



SIZE

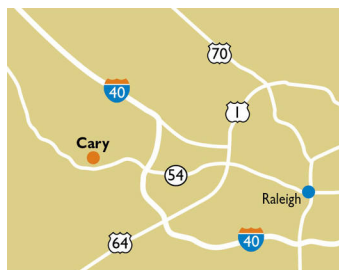
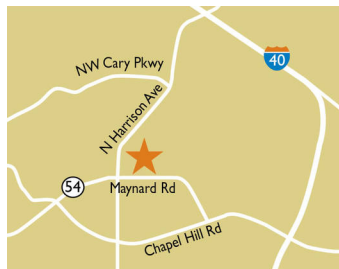
136,447 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
12,899	68,823	181,643
Households		
5,517	28,940	74,806
Median HH Income (\$)		
83,841	85,767	94,761

MAJOR TENANT(S)

Dogtopia
F45 Training
Papa John's Pizza



LOCATION

270 Grande Heights Drive | Cary, NC 27513

PROPERTY HIGHLIGHTS

- Anchored by Harris Teeter, a subsidiary of Kroger and the leading grocer in North Carolina
- National tenants include Sun Tan City, Firehouse Subs, Discount Tires, and Papa John's
- Located at the intersection of NE Maynard Road and N Harrison Avenue which benefits from over 31,300 vehicles per day
- Population exceeds 68,800 people with an average household income greater than \$113,100 in a three-mile radius

LEASING CONTACT

Mark Porter
Mobile (803) 338-6004
mporter@phillipsedison.com

MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

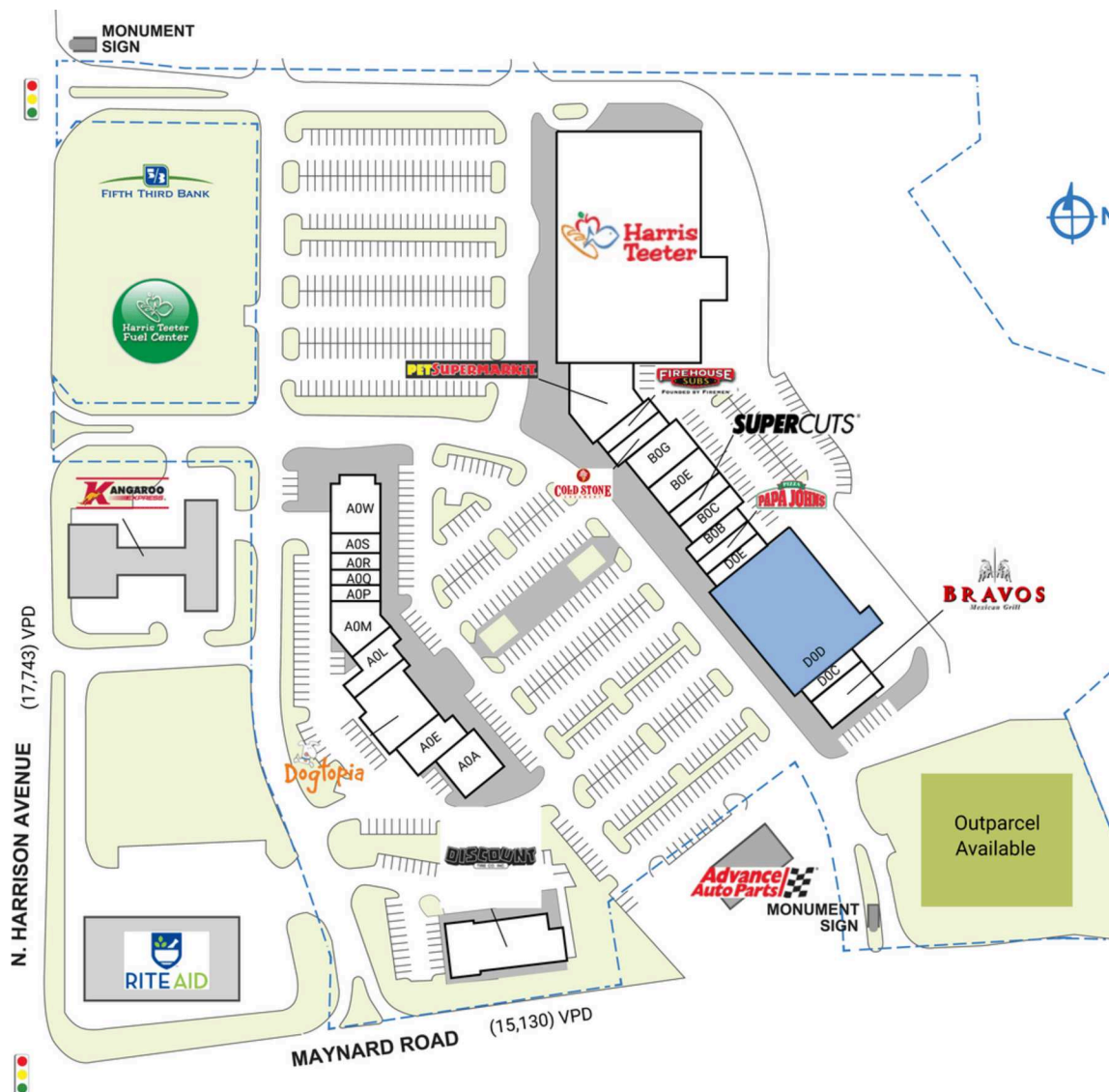
HARRISON POINTE

270 Grande Heights Drive | Cary, NC 27513

SPACE	TENANT	SQ. FT.			
A0A	The Big Easy	3,635 SF	B0L	Firehouse Subs	1,667 SF
A0E	Ballroom U	3,085 SF	B0N	Pet Supermarket	6,291 SF
A0G	Dogtopia	6,310 SF	C0A	Harris Teeter	50,894 SF
A0L	Harrison Pointe Dentistry	2,761 SF	D0A	Bravo's Mexican Grill	3,200 SF
A0M	Team Casarez Jiu Jitsu	3,357 SF	D0C	Everest Nepali Kitchen	1,600 SF
A0P	Nail Forum	1,200 SF	D0D	COMING AVAILABLE	20,388 SF
A0Q	PEN Salon	1,200 SF	D0E	Lucky Feet	1,366 SF
A0R	Billionaire's Barbershop	1,200 SF	OUT1	Take 5 Oil Change	
A0S	Bagels Cafe	1,200 SF	R02	Discount Tire	7,500 SF
A0V	Giggles Drop-In Childcare	4,192 SF	SHAD1	Advance Auto Parts	
B0A	Papa John's Pizza	1,600 SF	SHAD2	Rite Aid	
B0B	Cloud Heaven	1,645 SF	SHAD3	Kangaroo	
B0C	Asian Express	2,066 SF	SHAD4	Fifth Third Bank	
B0D	Supercuts	1,600 SF	TOTAL SQ. FT.	136,447	
B0E	Joint Venture Jewelry	3,200 SF			
B0G	F45 Training	3,645 SF			
B0K	Cold Stone Creamery	1,645 SF			

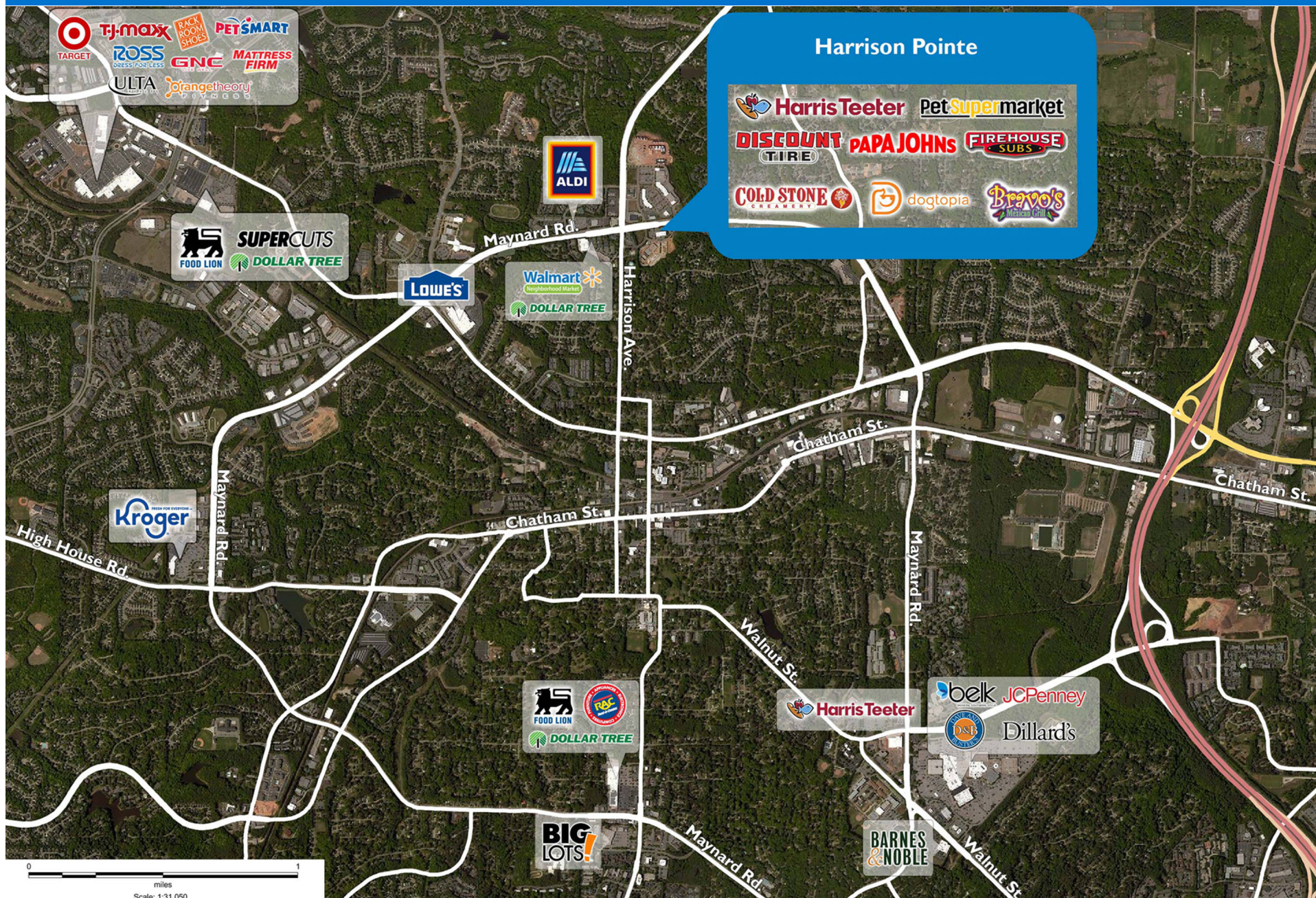
SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



HARRISON POINTE

270 Grande Heights Drive | Cary, NC 27513



Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Harrison Pointe Cary, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	12,899	68,823	181,643
	2027 Projected Population	13,006	69,763	188,582
	2010 Census Population	10,700	57,023	146,575
	2000 Census Population	10,017	48,217	116,024
	1990 Census Population	6,445	32,211	70,493
	Historical Annual Growth 1990 to 2000	4.51%	4.12%	5.11%
	Historical Annual Growth 2000 to 2010	0.66%	1.69%	2.36%
	Estimated Annual Growth 2010 to 2022	1.48%	1.49%	1.70%
	Projected Annual Growth 2022 to 2027	0.16%	0.27%	0.75%
	Median Age	38.4	38.7	38.6
Households	Q2 2022 Estimated Households	5,517	28,940	74,806
	2027 Projected Households	5,560	29,366	77,505
	2010 Census Households	4,578	23,934	60,362
	2000 Census Households	4,314	19,583	45,886
	1990 Census Households	2,713	12,723	27,769
	Historical Annual Growth 1990 to 2000	4.75%	4.41%	5.15%
	Historical Annual Growth 2000 to 2010	0.60%	2.03%	2.78%
	Estimated Annual Growth 2010 to 2022	1.47%	1.50%	1.70%
	Projected Annual Growth 2022 to 2027	0.16%	0.29%	0.71%
	Population per Household	2.34	2.37	2.41
Population by Race	White	57.2%	61.6%	62.4%
	Black or African American	14.5%	12.3%	11.0%
	Asian & Pacific Islander	9.6%	10.6%	14.4%
	Other Races	3.1%	3.2%	3.6%
	Hispanic Population	15.6%	12.3%	8.7%
Income	Average Household Income	\$106,729	\$113,152	\$124,909
	Median Household Income	\$83,841	\$85,767	\$94,761
	Per Capita Income	\$45,654	\$47,638	\$51,575
Education (Age 25+)	Elementary	2.2%	3.0%	2.2%
	Some High School	2.1%	2.3%	2.4%
	High School Graduate	16.4%	12.8%	10.4%
	Some College	14.7%	14.3%	12.9%
	Associates Degree Only	8.3%	7.5%	7.2%
	Bachelors Degree Only	34.3%	35.5%	36.5%
	Graduate Degree	22.1%	24.7%	28.4%
Business	Number of Businesses	311	3,479	6,947
	Total Number of Employees	7,344	67,635	133,536
	Employees per Business	23.64	19.44	19.22
	Residential Population per Business	41.52	19.78	26.15

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