

# SILER CROSSING

100 - 129 SILER CROSSING, SILER CITY, NC 27344

±750 – 22,069 SF AVAILABLE FOR LEASE





## PROPERTY FEATURES

- Siler Crossing is a ±132,639 SF community shopping center with great visibility off US Highway 64
- Anchored by Tractor Supply, Badcock, Kimbrell’s and a mix of local tenants from restaurant to retail
- As North Carolina continues to grow, Hwy 421 (0.2 miles) has become a major thoroughfare for commuters who enjoy living in the smaller towns and still having the ability to work in the cities
- With Greensboro a 40 minute drive to the north and Raleigh under an hour to the east, Siler City is a great central town with convenient access and traffic from two of the largest cities in North Carolina

## DEMOGRAPHICS

### 1 MILE RADIUS

	<b>2,303</b> ESTIMATED POPULATION 2023
	<b>37.2</b> MEDIAN AGE
	<b>\$132,325</b> MEDIAN HOME VALUE 2023
	<b>1,314</b> TOTAL EMPLOYEES
	<b>\$40,722</b> MEDIAN HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>10,210</b> ESTIMATED POPULATION 2023
	<b>40.6</b> MEDIAN AGE
	<b>\$166,943</b> MEDIAN HOME VALUE 2023
	<b>3,660</b> TOTAL EMPLOYEES
	<b>\$62,160</b> MEDIAN HOUSEHOLD INCOME

### 5 MILE RADIUS

	<b>12,988</b> ESTIMATED POPULATION 2023		<b>4,327</b> TOTAL EMPLOYEES
	<b>41.9</b> MEDIAN AGE		<b>\$62,833</b> MEDIAN HOUSEHOLD INCOME
	<b>\$190,404</b> MEDIAN HOME VALUE 2023		

FOR MORE INFORMATION, PLEASE CONTACT:

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## SITE PLAN



UNIT	TENANT	SIZE
1A	Tractor Supply Co.	±24,670 SF
1B	Badcock Home Furniture & More	±20,825 SF
2	Total Life Care	±3,000 SF
3/4	T-Nails	±1,800 SF
5	SafGard	±3,110 SF
6	Akira Hibachi Express	±2,100 SF
<b>7</b>	<b>AVAILABLE</b>	<b>±22,069 SF</b>
8	Rick's Jewelers	±1,200 SF
9	Smokerz Depot	±900 SF
10/11	Compadre's Mexican Grill	±7,860 SF
12	Kimbrell's Furniture	±25,000 SF
13	Triangle Fitness	±8,375 SF
14/16	Elizabeth's Pizza	±5,100 SF
<b>17</b>	<b>AVAILABLE</b>	<b>±750 SF</b>
<b>18</b>	<b>AVAILABLE</b>	<b>±3,170 SF</b>
19	State Farm Insurance	±2,710 SF

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## PHOTOS



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