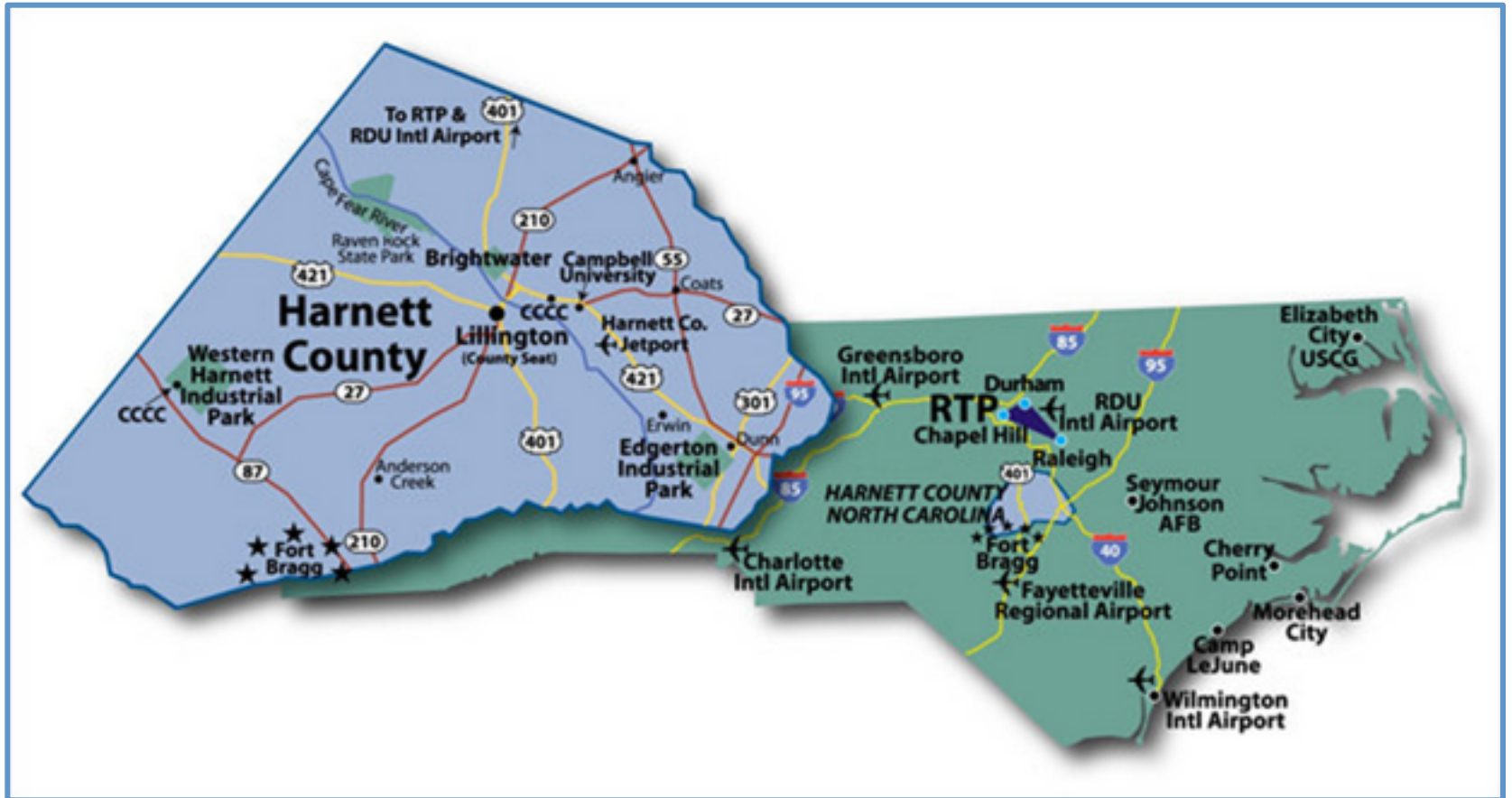


US Hwy 421 & Prospect Church Road Erwin, NC 28339

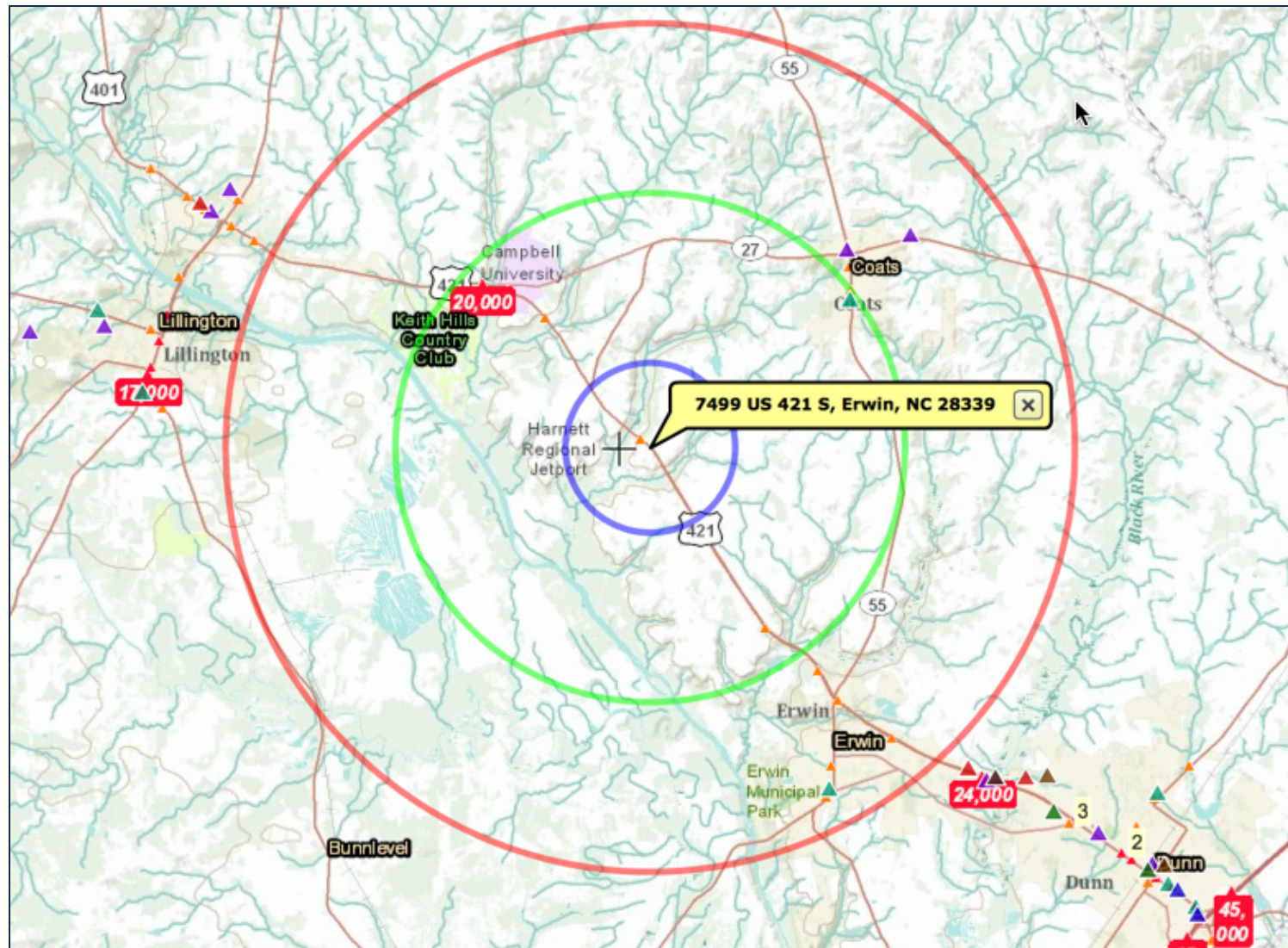


Corner ~ 3.52 Acres
FOR SALE
\$175,000

Harnett County, NC



Market Area

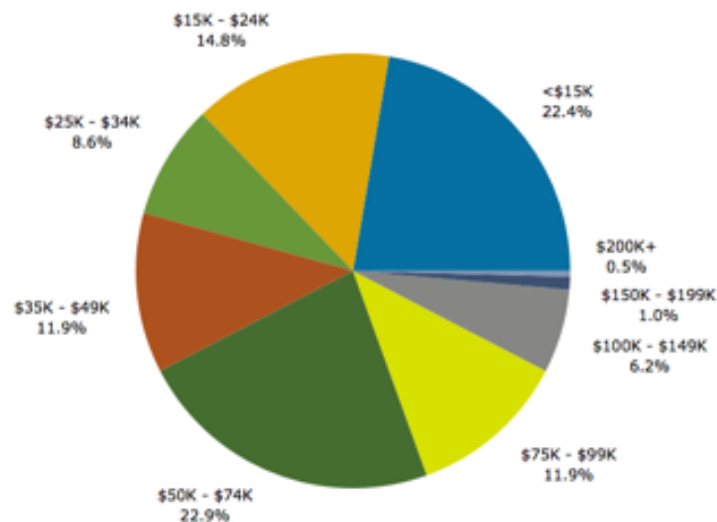


Basic Site Information

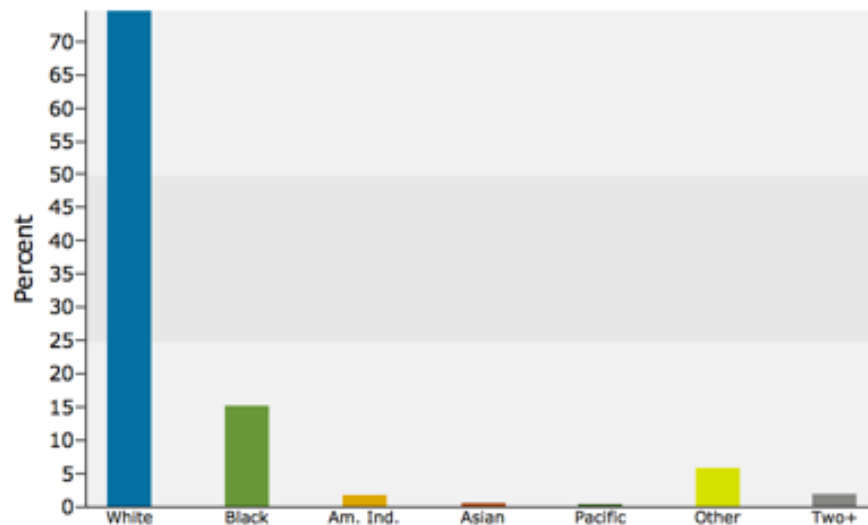
- Two parcels totaling 3.52 acres on corner of US Hwy 421 & Prospect Church Road
- 24,000 VPD on US HWY 421 (Source: 2011 MPSI)
- Malt Beverage & Unfortified Wine Permitted
- Zoned Commercial / Retail
- 3 miles from Campbell University - 6,000 students
- Great access and visibility
- Harnett County Regional Jetport within 1 mile

Demographics

2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 10.0%

1 mile

3 miles

5 miles

Average Household Income

2013 Average Household Income	\$47,970	\$49,195	\$49,951
2018 Average Household Income	\$52,126	\$54,094	\$55,443
2013-2018 Annual Rate	1.68%	1.92%	2.11%

Population

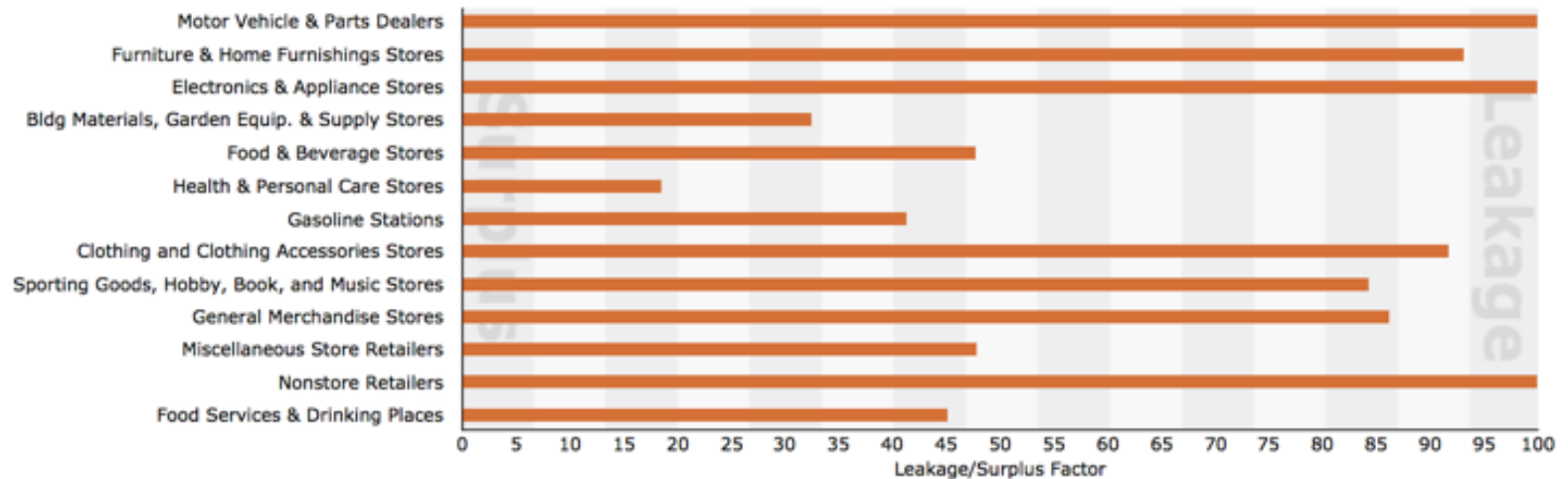
2000 Population	465	5,545	15,701
2010 Population	523	6,998	17,826
2013 Population	532	7,279	18,780
2018 Population	557	7,992	20,979

Retail Marketplace Profile

7499 US 421 S, Erwin, NC 28339
7499 US 421 S, Erwin, North Carolina, 28339,
Ring: 1 mile radius

Prepared by Johnny CorbettMelinda Hall
Latitude: 35.379205627
Longitude: -78.71396794

Leakage/Surplus Factor by Industry Subsector



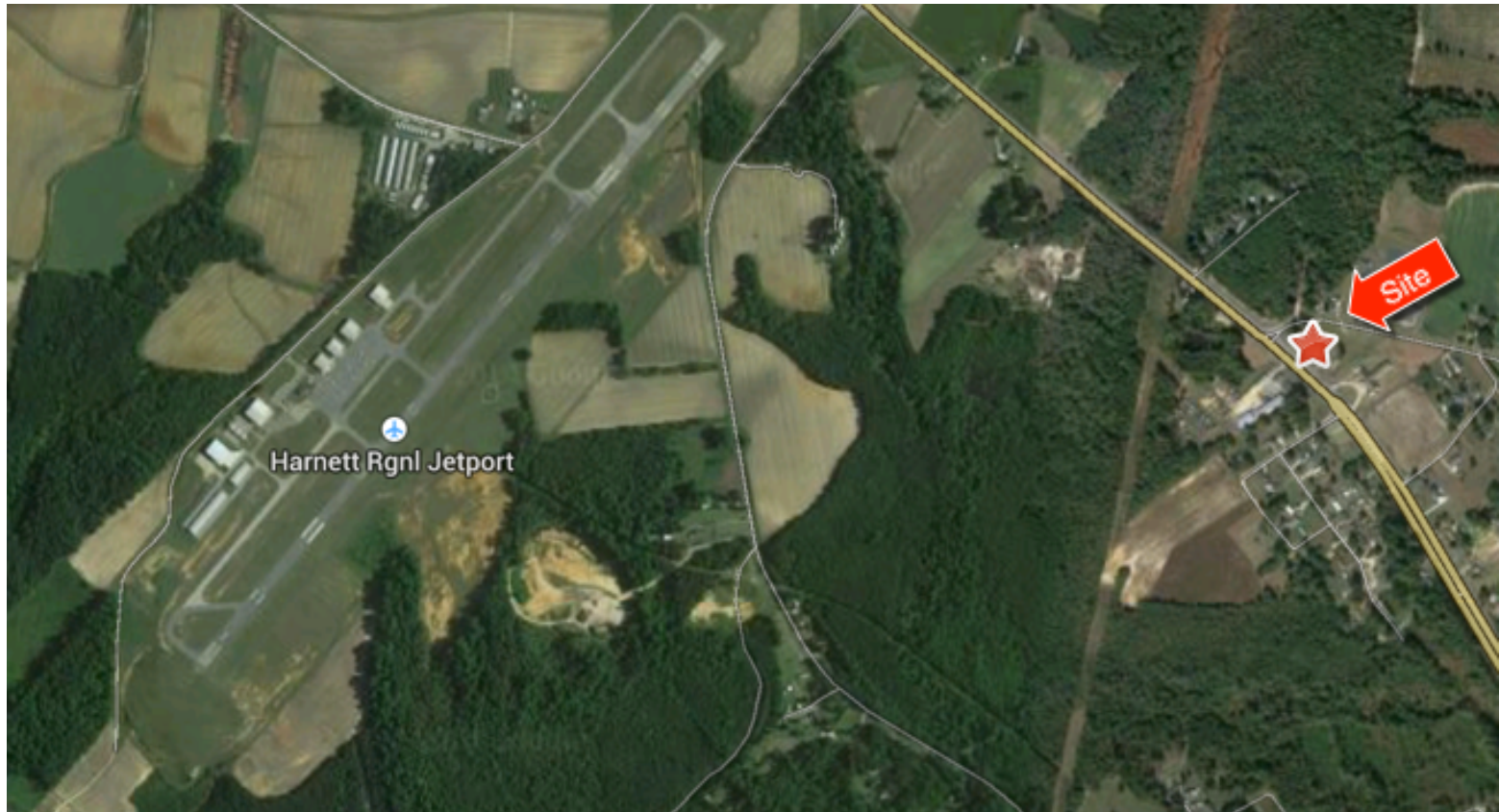
Campbell University



- Campbell University occupies an 850 acre campus in Buies Creek, NC
- Within 30 miles of Raleigh & Fayetteville and 1 hour from RTP
- Approximately 6,000 Students
- Within 3 miles of subject property



Harnett County Regional Jetport





PLATINUM COMMERCIAL REALTY

Sales • Leasing • Property Management

Established in 2011, Platinum Commercial Realty, LLC is a full service real estate firm locally owned and managed by Johnny Corbett. Platinum brokers are dedicated to providing exceptional brokerage services to every client.

We are building on relationships formed with trust, integrity and commitment. Our mission is to understand our clients needs and formulate a strategy to translate those objectives into reality.

To accomplish this mutual goal we employ our knowledge, resource base and *passion*. We add value, deliver results and are truly there for our clients from beginning to end! We value the opportunity to earn *your* business!

Melinda Hall, Broker
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