

# REA FARMS

RETAIL



**TASTEFUL EATS**

**PREMIUM SERVICES**

**COMMUNITY CENTRIC**

FOUNDRY  
COMMERCIAL

# MARKET OVERVIEW



**2<sup>nd</sup>** most visited **Harris Teeter** out of 146 in the nation

*\*according to Placer Ai*



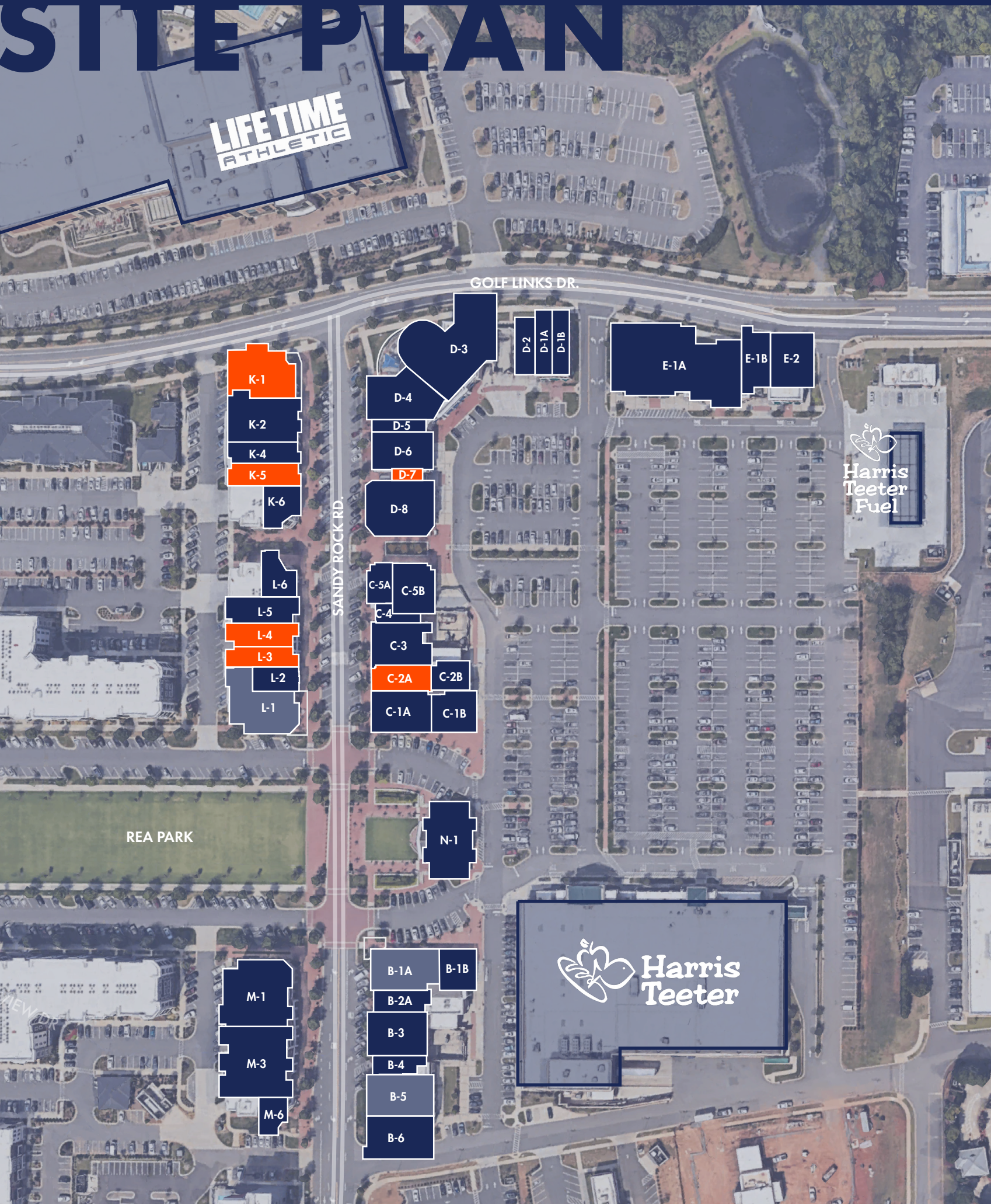
**TASTEFUL**  
**EATS**

**PREMIUM**  
**SERVICES**



**CENTRIC**  
**COMMUNITY**

# SITE PLAN



## BUILDING B

UNIT	TENANT	SQ FT
B-1A	NEGOTIATING	±3,443
B-1B	Massage Envy	±2,561
B-2A	H2Blow Dry Bar	±1,310
B-3	Aloha Nails	±3,004
B-4	Rooster's Men's Grooming	±1,113
B-5	NEGOTIATING	±3,086
B-6	AT&T	±2,771

## BUILDING C

C-1A	Little Mama's	±3,501
C-1B	Sharonview Federal CU	±1,553
C-2A	AVAILABLE	±1,561
C-2B	TLC Cleaners	±1,104
C-3	Restore Hyper Wellness	±2,796
C-4	Idolize Brow Bar	±1,231
C-5A	Salata	±2,711
C-5B	Duck Donuts	±1,064
C-5C	Management Office	

## BUILDING D

D-1A	Penn Station Subs	±1,400
D-1B	Papa John's	±1,433
D-2	The UPS Store	±1,149
D-3	Duckworth's	±7,028
D-4	Avance Care	±3,491
D-5	Nuspine	±930
D-6	Original Mattress Co	±2,777
D-7	AVAILABLE	±473
D-8	Margaritas	±4,220

## BUILDING E

E-1A	Miller Street Dance	±9,578
E-1B	Atrium Urgent Care	±1,975
E-2	Banfield Pet Hospital	±2,625

## BUILDING K

K-1	AVAILABLE	±2,808
K-2	Tori Irvine Dentist	±3,360
K-4	Premier Martial Arts	±1,631
K-5	AVAILABLE	±1,611
K-6	TCBY	±1,312

## BUILDING L

L-1	NEGOTIATING	±3,500
L-2	Milk Cha Cha	±975
L-3	AVAILABLE	±1,634
L-4	AVAILABLE	±1,636
L-5	Flour Power	±1,607
L-6	Clean Juice	±1,312

## BUILDING M

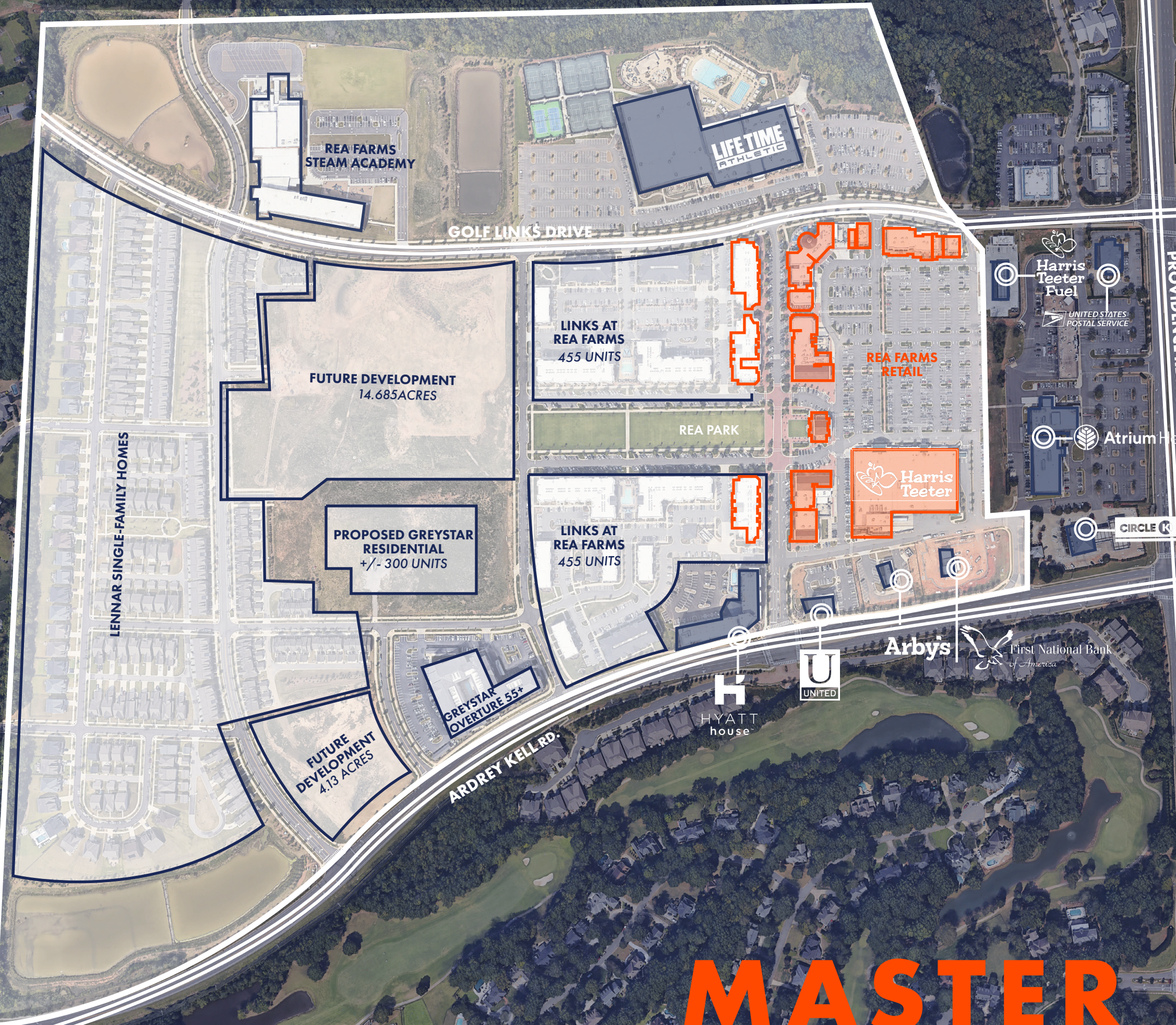
M-1	Salon Lofts	±4,475
M-3	Salon Lofts	±4,877
M-6	Little Big Burger	±1,356

## BUILDING N

N-1	Improper Pig	±3,535
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**KEY**

- AVAILABLE
- NEGOTIATING
- LEASED



LENNAR SINGLE-FAMILY HOMES

REAR FIELDS STEAM ACADEMY

LIFETIME ATHLETIC

GOLF LINKS DRIVE

LINKS AT REA FARMS  
455 UNITS

REAR FIELDS RETAIL

Harris Teeter Fuel

UNITED STATES POSTAL SERVICE

PROVIDENCE RD.

FUTURE DEVELOPMENT  
14.685 ACRES

REA PARK

Atrium Health

Harris Teeter

W W  
WAVERLY

PROPOSED GREYSTAR RESIDENTIAL  
+/- 300 UNITS

LINKS AT REA FARMS  
455 UNITS

CIRCLE K

LENNAR SINGLE-FAMILY HOMES

GREYSTAR OVERTURE 55+

Arby's

First National Bank of America

HYATT house

UNITED

ARDREY KELL RD.

FUTURE DEVELOPMENT  
4.13 ACRES

KEY  
REAR FIELDS SHOPS  
MULTI FAMILY UNITS FIRST FLOOR RETAIL

# MASTER PLAN

# OVERVIEW

## LIFETIME ATHLETIC

200K SF  
+/- 8,000 MEMBERS  
(1,200 - 4,000 VISITORS PER DAY)

## REA FARMS

200K SF RETAIL  
76K SF HARRIS TEETER  
700 RESIDENTIAL UNITS  
175 55+ HOUSING UNITS



# DEMOS

### ESTIMATED POPULATION (2022)

1 MILE	3 MILE	5 MILE
11,355	63,510	171,579

### PROJECTED POPULATION (2022)

13,356	69,216	171,579
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### AVERAGE AGE

33.2	37.2	37.4
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### TOTAL EMPLOYEES

3,381	15,817	66,944
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### MEDIAN HOME VALUE

\$464,280	\$431,480	\$422,564
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### AVG HOME INCOME

\$124,392	\$149,368	\$152,459
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# VPD

### I-85

45,979 VPD

### PROVIDENCE RD.

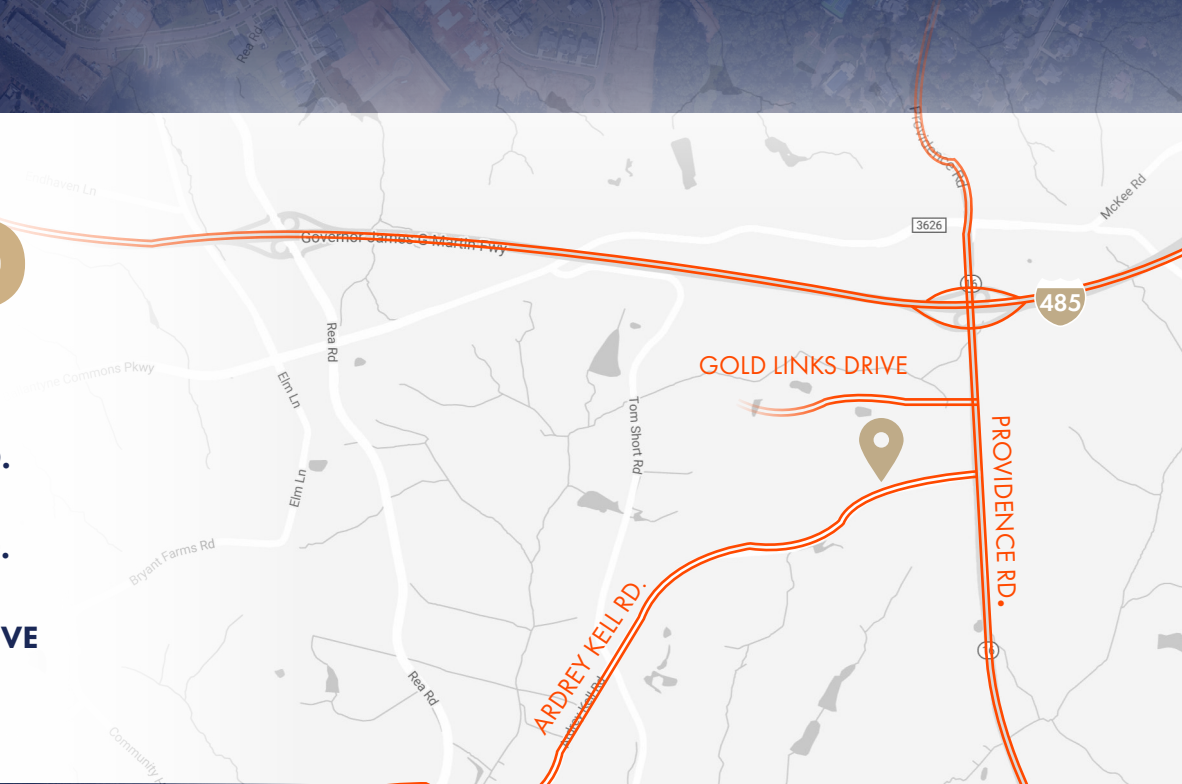
32,900 VPD

### ARDREY KELL RD.

11,261 VPD

### GOLD LINKS DRIVE

6,877 VPD



LEASED BY

FOUNDRY  
COMMERCIAL

MANAGED BY



LINCOLN  
HARRIS

OWNED BY

BARINGS

RF