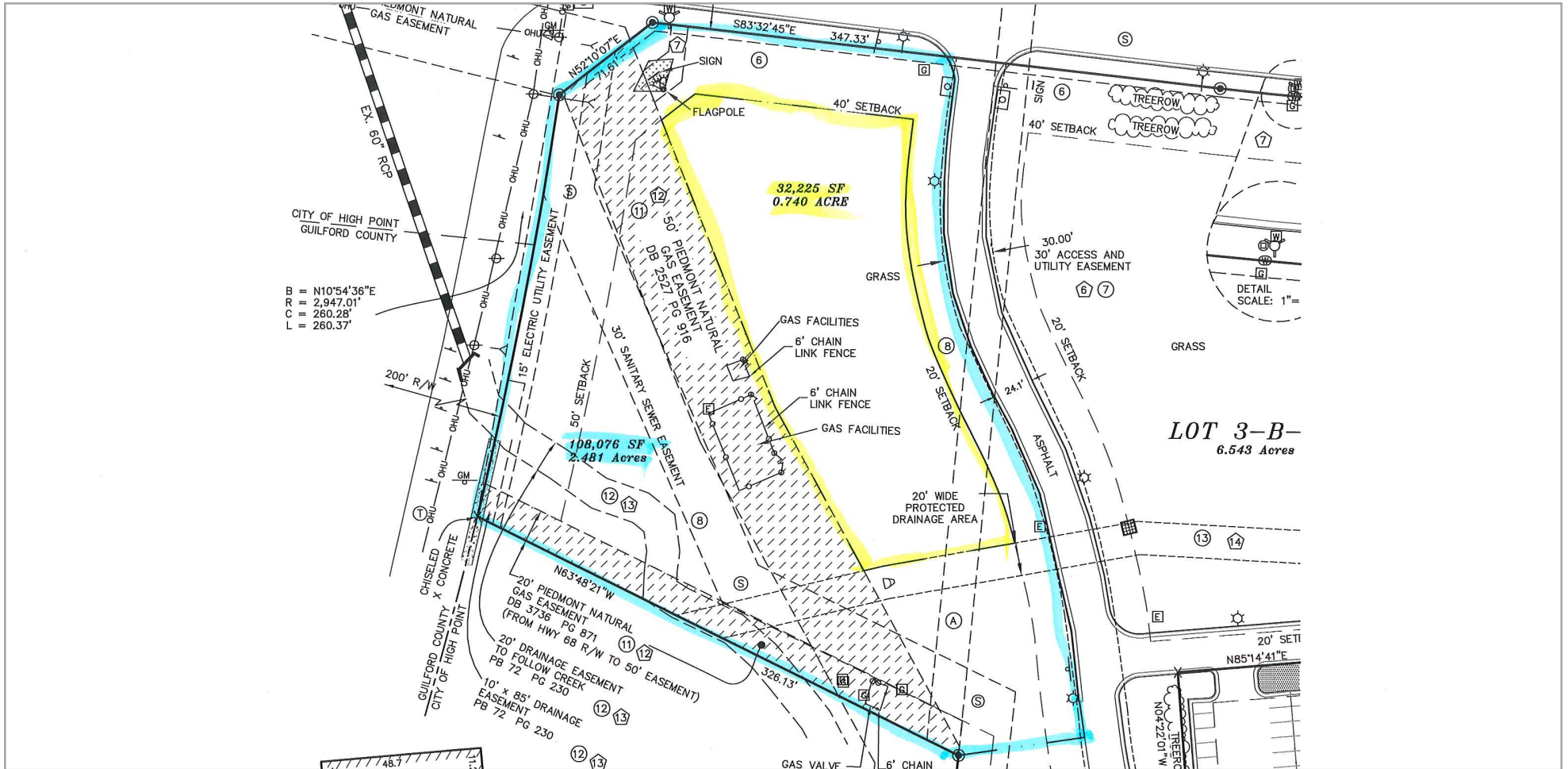
| | 3-Mile Radius | | 5-Mile Radius | |
|----------------------------------|---------------|-----------|---------------|----------|
| Census Year | 2021 | 2026 | 2021 | 2026 |
| Population | 40,261 | 42,664 | 113,186 | 118,825 |
| Households | 16,495 | 17,461 | 48,217 | 50,630 |
| Families | 10,494 | 11,041 | 28,914 | 30,174 |
| Average H ousehold Size | 2.44 | 2.44 | 2.31 | 2.31 |
| Owner Occupied Housing Units | 10,478 | 11,104 | 26,680 | 28,031 |
| Renter Occupied Housing Units | 6,017 | 6,357 | 21,537 | 22,599 |
| Median Age | 38.8 | 39.5 | 38.2 | 39 |
| Median Household Income | \$75,177 | \$80,489 | \$58,641 | \$62,764 |
| Average Household Income | \$95,342 | \$106,348 | \$80,434 | \$89,308 |
| Per Capita Income | \$39,442 | \$43,956 | \$34,104 | \$37,863 |

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4010 PREMIER DRIVE
SURVEY



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