

# NORTHSIDE PLAZA

CLINTON, NC



## SIZE

79,865 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	2,963	11,272	16,439
<b>Households</b>	1,169	4,470	6,351
<b>Median HH Income (\$)</b>	45,295	46,812	49,031

## MAJOR TENANT(S)

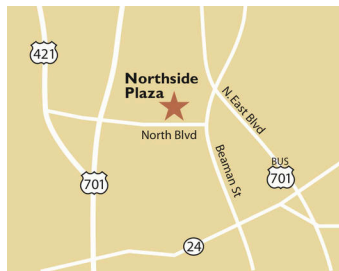
Food Lion  
Farmers Home Furniture

## LEASING CONTACT

Jordan Titshaw  
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## MORE INFO

www.phillipsedison.com



## LOCATION

313 North Boulevard | Clinton, NC 28328

## PROPERTY HIGHLIGHTS

- 79,865 square feet anchored by Food Lion and Farmers Home Furniture
- Population exceeds 16,400 within a five-mile trade area
- Average household income \$67,500



**PHILLIPS EDISON & COMPANY®**

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SPACE TENANT	SQ. FT.
ATM Wells Fargo	
00010 Pivot Physical Therapy and Wellness Center of Clinton	3,200 SF
00020 Farmers Home Furniture	15,000 SF
<b>00030 AVAILABLE</b>	<b>3,980 SF</b>
00035 The Performing Arts School	2,780 SF
00040 DaVita Dialysis	3,500 SF
00050 Workout Anytime	8,235 SF
00060 Food Lion	30,720 SF
00070 Thunder Valley Mart	8,450 SF
00080 Beijing	2,000 SF
00090 HTV Express	2,000 SF
<b>TOTAL SQ. FT.</b>	<b>79,865</b>

SITE LEGEND	
<span style="display: inline-block; width: 15px; height: 10px; background-color: #f4a460; border: 1px solid black;"></span> Available	<span style="display: inline-block; width: 15px; height: 10px; background-color: #d3d3d3; border: 1px solid black;"></span> Occupied
<span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black;"></span> Leased (not occupied)	<span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black;"></span> Owned by Others
<span style="display: inline-block; border-bottom: 1px dashed blue; width: 20px;"></span> Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 35.016232

Longitude: -78.329628

Northside Plaza Clinton, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	2,963	11,272	16,439
	2028 Projected Population	2,943	11,218	16,383
	2010 Census Population	3,058	11,750	16,974
	2000 Census Population	3,014	11,494	16,314
	1990 Census Population	2,814	10,709	14,382
	Historical Annual Growth 1990 to 2000	0.69%	0.71%	1.27%
	Historical Annual Growth 2000 to 2010	0.15%	0.22%	0.40%
	Estimated Annual Growth 2010 to 2023	-0.23%	-0.30%	-0.23%
	Projected Annual Growth 2023 to 2028	-0.14%	-0.10%	-0.07%
	Median Age	41.8	42.2	41.6
Households	Q4 2023 Estimated Households	1,169	4,470	6,351
	2028 Projected Households	1,161	4,448	6,329
	2010 Census Households	1,217	4,607	6,527
	2000 Census Households	1,202	4,456	6,158
	1990 Census Households	1,151	4,152	5,464
	Historical Annual Growth 1990 to 2000	0.43%	0.71%	1.20%
	Historical Annual Growth 2000 to 2010	0.13%	0.34%	0.58%
	Estimated Annual Growth 2010 to 2023	-0.29%	-0.22%	-0.20%
	Projected Annual Growth 2023 to 2028	-0.14%	-0.10%	-0.07%
	Population per Household	2.37	2.38	2.46
Population by Race	White	41.3%	38.1%	40.6%
	Black or African American	32.4%	36.7%	33.5%
	Asian & Pacific Islander	1.9%	1.3%	1.0%
	Other Races	5.4%	4.8%	4.8%
	Hispanic Population	19.1%	19.1%	20.1%
Income	Average Household Income	\$63,392	\$66,078	\$67,526
	Median Household Income	\$45,295	\$46,812	\$49,031
	Per Capita Income	\$26,161	\$27,169	\$26,940
Education (Age 25+)	Elementary	3.4%	5.7%	5.8%
	Some High School	11.3%	12.2%	12.6%
	High School Graduate	34.2%	32.5%	31.9%
	Some College	21.5%	19.5%	20.4%
	Associates Degree Only	10.7%	10.5%	10.4%
	Bachelors Degree Only	12.9%	12.8%	12.3%
	Graduate Degree	5.9%	6.7%	6.6%
Business	Number of Businesses	145	525	628
	Total Number of Employees	1,794	6,550	7,882
	Employees per Business	12.39	12.47	12.56
	Residential Population per Business	20.47	21.47	26.19

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.