



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)

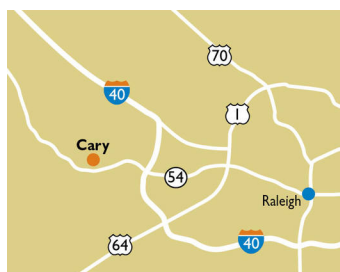
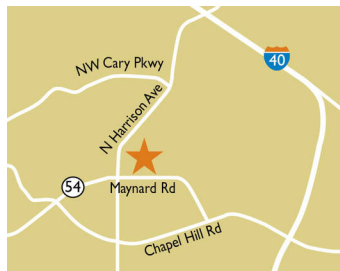
Harris Teeter
 Dogtopia
 F45 Training
 Papa John's Pizza

LEASING CONTACT

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 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

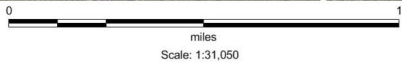
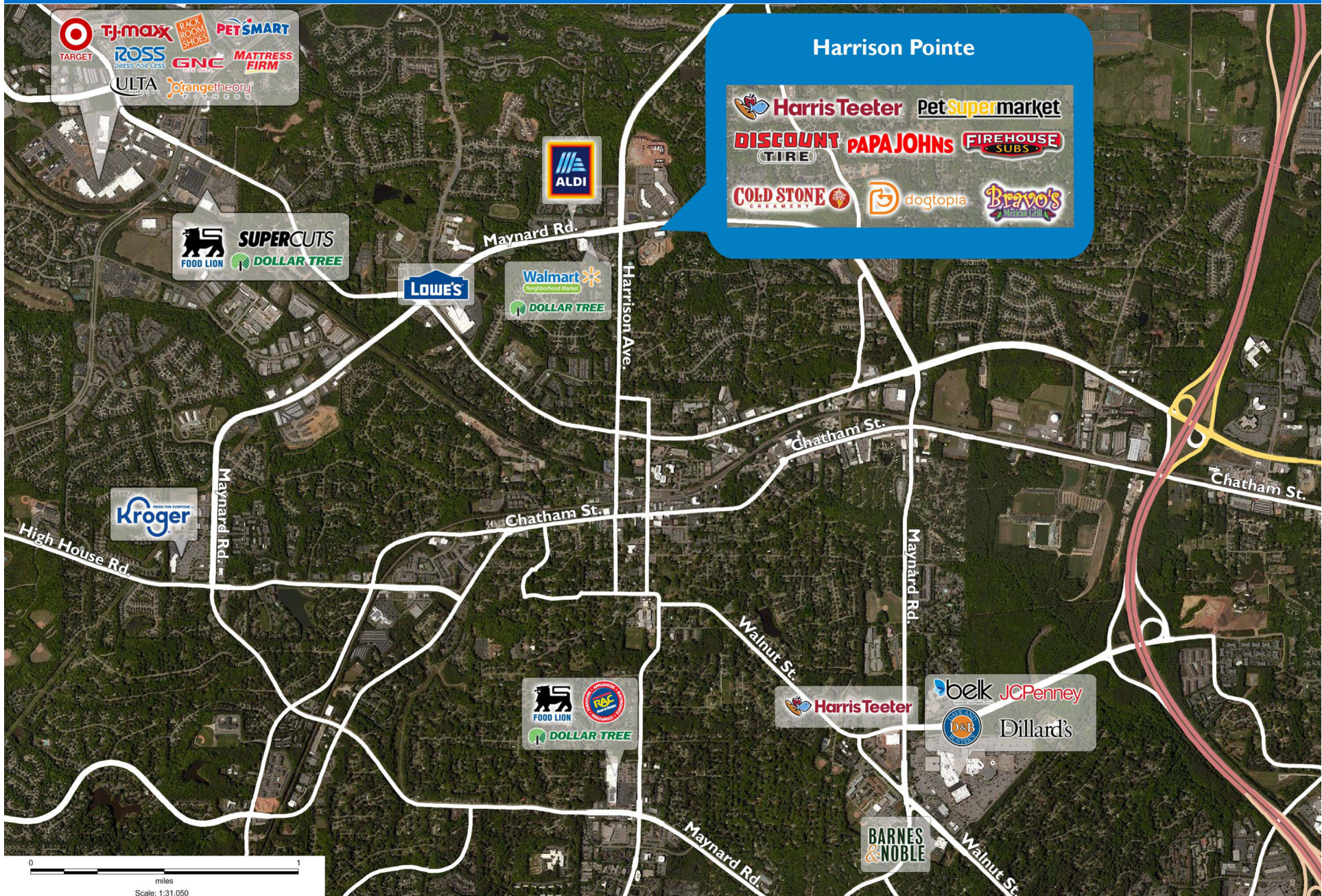
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



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.