

TORRENCE VILLAGE

Huntersville, NC

**±1,463-12,301 SF RETAIL
AVAILABLE FOR LEASE**



Population:

1 Mile: 5,100
3 Miles: 29,722
5 Miles: 74,484

Average Household

Income:

1 Mile: \$72,795
3 Miles: \$90,809
5 Miles: \$95,481



Traffic Counts: 26,000 VPD

- Excellent location in the heart of Huntersville, NC (I-77, exit 23).
- 75,000 SF of retail and restaurant space anchored by Walgreens.
- Adjacent to Presbyterian Hospital.
- Adjacent to over 3 million SF of office space at Huntersville Business Park.
- Plaza areas with outdoor seating and water features.
- Excellent Visibility, Access, and Parking.
- Current Tenants include: Walgreens, Starbucks, Five Guys Burgers & Fries, Vocelli Pizza, Tijuana Flats, Firehouse Subs, Q Nails, Just Fresh, Martinizing Dry Cleaning, Fitness Together, and J.R. Crickets.

**Scott Mileham 704-927-2886 / smileham@newsouthprop.com
Molly Prince 704-927-2892 / mprince@newsouthprop.com
New South Properties of the Carolinas, LLC**



HUNTERSVILLE, NORTH CAROLINA

Torrence Village Aerial



Scott Mileham 704-927-2886 / smileham@newsouthprop.com
Molly Prince 704-927-2892 / mprince@newsouthprop.com
New South Properties of the Carolinas, LLC



DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups

Prepared For Scott Mileham



Lat/Lon: 35.409864/-80.854871

April 2009

RF5

Statesville Rd & Gilead Rd Huntersville, North Carolina	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Population						
Estimated Population (2008)	5,100		29,722		74,484	
Census Population (1990)	1,864		6,983		15,161	
Census Population (2000)	3,555		17,620		43,070	
Projected Population (2013)	6,037		36,872		92,787	
Forecasted Population (2018)	7,416		47,565		120,402	
Historical Annual Growth (1990 to 2000)	1,691	9.1%	10,637	15.2%	27,909	18.4%
Historical Annual Growth (2000 to 2008)	1,545	5.4%	12,102	8.6%	31,414	9.1%
Projected Annual Growth (2008 to 2013)	937	3.7%	7,150	4.8%	18,303	4.9%
Est. Population Density (2008)	1,631.08 <i>psm</i>		1,055.13 <i>psm</i>		994.93 <i>psm</i>	
Trade Area Size	3.13 <i>sq mi</i>		28.17 <i>sq mi</i>		74.86 <i>sq mi</i>	
Households						
Estimated Households (2008)	2,047		11,245		28,704	
Census Households (1990)	741		2,581		5,582	
Census Households (2000)	1,382		6,401		15,984	
Projected Households (2013)	2,451		14,138		36,195	
Forecasted Households (2018)	3,044		18,435		47,418	
Households with Children (2008)	805	39.3%	4,618	41.1%	11,414	39.8%
Average Household Size (2008)	2.43		2.60		2.57	
Average Household Income						
Est. Average Household Income (2008)	\$72,795		\$90,809		\$95,481	
Proj. Average Household Income (2013)	\$80,567		\$99,998		\$103,608	
Average Family Income (2008)	\$86,094		\$101,973		\$106,910	
Median Household Income						
Est. Median Household Income (2008)	\$70,142		\$89,590		\$89,470	
Proj. Median Household Income (2013)	\$79,373		\$100,405		\$99,759	
Median Family Income (2008)	\$85,462		\$101,343		\$100,587	
Per Capita Income						
Est. Per Capita Income (2008)	\$30,596		\$35,084		\$37,118	
Proj. Per Capita Income (2013)	\$34,003		\$38,999		\$40,704	
Per Capita Income Est. 5 year change	\$3,407	11.1%	\$3,914	11.2%	\$3,586	9.7%
Other Income						
Est. Median Disposable Income (2008)	\$56,184		\$70,010		\$70,185	
Est. Median Disposable Income (2013)	\$63,289		\$78,544		\$77,786	
Disposable Income Est. 5 year change	\$7,105	12.6%	\$8,534	12.2%	\$7,601	10.8%
Est. Average Household Net Worth (2008)	\$549,560		\$719,640		\$728,535	
Daytime Demos						
Total Number of Businesses (2008)	172		1,039		2,808	
Total Number of Employees (2008)	1,842		11,413		33,994	
Company Headqtrs: Businesses (2008)	1	0.3%	4	0.4%	11	0.4%
Company Headqtrs: Employees (2008)	5	0.3%	100	0.9%	196	0.6%
Unemployment Rate (2008)	3.60%		3.50%		3.70%	
Employee Population per Business	10.7 to 1		11.0 to 1		12.1 to 1	
Residential Population per Business	29.7 to 1		28.6 to 1		26.5 to 1	

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

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups

Prepared For Scott Mileham



Lat/Lon: 35.409864/-80.854871

April 2009

RF5

Statesville Rd & Gilead Rd Huntersville, North Carolina	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Race & Ethnicity						
White (2008)	3,736	73.3%	22,937	77.2%	55,425	74.4%
Black or African American (2008)	915	17.9%	4,576	15.4%	13,560	18.2%
American Indian & Alaska Native (2008)	22	0.4%	170	0.6%	380	0.5%
Asian (2008)	152	3.0%	817	2.7%	2,219	3.0%
Hawaiian & Pacific Islander (2008)	10	0.2%	23	0.1%	43	0.1%
Other Race (2008)	155	3.0%	570	1.9%	1,271	1.7%
Two or More Races (2008)	111	2.2%	629	2.1%	1,586	2.1%
Not Hispanic or Latino Population (2008)	4,660	91.4%	27,669	93.1%	69,653	93.5%
Hispanic or Latino Population (2008)	440	8.6%	2,053	6.9%	4,830	6.5%
Not of Hispanic Origin Population (1990)	1,859	99.7%	6,941	99.4%	15,077	99.4%
Hispanic Origin Population (1990)	6	0.3%	43	0.6%	84	0.6%
Not Hispanic or Latino Population (2000)	3,380	95.1%	16,943	96.2%	41,573	96.5%
Hispanic or Latino Population (2000)	176	4.9%	677	3.8%	1,497	3.5%
Not Hispanic or Latino Population (2013)	5,405	89.5%	33,714	91.4%	85,236	91.9%
Hispanic or Latino Population (2013)	632	10.5%	3,158	8.6%	7,551	8.1%
Hist. Hispanic Ann Growth (1990 to 2008)	434	428.6%	2,011	260.8%	4,746	312.5%
Proj. Hispanic Ann Growth (2008 to 2013)	192	8.7%	1,105	10.8%	2,720	11.3%
Age Distribution						
Age 0 to 4 yrs (2008)	465	9.1%	2,792	9.4%	6,838	9.2%
Age 5 to 9 yrs (2008)	410	8.0%	2,478	8.3%	6,139	8.2%
Age 10 to 14 yrs (2008)	378	7.4%	2,128	7.2%	5,197	7.0%
Age 15 to 19 yrs (2008)	339	6.6%	1,793	6.0%	4,441	6.0%
Age 20 to 24 yrs (2008)	316	6.2%	1,319	4.4%	3,254	4.4%
Age 25 to 29 yrs (2008)	336	6.6%	1,658	5.6%	4,476	6.0%
Age 30 to 34 yrs (2008)	412	8.1%	2,542	8.6%	6,639	8.9%
Age 35 to 39 yrs (2008)	461	9.0%	2,987	10.1%	7,496	10.1%
Age 40 to 44 yrs (2008)	448	8.8%	2,809	9.4%	6,999	9.4%
Age 45 to 49 yrs (2008)	401	7.9%	2,460	8.3%	6,179	8.3%
Age 50 to 54 yrs (2008)	332	6.5%	1,988	6.7%	5,019	6.7%
Age 55 to 59 yrs (2008)	241	4.7%	1,522	5.1%	3,954	5.3%
Age 60 to 64 yrs (2008)	178	3.5%	1,164	3.9%	2,947	4.0%
Age 65 to 74 yrs (2008)	188	3.7%	1,151	3.9%	2,884	3.9%
Age 75 to 84 yrs (2008)	121	2.4%	617	2.1%	1,450	1.9%
Age 85 yrs plus (2008)	74	1.5%	314	1.1%	570	0.8%
Median Age (2008)	32.8	yrs	34.4	yrs	34.3	yrs
Gender Age Distribution						
Female Population (2008)	2,617	51.3%	14,963	50.3%	37,356	50.2%
Age 0 to 19 yrs (2008)	774	29.6%	4,506	30.1%	11,033	29.5%
Age 20 to 64 yrs (2008)	1,596	61.0%	9,187	61.4%	23,441	62.8%
Age 65 yrs plus (2008)	247	9.4%	1,270	8.5%	2,882	7.7%
Female Median Age (2008)	33.8	yrs	34.9	yrs	34.7	yrs
Male Population (2008)	2,484	48.7%	14,759	49.7%	37,128	49.8%
Age 0 to 19 yrs (2008)	817	32.9%	4,687	31.8%	11,583	31.2%
Age 20 to 64 yrs (2008)	1,529	61.6%	9,261	62.7%	23,522	63.4%
Age 65 yrs plus (2008)	137	5.5%	811	5.5%	2,023	5.4%
Male Median Age (2008)	31.9	yrs	34.0	yrs	33.9	yrs

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

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups

Prepared For Scott Mileham



Lat/Lon: 35.409864/-80.854871

April 2009

RF5

Statesville Rd & Gilead Rd Huntersville, North Carolina	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Household Income Distribution						
HH Income \$200,000 or More (2008)	74	3.6%	738	6.6%	2,159	7.5%
HH Income \$150,000 to \$199,999 (2008)	137	6.7%	1,114	9.9%	2,515	8.8%
HH Income \$100,000 to \$149,999 (2008)	430	21.0%	2,969	26.4%	7,327	25.5%
HH Income \$75,000 to \$99,999 (2008)	292	14.2%	1,701	15.1%	4,860	16.9%
HH Income \$50,000 to \$74,999 (2008)	367	17.9%	1,805	16.0%	4,988	17.4%
HH Income \$35,000 to \$49,999 (2008)	295	14.4%	1,209	10.7%	3,002	10.5%
HH Income \$25,000 to \$34,999 (2008)	139	6.8%	645	5.7%	1,579	5.5%
HH Income \$15,000 to \$24,999 (2008)	158	7.7%	511	4.5%	1,117	3.9%
HH Income \$0 to \$14,999 (2008)	155	7.6%	553	4.9%	1,157	4.0%
HH Income \$35,000+ (2008)	1,595	77.9%	9,536	84.8%	24,850	86.6%
HH Income \$75,000+ (2008)	933	45.6%	6,522	58.0%	16,860	58.7%
Housing						
Total Housing Units (2008)	2,299		12,609		32,339	
Housing Units, Occupied (2008)	2,047	89.0%	11,245	89.2%	28,704	88.8%
<i>Housing Units, Owner-Occupied (2008)</i>	1,134	55.4%	8,331	74.1%	22,500	78.4%
<i>Housing Units, Renter-Occupied (2008)</i>	913	44.6%	2,914	25.9%	6,204	21.6%
Housing Units, Vacant (2008)	252	11.0%	1,364	10.8%	3,635	11.2%
Median Years in Residence (2008)	2.4	yrs	2.7	yrs	2.7	yrs
Marital Status						
Never Married (2008)	958	24.9%	4,527	20.3%	11,634	20.7%
Now Married (2008)	2,129	55.4%	14,443	64.8%	36,620	65.1%
Separated (2008)	277	7.2%	1,061	4.8%	2,281	4.1%
Widowed (2008)	121	3.1%	720	3.2%	1,661	3.0%
Divorced (2008)	359	9.3%	1,553	7.0%	4,066	7.2%
Household Type						
Population Family (2008)	4,201	82.4%	25,998	87.5%	65,202	87.5%
Population Non-Family (2008)	765	15.0%	3,272	11.0%	8,667	11.6%
Population Group Qtrs (2008)	134	2.6%	452	1.5%	615	0.8%
Family Households (2008)	1,322	64.6%	8,122	72.2%	20,461	71.3%
Married Couple With Children (2008)	465	21.8%	3,104	21.5%	7,708	21.0%
Average Family Household Size (2008)	3.18		3.20		3.19	
Non-Family Households (2008)	725	35.4%	3,123	27.8%	8,243	28.7%
Household Size						
1 Person Household (2008)	614	30.0%	2,599	23.1%	6,814	23.7%
2 Person Households (2008)	631	30.8%	3,629	32.3%	9,342	32.5%
3 Person Households (2008)	340	16.6%	2,007	17.8%	5,111	17.8%
4 Person Households (2008)	294	14.3%	1,999	17.8%	4,957	17.3%
5 Person Households (2008)	121	5.9%	732	6.5%	1,821	6.3%
6+ Person Households (2008)	47	2.3%	279	2.5%	658	2.3%
Household Vehicles						
Total Vehicles Available (2008)	3,510		21,737		56,557	
Household: 0 Vehicles Available (2008)	78	3.8%	295	2.6%	689	2.4%
Household: 1 Vehicles Available (2008)	887	43.3%	3,540	31.5%	8,382	29.2%
Household: 2+ Vehicles Available (2008)	1,082	52.8%	7,409	65.9%	19,633	68.4%
Average Vehicles Per Household (2008)	1.7		1.9		2.0	

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

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups

Prepared For Scott Mileham



Lat/Lon: 35.409864/-80.854871

April 2009

RF5

Statesville Rd & Gilead Rd Huntersville, North Carolina	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Labor Force						
Est. Labor: Population Age 16+ (2008)	3,767		21,890		55,233	
Est. Civilian Employed (2008)	2,619	69.5%	15,545	71.0%	40,028	72.5%
Est. Civilian Unemployed (2008)	137	3.6%	764	3.5%	2,052	3.7%
Est. in Armed Forces (2008)	3	0.1%	22	0.1%	34	0.1%
Est. not in Labor Force (2008)	1,007	26.7%	5,559	25.4%	13,119	23.8%
Occupation						
Occupation: Population Age 16+ (2000)	1,827		9,284		23,667	
Mgmt, Business, & Financial Operations (2000)	318	17.4%	2,173	23.4%	5,855	24.7%
Professional and Related (2000)	441	24.1%	2,110	22.7%	5,476	23.1%
Service (2000)	240	13.1%	909	9.8%	2,101	8.9%
Sales and Office (2000)	540	29.6%	2,696	29.0%	6,759	28.6%
Farming, Fishing, and Forestry (2000)	8	0.4%	17	0.2%	24	0.1%
Construct, Extraction, & Maintenance (2000)	169	9.3%	710	7.7%	1,628	6.9%
Production, Transp. & Material Moving (2000)	111	6.1%	669	7.2%	1,824	7.7%
Percent White Collar Workers (2000)	71.1%		75.2%		76.4%	
Percent Blue Collar Workers (2000)	28.9%		24.8%		23.6%	
Consumer Expenditure (in \$,000,000s)						
Total Household Expenditure (2008)	\$116		\$742		\$1,964	
Total Non-Retail Expenditures (2008)	\$67	57.7%	\$430	57.9%	\$1,137	57.9%
Total Retail Expenditures (2008)	\$49	42.3%	\$313	42.1%	\$827	42.1%
Apparel (2008)	\$6	4.8%	\$36	4.8%	\$95	4.8%
Contributions (2008)	\$4	3.8%	\$30	4.1%	\$81	4.1%
Education (2008)	\$3	2.6%	\$20	2.7%	\$53	2.7%
Entertainment (2008)	\$6	5.6%	\$42	5.7%	\$111	5.7%
Food And Beverages (2008)	\$17	15.1%	\$110	14.8%	\$291	14.8%
Furnishings And Equipment (2008)	\$5	4.5%	\$34	4.6%	\$90	4.6%
Gifts (2008)	\$3	2.8%	\$21	2.9%	\$57	2.9%
Health Care (2008)	\$7	5.9%	\$42	5.7%	\$112	5.7%
Household Operations (2008)	\$4	3.7%	\$29	3.9%	\$76	3.9%
Miscellaneous Expenses (2008)	\$2	1.7%	\$12	1.6%	\$32	1.6%
Personal Care (2008)	\$2	1.4%	\$11	1.4%	\$28	1.4%
Personal Insurance (2008)	\$1	1.1%	\$8	1.1%	\$22	1.1%
Reading (2008)	\$0		\$2	0.3%	\$6	0.3%
Shelter (2008)	\$22	19.3%	\$145	19.5%	\$383	19.5%
Tobacco (2008)	\$1	0.6%	\$4	0.6%	\$11	0.6%
Transportation (2008)	\$23	20.0%	\$146	19.7%	\$387	19.7%
Utilities (2008)	\$8	6.8%	\$49	6.6%	\$129	6.6%
Educational Attainment						
Adult Population (25 Years or Older) (2008)	3,193		19,211		48,614	
Elementary (0 to 8) (2008)	84	2.6%	541	2.8%	1,116	2.3%
Some High School (9 to 11) (2008)	142	4.5%	849	4.4%	2,042	4.2%
High School Graduate (12) (2008)	711	22.3%	3,919	20.4%	9,681	19.9%
Some College (13 to 16) (2008)	648	20.3%	3,351	17.4%	8,412	17.3%
Associate Degree Only (2008)	281	8.8%	1,733	9.0%	4,567	9.4%
Bachelor Degree Only (2008)	965	30.2%	6,072	31.6%	15,784	32.5%
Graduate Degree (2008)	360	11.3%	2,744	14.3%	7,013	14.4%

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

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups

Prepared For Scott Mileham



Lat/Lon: 35.409864/-80.854871

April 2009

RF5

Statesville Rd & Gilead Rd Huntersville, North Carolina	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Units In Structure						
1 Detached Unit (2000)	801	53.9%	5,027	73.2%	13,291	77.1%
1 Attached Unit (2000)	57	3.8%	145	2.1%	728	4.2%
2 to 4 Units (2000)	82	5.5%	132	1.9%	282	1.6%
5 to 9 Units (2000)	132	8.9%	358	5.2%	840	4.9%
10 to 19 Units (2000)	309	20.7%	548	8.0%	899	5.2%
20 to 49 Units (2000)	38	2.5%	121	1.8%	247	1.4%
50 or more Units (2000)	47	3.1%	109	1.6%	222	1.3%
Mobile Home or Trailer (2000)	22	1.5%	423	6.2%	718	4.2%
Other Structure (2000)	0		4	0.1%	5	0.0%
Homes Built By Year						
Homes Built 1999 to 2000	112	7.5%	838	12.2%	2,112	12.3%
Homes Built 1995 to 1998	528	35.5%	2,430	35.4%	5,944	34.5%
Homes Built 1990 to 1994	196	13.2%	1,237	18.0%	3,764	21.8%
Homes Built 1980 to 1989	367	24.7%	959	14.0%	2,201	12.8%
Homes Built 1970 to 1979	93	6.2%	498	7.2%	1,113	6.5%
Homes Built 1960 to 1969	71	4.8%	334	4.9%	802	4.7%
Homes Built 1950 to 1959	52	3.5%	223	3.2%	452	2.6%
Homes Built Before 1949	69	4.6%	348	5.1%	843	4.9%
Home Values						
Home Values \$1,000,000 or More (2000)	1	0.2%	10	0.2%	49	0.4%
Home Values \$500,000 to \$999,999 (2000)	1	0.1%	9	0.2%	204	1.8%
Home Values \$400,000 to \$499,999 (2000)	1	0.2%	18	0.4%	148	1.3%
Home Values \$300,000 to \$399,999 (2000)	11	1.6%	289	6.8%	692	6.0%
Home Values \$200,000 to \$299,999 (2000)	168	25.1%	1,333	31.1%	2,496	21.5%
Home Values \$150,000 to \$199,999 (2000)	200	29.8%	1,257	29.3%	3,793	32.7%
Home Values \$100,000 to \$149,999 (2000)	242	36.1%	1,026	24.0%	3,317	28.6%
Home Values \$70,000 to \$99,999 (2000)	33	4.9%	215	5.0%	589	5.1%
Home Values \$50,000 to \$69,999 (2000)	11	1.6%	67	1.6%	179	1.5%
Home Values \$25,000 to \$49,999 (2000)	2	0.3%	52	1.2%	118	1.0%
Home Values \$0 to \$24,999 (2000)	0		7	0.2%	10	0.1%
Owner Occupied Median Home Value (2000)	\$167,245		\$189,697		\$186,815	
Renter Occupied Median Rent (2000)	\$624		\$599		\$617	
Transportation To Work						
Drive to Work Alone (2000)	1,443	78.9%	7,689	82.8%	19,895	84.0%
Drive to Work in Carpool (2000)	263	14.4%	998	10.7%	2,236	9.4%
Travel to Work - Public Transportation (2000)	10	0.6%	44	0.5%	70	0.3%
Drive to Work on Motorcycle (2000)	1	0.1%	9	0.1%	15	0.1%
Walk or Bicycle to Work (2000)	9	0.5%	44	0.5%	158	0.7%
Other Means (2000)	8	0.4%	34	0.4%	129	0.5%
Work at Home (2000)	94	5.1%	472	5.1%	1,171	4.9%
Travel Time						
Travel to Work in 14 Minutes or Less (2000)	350	20.2%	1,589	18.0%	3,905	17.4%
Travel to Work in 14 to 29 Minutes (2000)	553	31.9%	2,798	31.7%	7,329	32.6%
Travel to Work in 30 to 59 Minutes (2000)	722	41.6%	3,719	42.2%	9,570	42.5%
Travel to Work in 60 Minutes or More (2000)	110	6.3%	713	8.1%	1,699	7.6%
Average Travel Time to Work (2000)	26.1	mins	27.4	mins	27.8	mins

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