

# NORTHSIDE PLAZA

CLINTON, NC



## SIZE

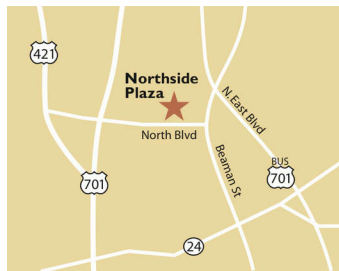
79,865 square feet

## 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



## LOCATION

313 North Boulevard | Clinton, NC 28328

## PROPERTY HIGHLIGHTS

- 79,865 square feet anchored by Food Lion and Farmers 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



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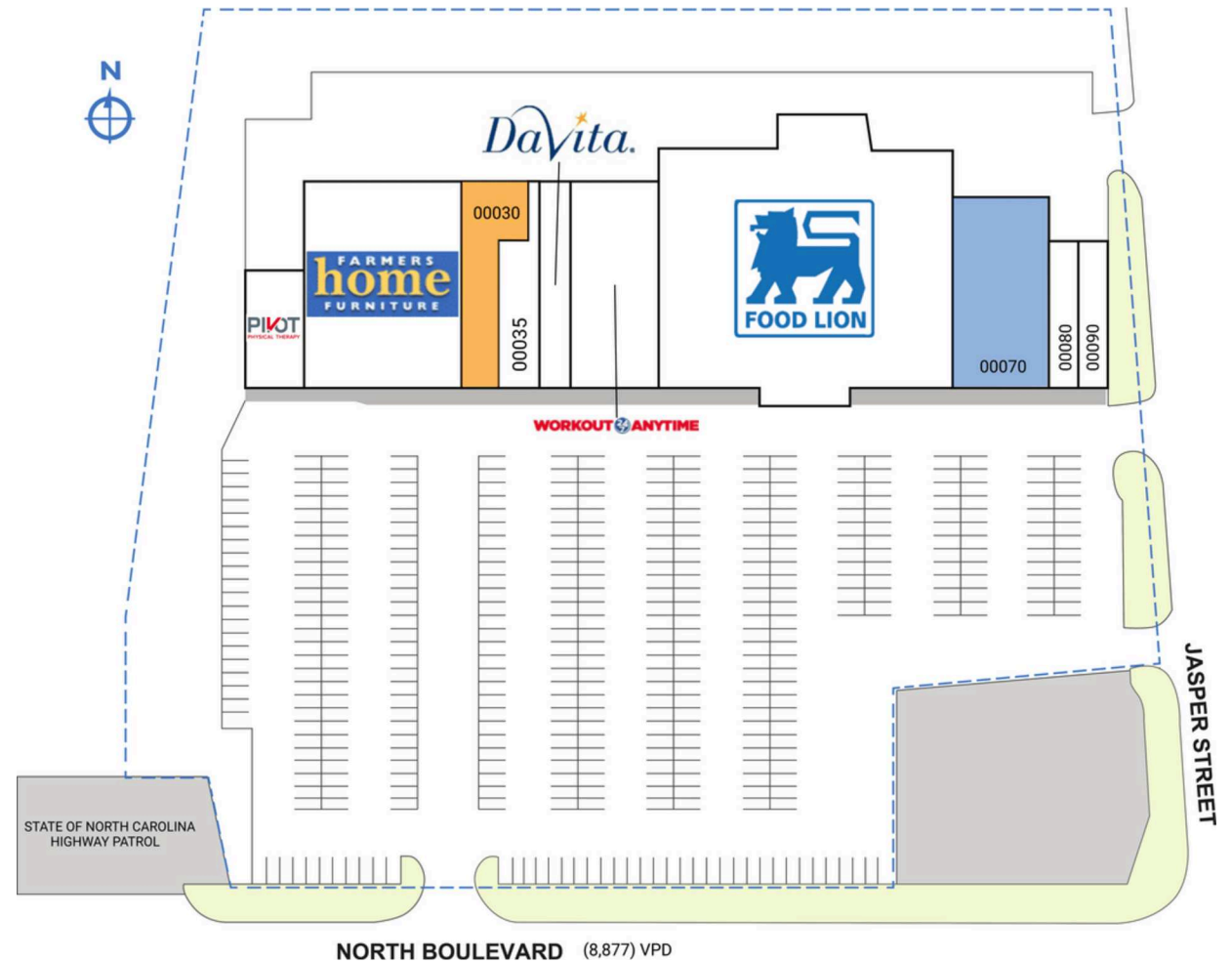
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| SPACE TENANT  | SQ. FT.       |
|---|---------------|
| 00010 Pivot Physical Therapy and Wellness Center of Clinton | 3,200 SF      |
| 00020 Farmers Home Furniture                                | 15,000 SF     |
| 00030 AVAILABLE   | 3,980 SF      |
| 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 COMING AVAILABLE                                      | 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

|                       |                 |
|-----------------------|-----------------|
| 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<br>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            |

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