



SIZE

136,447 square feet

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|------------------------------|--------|--------|---------|
| Population | 12,307 | 70,697 | 179,532 |
| Households | 5,317 | 30,841 | 74,877 |
| Median HH Income (\$) | 84,567 | 93,437 | 103,189 |

MAJOR TENANT(S)

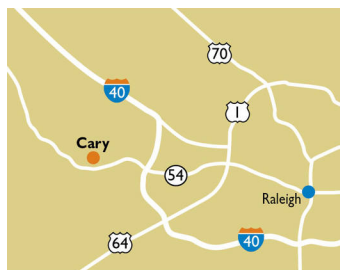
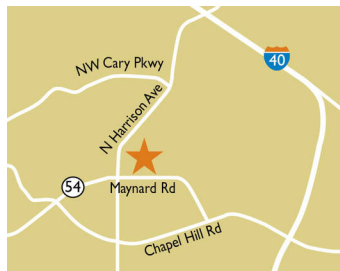
Harris Teeter
 Dogtopia
 F45 Training
 Papa John's Pizza

LEASING CONTACT

Mark Porter
 Mobile (803) 338-6004
 mporter@phillipsedison.com

MORE INFO

www.phillipsedison.com



LOCATION

270 Grande Heights Drive | Cary, NC 27513

PROPERTY HIGHLIGHTS

- Anchored by Harris Teeter, a subsidiary of Kroger and the leading grocer in North Carolina
- National tenants include Altitude Trampoline Park, Firehouse Subs, Discount Tires, and Papa John's
- Located at the intersection of NE Maynard Road and N Harrison Avenue which benefits from over 31,300 vehicles per day
- Population exceeds 70,600 people with an average household income greater than \$123,600 in a three-mile radius



HARRISON POINTE

270 Grande Heights Drive | Cary, NC 27513

| SPACE | TENANT | SQ. FT. | | | |
|-------|---------------------------|----------|----------------------|--------------------------|-----------|
| A0A | The Big Easy | 3,635 SF | B0L | Firehouse Subs | 1,667 SF |
| A0E | Ballroom U | 3,085 SF | B0N | Pet Supermarket | 6,291 SF |
| A0G | Dogtopia | 6,310 SF | C0A | Harris Teeter | 50,894 SF |
| A0L | Harrison Pointe Dentistry | 2,761 SF | D0A | Bravo's Mexican Grill | 3,200 SF |
| A0M | Team Casarez Jiu Jitsu | 3,357 SF | D0C | Everest Nepali Kitchen | 1,600 SF |
| A0P | Nail Forum | 1,200 SF | D0D | Altitude Trampoline Park | 20,388 SF |
| A0Q | PEN Salon | 1,200 SF | D0E | Lucky Feet | 1,366 SF |
| A0R | Billionaire's Barbershop | 1,200 SF | OUT1 | Take 5 Oil Change | |
| A0S | Bagels Cafe | 1,200 SF | R02 | Discount Tire | 7,500 SF |
| A0W | Giggles Drop-In Childcare | 4,192 SF | SHAD1 | Advance Auto Parts | |
| B0A | Papa John's Pizza | 1,600 SF | SHAD2 | Rite Aid | |
| B0B | Cloud Heaven | 1,645 SF | SHAD3 | Kangaroo | |
| B0C | Asian Express | 2,066 SF | SHAD4 | Fifth Third Bank | |
| B0D | Cuts-R-Clips | 1,600 SF | TOTAL SQ. FT. | 136,447 | |
| B0E | Joint Venture Jewelry | 3,200 SF | | | |
| B0G | F45 Training | 3,645 SF | | | |
| B0K | Cold Stone Creamery | 1,645 SF | | | |

SITE LEGEND

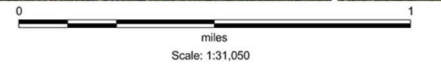
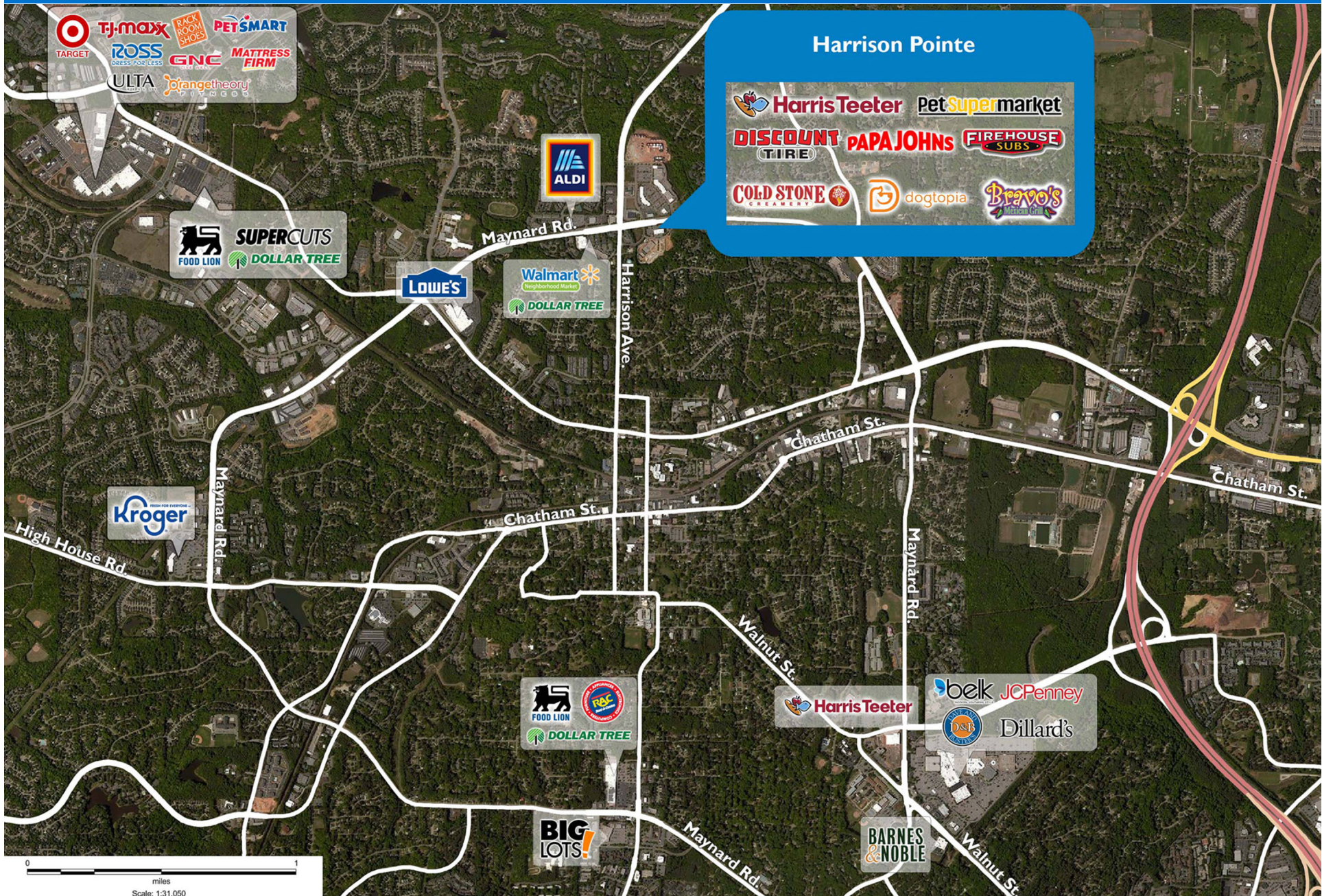
| | |
|--|--|
| Available | Occupied |
| Leased (not occupied) | Owned by Others |
| Site Boundary | |



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.

HARRISON POINTE

270 Grande Heights Drive | Cary, NC 27513



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 35.804843

Longitude: -78.780413

| Harrison Pointe Cary, NC | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|-----------------------------|---------------------------------------|------------------|------------------|------------------|
| Population | Q4 2023 Estimated Population | 12,307 | 70,697 | 179,532 |
| | 2028 Projected Population | 11,780 | 69,606 | 180,713 |
| | 2010 Census Population | 10,770 | 57,187 | 145,627 |
| | 2000 Census Population | 9,988 | 47,905 | 114,811 |
| | 1990 Census Population | 6,021 | 32,171 | 69,064 |
| | Historical Annual Growth 1990 to 2000 | 5.19% | 4.06% | 5.21% |
| | Historical Annual Growth 2000 to 2010 | 0.76% | 1.79% | 2.41% |
| | Estimated Annual Growth 2010 to 2023 | 0.97% | 1.55% | 1.53% |
| | Projected Annual Growth 2023 to 2028 | -0.87% | -0.31% | 0.13% |
| | Median Age | 36.5 | 36.9 | 37.6 |
| Households | Q4 2023 Estimated Households | 5,317 | 30,841 | 74,877 |
| | 2028 Projected Households | 5,083 | 30,436 | 75,277 |
| | 2010 Census Households | 4,603 | 24,058 | 59,867 |
| | 2000 Census Households | 4,342 | 19,779 | 45,713 |
| | 1990 Census Households | 2,593 | 13,146 | 27,429 |
| | Historical Annual Growth 1990 to 2000 | 5.29% | 4.17% | 5.24% |
| | Historical Annual Growth 2000 to 2010 | 0.59% | 1.98% | 2.73% |
| | Estimated Annual Growth 2010 to 2023 | 1.05% | 1.82% | 1.64% |
| | Projected Annual Growth 2023 to 2028 | -0.90% | -0.26% | 0.11% |
| | Population per Household | 2.31 | 2.28 | 2.38 |
| Population by Race | White | 55.1% | 58.0% | 58.4% |
| | Black or African American | 15.4% | 12.2% | 10.7% |
| | Asian & Pacific Islander | 10.5% | 13.4% | 17.2% |
| | Other Races | 3.9% | 4.5% | 4.7% |
| | Hispanic Population | 15.1% | 11.8% | 8.9% |
| Income | Average Household Income | \$109,358 | \$123,628 | \$135,021 |
| | Median Household Income | \$84,567 | \$93,437 | \$103,189 |
| | Per Capita Income | \$47,344 | \$54,145 | \$56,641 |
| Education (Age 25+) | Elementary | 2.0% | 2.6% | 2.2% |
| | Some High School | 2.0% | 1.9% | 2.1% |
| | High School Graduate | 15.6% | 11.7% | 9.9% |
| | Some College | 14.2% | 13.9% | 13.1% |
| | Associates Degree Only | 9.3% | 8.0% | 7.2% |
| | Bachelors Degree Only | 36.5% | 36.7% | 37.3% |
| | Graduate Degree | 20.3% | 25.2% | 28.2% |
| Business | Number of Businesses | 290 | 3,404 | 8,652 |
| | Total Number of Employees | 5,285 | 55,127 | 136,930 |
| | Employees per Business | 18.23 | 16.19 | 15.83 |
| | Residential Population per Business | 42.45 | 20.77 | 20.75 |

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