

NORTHSIDE PLAZA

CLINTON, NC



SIZE

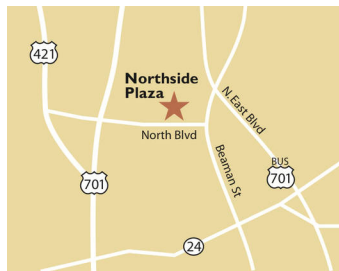
79,865 square feet

DEMOGRAPHICS

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

MAJOR TENANT(S)

Food Lion
Farmers Home Furniture



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

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



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
00030 AVAILABLE	3,980 SF
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
TOTAL SQ. FT.	79,865

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



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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.