



Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd  
Fayetteville, NC 28303  
[www.grantmurrayre.com](http://www.grantmurrayre.com)



RETAIL PROPERTY FOR LEASE

## BIG LOTS PLAZA-ANCHOR SPACE AVAILABLE 1731 N Roberts Ave, Lumberton, NC 28358

*for more information*

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617 x202

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[patrick@grantmurrayre.com](mailto:patrick@grantmurrayre.com)



EXECUTIVE SUMMARY



**OFFERING SUMMARY**

<b>Available SF:</b>	
<b>Lease Rate:</b>	Negotiable
<b>Lot Size:</b>	11.64 Acres
<b>Year Built:</b>	1970
<b>Building Size:</b>	89,260
<b>Zoning:</b>	General Commercial
<b>Submarket:</b>	Robeson County
<b>Traffic Count:</b>	19,500

**PROPERTY OVERVIEW**

35,748 SF anchor space is available in this shopping center in Lumberton, NC at the intersection of N Roberts Ave and E Elizabethtown Rd. The co-tenants in the center include CitiTrends, IGA Fresh Foods, and a beauty supply store. Pylon signage is available along Roberts Ave and the center is accessible from both streets.

**LOCATION OVERVIEW**

The shopping center is located at the signalized intersection of N Roberts Ave (Hwy 211) and E Elizabethtown Rd (Hwy 41) just minutes away from Southeastern Regional Medical Center and Biggs Mall. The I-95 interchange is less than two miles from the property. Within three miles of the center are 21,361 residents with an average household income of \$51,809. The traffic counts along N Roberts Ave are 19,500 (NCDOT, 2010).

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SITE PLAN



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ADDITIONAL PHOTOS



*for more information*

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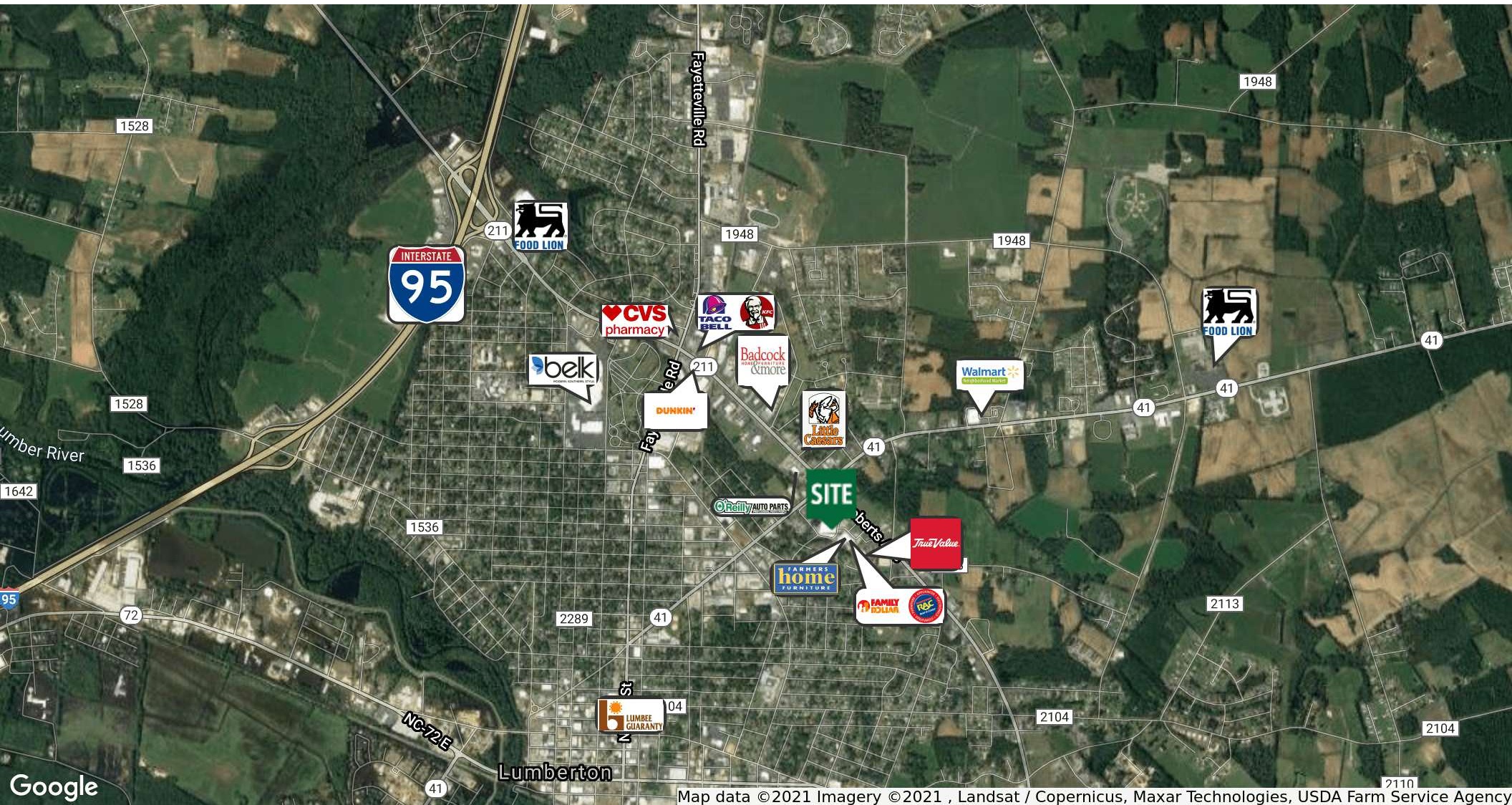
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LOCATION MAPS



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## Executive Summary

1735 N Roberts Ave  
1735 N Roberts Ave, Lumberton, North Carolina, 28358  
Rings: 1, 3, 5 mile radii

Prepared by Patrick Murray, CCIM, CLS

Latitude: 34.63037  
Longitude: -78.99222

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	6,042	21,469	32,992
2010 Population	6,102	22,246	34,797
2021 Population	6,160	21,361	33,894
2026 Population	6,087	20,980	33,358
2000-2010 Annual Rate	0.10%	0.36%	0.53%
2010-2021 Annual Rate	0.08%	-0.36%	-0.23%
2021-2026 Annual Rate	-0.24%	-0.36%	-0.32%
2021 Male Population	45.5%	47.3%	49.1%
2021 Female Population	54.5%	52.7%	50.9%
2021 Median Age	37.8	37.8	37.9

In the identified area, the current year population is 33,894. In 2010, the Census count in the area was 34,797. The rate of change since 2010 was -0.23% annually. The five-year projection for the population in the area is 33,358 representing a change of -0.32% annually from 2021 to 2026. Currently, the population is 49.1% male and 50.9% female.

### Median Age

The median age in this area is 37.8, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	40.3%	39.2%	37.7%
2021 Black Alone	36.2%	33.1%	30.2%
2021 American Indian/Alaska Native Alone	14.4%	16.1%	21.3%
2021 Asian Alone	1.4%	2.0%	1.5%
2021 Pacific Islander Alone	0.2%	0.3%	0.2%
2021 Other Race	3.5%	5.5%	5.6%
2021 Two or More Races	4.0%	3.7%	3.5%
2021 Hispanic Origin (Any Race)	7.0%	9.5%	9.3%

Persons of Hispanic origin represent 9.3% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.8 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	36	46	47
2000 Households	2,515	8,523	12,074
2010 Households	2,534	8,775	12,802
2021 Total Households	2,563	8,451	12,503
2026 Total Households	2,538	8,313	12,325
2000-2010 Annual Rate	0.08%	0.29%	0.59%
2010-2021 Annual Rate	0.10%	-0.33%	-0.21%
2021-2026 Annual Rate	-0.20%	-0.33%	-0.29%
2021 Average Household Size	2.27	2.42	2.55

The household count in this area has changed from 12,802 in 2010 to 12,503 in the current year, a change of -0.21% annually. The five-year projection of households is 12,325, a change of -0.29% annually from the current year total. Average household size is currently 2.55, compared to 2.57 in the year 2010. The number of families in the current year is 8,268 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

July 06, 2021





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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	11.2%	12.9%	12.2%
<b>Median Household Income</b>			
2021 Median Household Income	\$35,629	\$36,468	\$37,787
2026 Median Household Income	\$37,593	\$38,195	\$39,720
2021-2026 Annual Rate	1.08%	0.93%	1.00%
<b>Average Household Income</b>			
2021 Average Household Income	\$47,889	\$51,809	\$52,988
2026 Average Household Income	\$53,226	\$57,083	\$58,389
2021-2026 Annual Rate	2.14%	1.96%	1.96%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$19,457	\$20,192	\$19,810
2026 Per Capita Income	\$21,671	\$22,284	\$21,855
2021-2026 Annual Rate	2.18%	1.99%	1.98%
<b>Households by Income</b>			

Current median household income is \$37,787 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$39,720 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$52,988 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$58,389 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$19,810 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$21,855 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	195	171	183
2000 Total Housing Units	2,870	9,562	13,409
2000 Owner Occupied Housing Units	1,349	5,137	7,844
2000 Renter Occupied Housing Units	1,166	3,386	4,230
2000 Vacant Housing Units	355	1,039	1,335
2010 Total Housing Units	2,828	9,582	13,925
2010 Owner Occupied Housing Units	1,140	4,428	7,162
2010 Renter Occupied Housing Units	1,394	4,347	5,640
2010 Vacant Housing Units	294	807	1,123
2021 Total Housing Units	2,961	9,899	14,397
2021 Owner Occupied Housing Units	1,211	4,613	7,509
2021 Renter Occupied Housing Units	1,352	3,838	4,994
2021 Vacant Housing Units	398	1,448	1,894
2026 Total Housing Units	3,016	10,050	14,611
2026 Owner Occupied Housing Units	1,220	4,632	7,545
2026 Renter Occupied Housing Units	1,318	3,681	4,780
2026 Vacant Housing Units	478	1,737	2,286

Currently, 52.2% of the 14,397 housing units in the area are owner occupied; 34.7%, renter occupied; and 13.2% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 13,925 housing units in the area - 51.4% owner occupied, 40.5% renter occupied, and 8.1% vacant. The annual rate of change in housing units since 2010 is 1.49%. Median home value in the area is \$109,818, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.49% annually to \$118,239.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

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