

**+105,000 SF Bass Pro Shops®  
Sportsman's Center**



**OUTPARCELS**

McDonald's  
Wendy's  
Chick-Fil-A  
Burger King  
Wells Fargo  
Jiffy Lube  
Colony Tire  
and more!

**LOCATION HIGHLIGHTS**

- 2024 estimated population within 5 miles - 166,556\*\*\*
- 2024 estimated average household income within 5 miles - \$136,381\*\*\*
- Tremendous traffic count numbering 41,990 daily

**PROPERTY HIGHLIGHTS**

- Bass Pro Shops store serving more than 1 million area Sportsmen\*
- Bass Pro Shops expects 2 million to 3 million shoppers a year\*\*

\* [www.basspro.com](http://www.basspro.com)

\*\* [www.wral.com](http://www.wral.com)

\*\*\*Demographics obtained from Esri

**LEASING CONTACT**

Vivienne Wraith  
vwraith@gfdinc.com  
222 Cloister Ct  
Chapel Hill, NC 27514

**CURRENTLY AVAILABLE**

Fully Leased



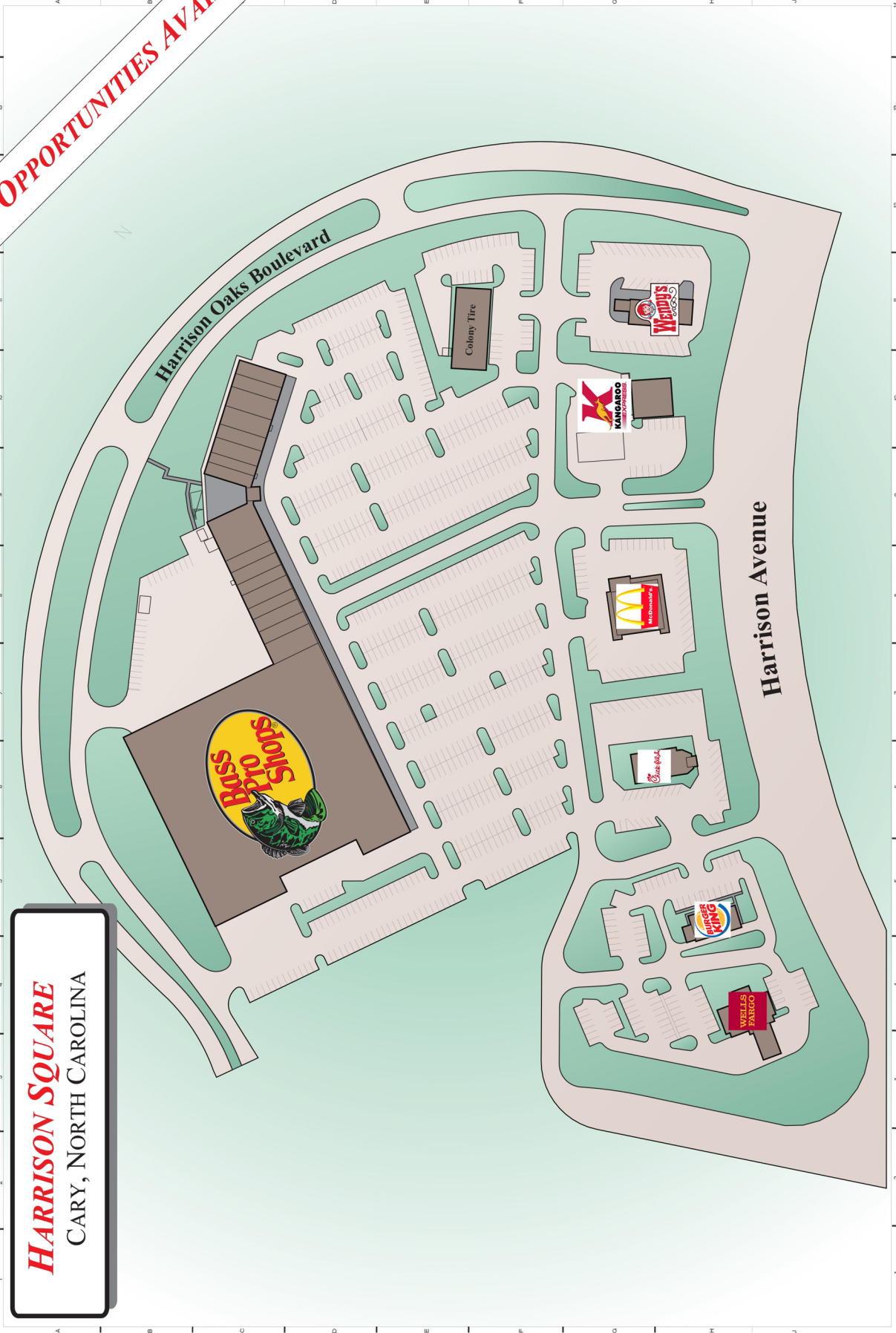
**MORE INFO**  
[www.gfdinc.com](http://www.gfdinc.com)  
**919.448.1943**



Scan this QR Code with your mobile phone's QR Reader to visit our website and learn more about this property as well as others available for lease.

**HARRISON SQUARE**  
CARY, NORTH CAROLINA

**OPPORTUNITIES AVAILABLE**



REVISIONS

DATE

**HARRISON SQUARE**  
C/O GFD MANAGEMENT  
14600 WESTON PARKWAY, SUITE 200, CARY, NC 27519  
(919) 677 9400

DATE

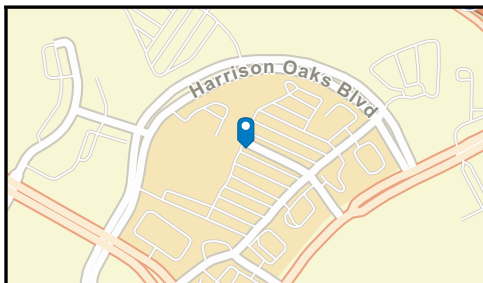
**HARRISON SQUARE**  
**CARY, NORTH CAROLINA**  
 Tenant List

<u>SPACE</u>	<u>TENANT</u>	<u>SQUARE FEET</u>
A-1	Bass Pro Shops	105,511
A & B	CapriFlavors	3,000
C & D	Yum Yum Thai Cuisine	2,610
E	Enterprise Rent-A-Car	1,890
F	MY TOBACCO & VAPOR	1,500
G & H	Music Go Round	1,800
I	Lucky Chicken	1,500
J, K & L	RallyPoint Sport Grill	4,500
M	N.Y. Pizza	1,500
N	The UPS Store	1,601
O	Hair News	1,399
P & Q	Dame's Chicken and Waffles	3,000
R	Meeple's Brew	1,500
S	Lovely Nails	1,000
T	Tropical Smoothie Cafe	2,000
U	Subway	1,500

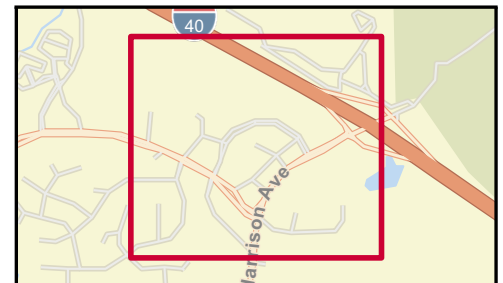
# Traffic Count Map - Close Up

Harrison Square  
801 Bass Pro Ln, Cary, North Carolina, 27513  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.83072  
Longitude: -78.77020



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day

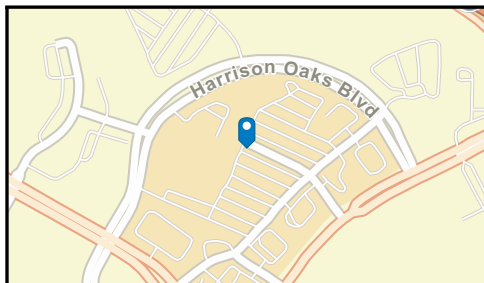
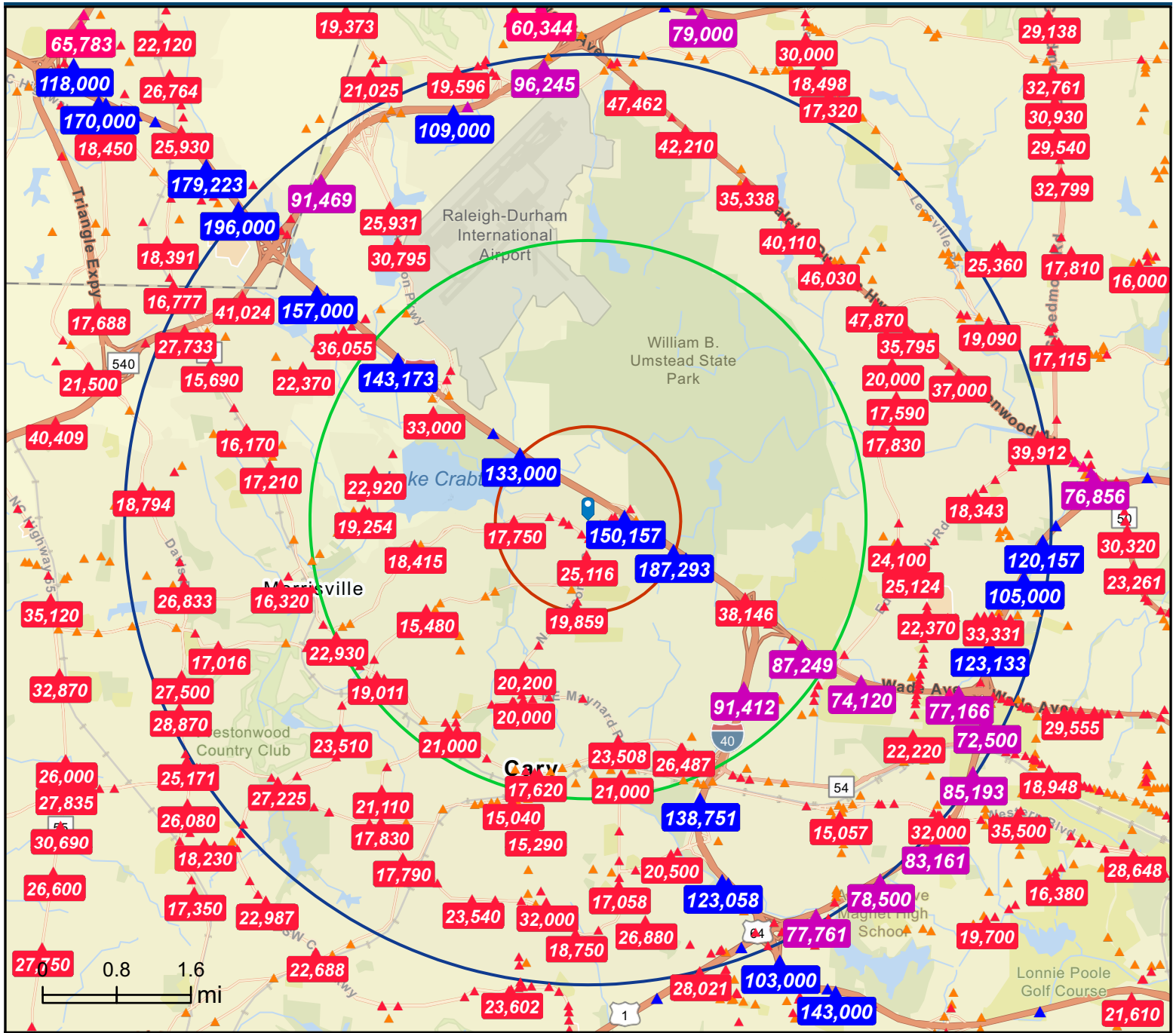


Source: ©2024 Kalibrate Technologies (Q3 2024).

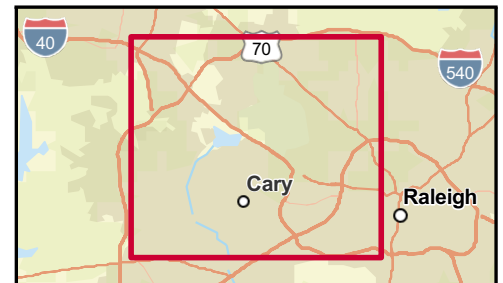
# Traffic Count Map

Harrison Square  
801 Bass Pro Ln, Cary, North Carolina, 27513  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.83072  
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Source: ©2024 Kalibrate Technologies (Q3 2024).

January 22, 2025

# Demographic and Income Profile

Harrison Square  
801 Bass Pro Ln, Cary, North Carolina, 27513  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 35.83072  
Longitude: -78.77020

Summary	Census 2010	Census 2020	2024	2029
Population	2,917	3,206	3,193	3,167
Households	1,450	1,699	1,717	1,721
Families	735	783	767	772
Average Household Size	2.01	1.89	1.86	1.84
Owner Occupied Housing Units	546	546	590	633
Renter Occupied Housing Units	903	1,153	1,127	1,088
Median Age	35.3	35.1	35.2	36.0

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.16%	0.75%	0.38%
Households	0.05%	0.98%	0.64%
Families	0.13%	0.91%	0.56%
Owner HHs	1.42%	1.22%	0.97%
Median Household Income	2.43%	3.26%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	49	2.9%	35	2.0%
\$15,000 - \$24,999	16	0.9%	10	0.6%
\$25,000 - \$34,999	36	2.1%	28	1.6%
\$35,000 - \$49,999	165	9.6%	121	7.0%
\$50,000 - \$74,999	275	16.0%	231	13.4%
\$75,000 - \$99,999	188	10.9%	182	10.6%
\$100,000 - \$149,999	332	19.3%	371	21.6%
\$150,000 - \$199,999	221	12.9%	284	16.5%
\$200,000+	435	25.3%	460	26.7%

Median Household Income	\$114,924	\$129,575
Average Household Income	\$171,967	\$189,654
Per Capita Income	\$92,045	\$102,544

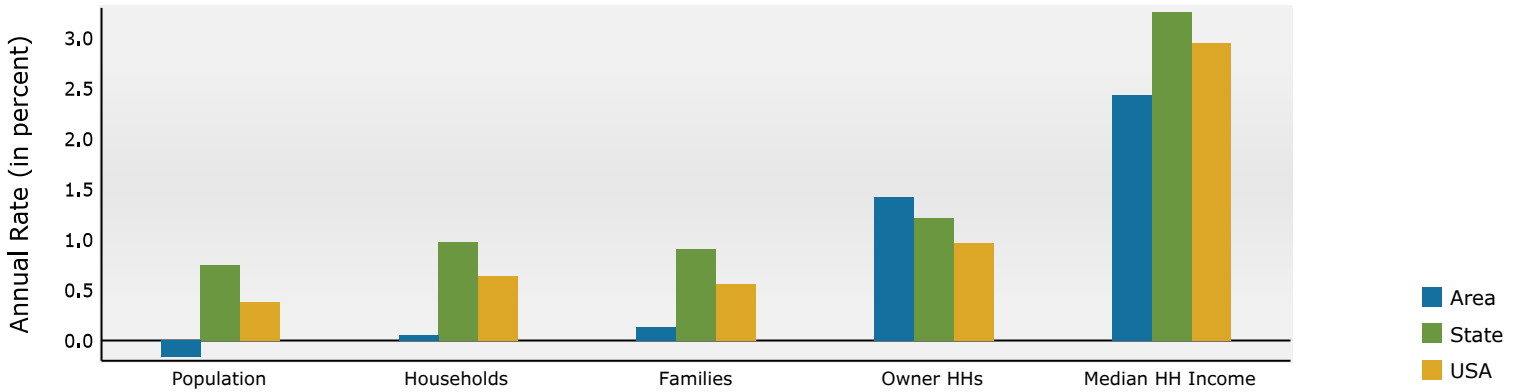
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	143	4.9%	125	3.9%	121	3.8%	118	3.7%
5 - 9	127	4.4%	109	3.4%	104	3.3%	96	3.0%
10 - 14	152	5.2%	102	3.2%	93	2.9%	89	2.8%
15 - 19	140	4.8%	110	3.4%	105	3.3%	98	3.1%
20 - 24	208	7.1%	292	9.1%	299	9.4%	283	8.9%
25 - 34	677	23.2%	860	26.8%	865	27.1%	851	26.9%
35 - 44	440	15.1%	420	13.1%	435	13.6%	440	13.9%
45 - 54	526	18.0%	383	11.9%	371	11.6%	372	11.7%
55 - 64	363	12.4%	450	14.0%	420	13.1%	395	12.5%
65 - 74	101	3.5%	279	8.7%	292	9.1%	314	9.9%
75 - 84	32	1.1%	57	1.8%	68	2.1%	85	2.7%
85+	9	0.3%	19	0.6%	21	0.7%	25	0.8%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,113	72.4%	2,112	65.9%	2,038	63.8%	1,954	61.7%
Black Alone	356	12.2%	390	12.2%	392	12.3%	392	12.4%
American Indian Alone	14	0.5%	9	0.3%	9	0.3%	10	0.3%
Asian Alone	310	10.6%	382	11.9%	426	13.3%	468	14.8%
Pacific Islander Alone	1	0.0%	4	0.1%	4	0.1%	4	0.1%
Some Other Race Alone	48	1.6%	77	2.4%	81	2.5%	84	2.7%
Two or More Races	75	2.6%	232	7.2%	243	7.6%	255	8.1%
Hispanic Origin (Any Race)	157	5.4%	219	6.8%	227	7.1%	237	7.5%

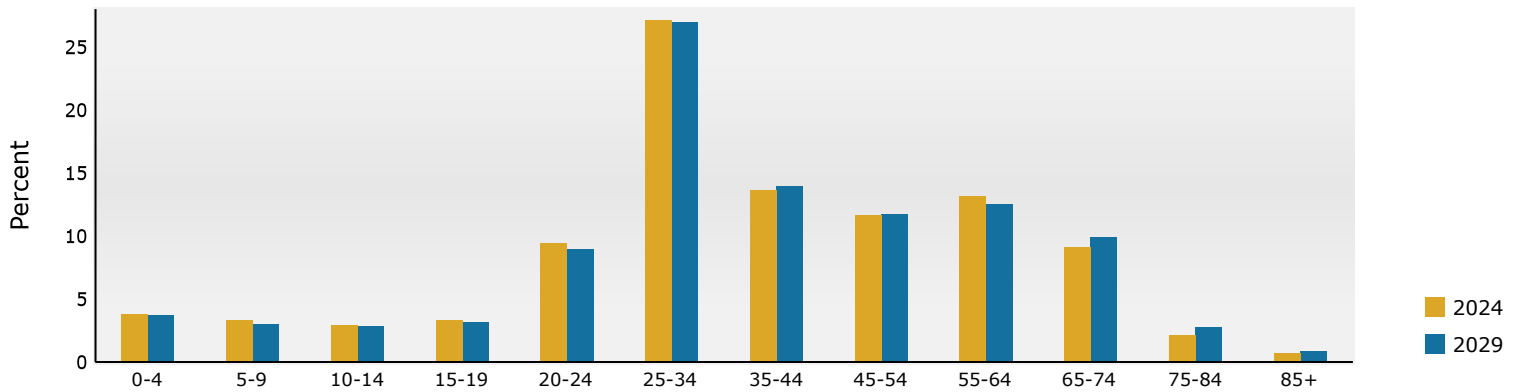
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

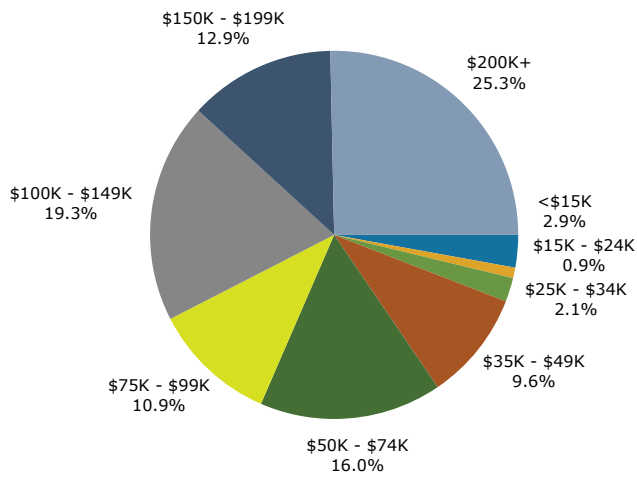
## Trends 2024-2029



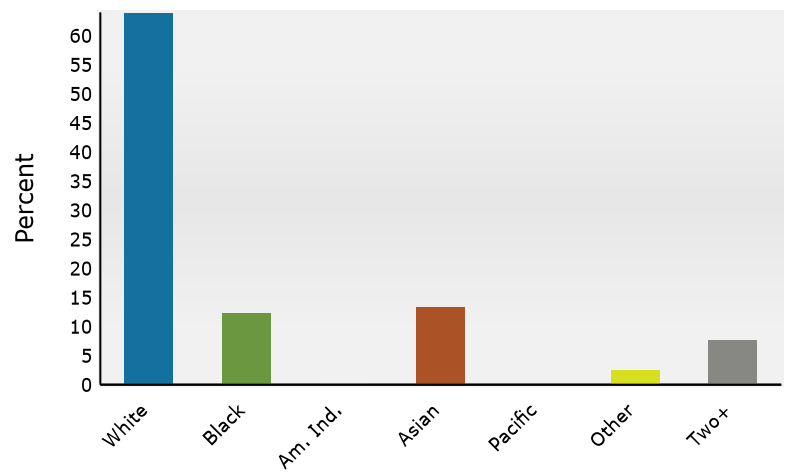
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 7.1%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

# Demographic and Income Profile

Harrison Square  
801 Bass Pro Ln, Cary, North Carolina, 27513  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 35.83072  
Longitude: -78.77020

Summary	Census 2010	Census 2020	2024	2029
Population	26,727	34,721	35,859	38,147
Households	11,180	14,922	15,612	16,772
Families	6,606	8,373	8,528	9,049
Average Household Size	2.39	2.31	2.29	2.26
Owner Occupied Housing Units	5,416	6,395	6,710	6,953
Renter Occupied Housing Units	5,764	8,527	8,902	9,819
Median Age	33.6	34.2	34.5	36.5

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.24%	0.75%	0.38%
Households	1.44%	0.98%	0.64%
Families	1.19%	0.91%	0.56%
Owner HHs	0.71%	1.22%	0.97%
Median Household Income	2.11%	3.26%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	677	4.3%	543	3.2%
\$15,000 - \$24,999	444	2.8%	308	1.8%
\$25,000 - \$34,999	599	3.8%	473	2.8%
\$35,000 - \$49,999	1,344	8.6%	1,146	6.8%
\$50,000 - \$74,999	2,399	15.4%	2,345	14.0%
\$75,000 - \$99,999	2,225	14.3%	2,279	13.6%
\$100,000 - \$149,999	3,250	20.8%	3,814	22.7%
\$150,000 - \$199,999	1,555	10.0%	2,096	12.5%
\$200,000+	3,118	20.0%	3,765	22.5%

Median Household Income	\$101,154	\$112,278
Average Household Income	\$141,974	\$160,290
Per Capita Income	\$62,260	\$71,010

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,877	7.0%	1,964	5.7%	2,022	5.6%	2,046	5.4%
5 - 9	1,769	6.6%	1,962	5.7%	1,956	5.5%	2,020	5.3%
10 - 14	1,734	6.5%	1,901	5.5%	1,815	5.1%	2,019	5.3%
15 - 19	1,501	5.6%	1,780	5.1%	1,694	4.7%	1,811	4.7%
20 - 24	1,923	7.2%	2,865	8.3%	2,598	7.2%	2,416	6.3%
25 - 34	5,264	19.7%	7,452	21.5%	8,234	23.0%	7,642	20.0%
35 - 44	4,444	16.6%	5,127	14.8%	5,673	15.8%	6,698	17.6%
45 - 54	4,186	15.7%	4,208	12.1%	4,128	11.5%	4,724	12.4%
55 - 64	2,456	9.2%	4,027	11.6%	3,848	10.7%	3,832	10.0%
65 - 74	1,021	3.8%	2,261	6.5%	2,532	7.1%	3,075	8.1%
75 - 84	427	1.6%	870	2.5%	1,019	2.8%	1,448	3.8%
85+	126	0.5%	305	0.9%	337	0.9%	418	1.1%

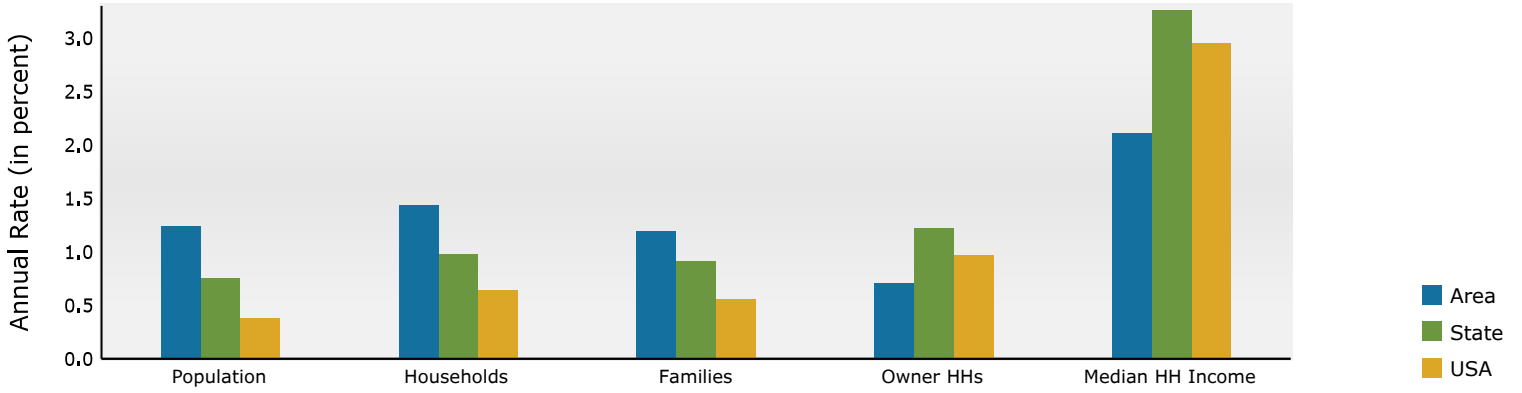
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	17,715	66.3%	19,314	55.6%	19,066	53.2%	19,466	51.0%
Black Alone	3,631	13.6%	4,232	12.2%	4,363	12.2%	4,630	12.1%
American Indian Alone	197	0.7%	134	0.4%	136	0.4%	145	0.4%
Asian Alone	3,303	12.4%	6,274	18.1%	7,260	20.2%	8,424	22.1%
Pacific Islander Alone	11	0.0%	26	0.1%	24	0.1%	27	0.1%
Some Other Race Alone	1,042	3.9%	1,972	5.7%	2,062	5.8%	2,197	5.8%
Two or More Races	827	3.1%	2,769	8.0%	2,947	8.2%	3,258	8.5%
Hispanic Origin (Any Race)	2,670	10.0%	3,847	11.1%	4,021	11.2%	4,353	11.4%

**Data Note:** Income is expressed in current dollars.

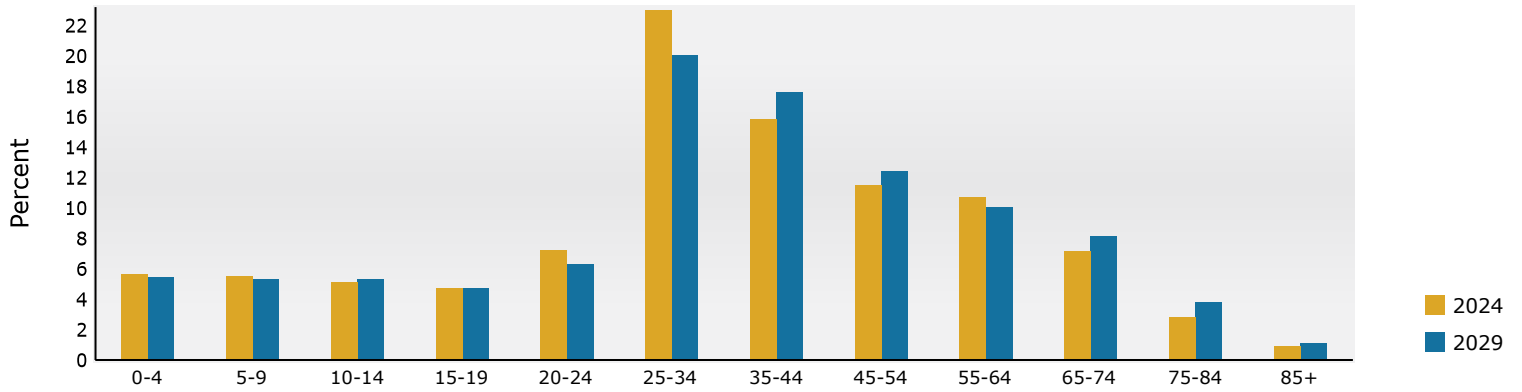
**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



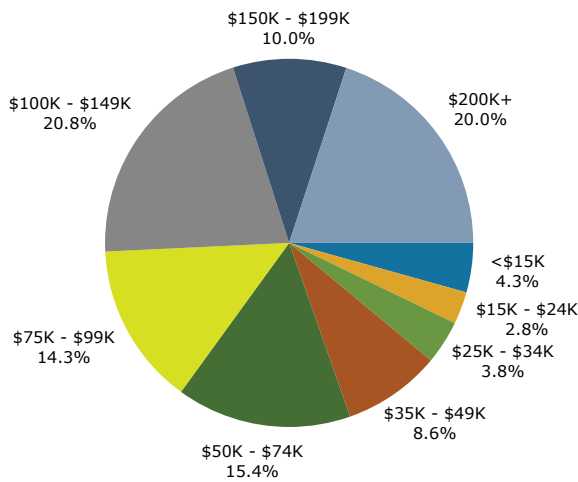
## Trends 2024-2029



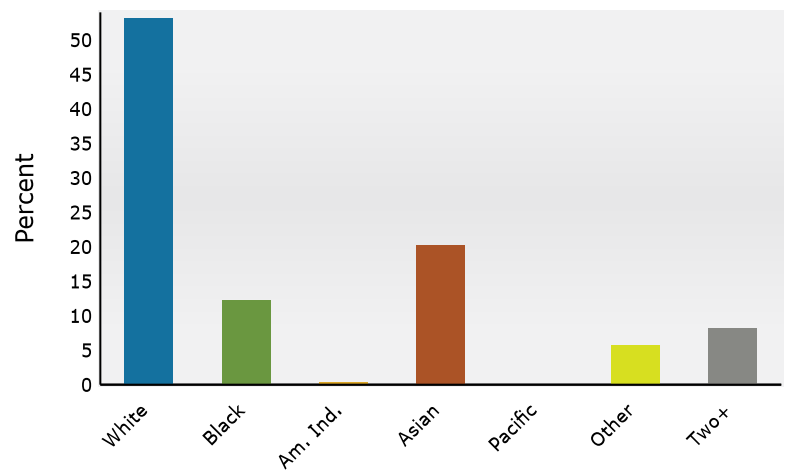
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 11.2%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

# Demographic and Income Profile

Harrison Square  
801 Bass Pro Ln, Cary, North Carolina, 27513  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 35.83072  
Longitude: -78.77020

Summary	Census 2010	Census 2020	2024	2029
Population	129,246	158,031	166,556	175,386
Households	56,578	69,860	74,078	78,513
Families	31,686	38,427	39,809	42,022
Average Household Size	2.28	2.25	2.23	2.22
Owner Occupied Housing Units	28,725	31,476	33,511	34,676
Renter Occupied Housing Units	27,853	38,384	40,567	43,837
Median Age	33.6	35.0	35.4	37.5

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.04%	0.75%	0.38%
Households	1.17%	0.98%	0.64%
Families	1.09%	0.91%	0.56%
Owner HHs	0.69%	1.22%	0.97%
Median Household Income	2.50%	3.26%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	3,423	4.6%	2,708	3.4%
\$15,000 - \$24,999	2,437	3.3%	1,690	2.2%
\$25,000 - \$34,999	3,373	4.6%	2,613	3.3%
\$35,000 - \$49,999	6,466	8.7%	5,410	6.9%
\$50,000 - \$74,999	12,568	17.0%	11,888	15.1%
\$75,000 - \$99,999	9,356	12.6%	9,752	12.4%
\$100,000 - \$149,999	14,667	19.8%	17,147	21.8%
\$150,000 - \$199,999	8,360	11.3%	11,026	14.0%
\$200,000+	13,427	18.1%	16,279	20.7%

Median Household Income	\$98,017	\$110,895
Average Household Income	\$136,381	\$155,612
Per Capita Income	\$60,554	\$69,415

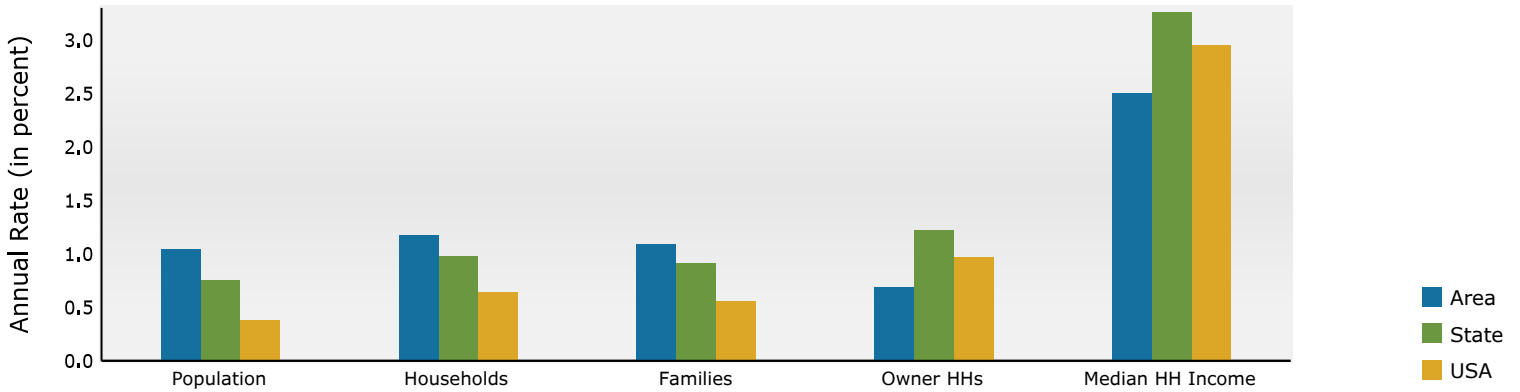
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,252	7.2%	8,779	5.6%	9,183	5.5%	9,244	5.3%
5 - 9	8,234	6.4%	9,206	5.8%	9,090	5.5%	9,123	5.2%
10 - 14	7,513	5.8%	9,168	5.8%	8,888	5.3%	9,244	5.3%
15 - 19	6,721	5.2%	8,184	5.2%	8,532	5.1%	8,942	5.1%
20 - 24	9,971	7.7%	11,955	7.6%	11,958	7.2%	11,927	6.8%
25 - 34	26,449	20.5%	31,659	20.0%	34,423	20.7%	30,752	17.5%
35 - 44	20,787	16.1%	23,686	15.0%	26,098	15.7%	30,285	17.3%
45 - 54	17,668	13.7%	19,700	12.5%	20,633	12.4%	22,672	12.9%
55 - 64	11,899	9.2%	16,987	10.7%	17,022	10.2%	18,022	10.3%
65 - 74	5,858	4.5%	11,085	7.0%	11,849	7.1%	13,833	7.9%
75 - 84	3,396	2.6%	5,316	3.4%	6,423	3.9%	8,357	4.8%
85+	1,498	1.2%	2,308	1.5%	2,457	1.5%	2,985	1.7%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	87,546	67.7%	91,006	57.6%	91,295	54.8%	92,151	52.5%
Black Alone	18,334	14.2%	20,946	13.3%	22,186	13.3%	23,300	13.3%
American Indian Alone	736	0.6%	626	0.4%	670	0.4%	728	0.4%
Asian Alone	13,069	10.1%	24,623	15.6%	29,587	17.8%	34,208	19.5%
Pacific Islander Alone	48	0.0%	86	0.1%	81	0.0%	88	0.1%
Some Other Race Alone	5,917	4.6%	8,096	5.1%	8,950	5.4%	9,721	5.5%
Two or More Races	3,596	2.8%	12,648	8.0%	13,787	8.3%	15,189	8.7%
Hispanic Origin (Any Race)	13,261	10.3%	16,366	10.4%	17,886	10.7%	19,573	11.2%

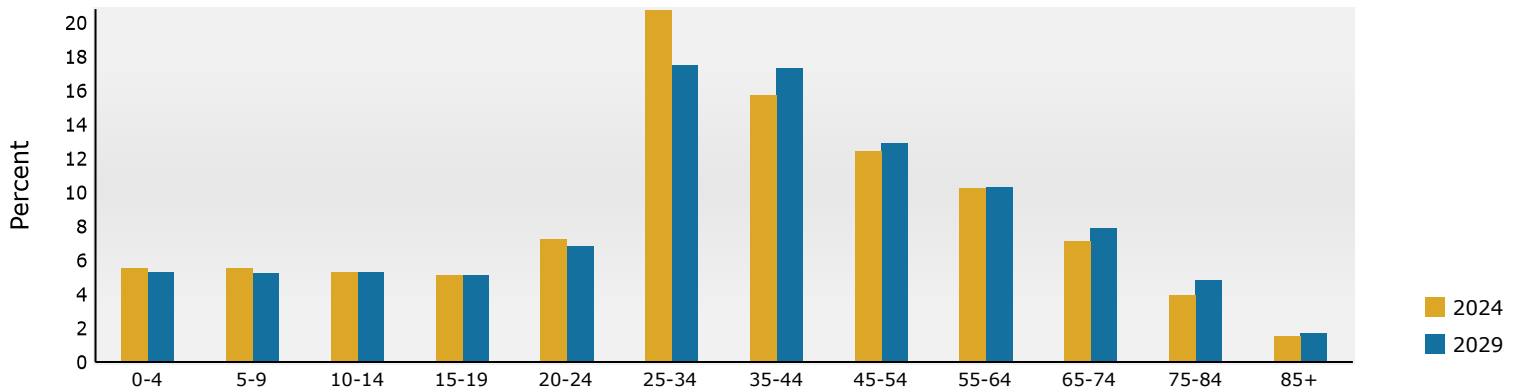
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

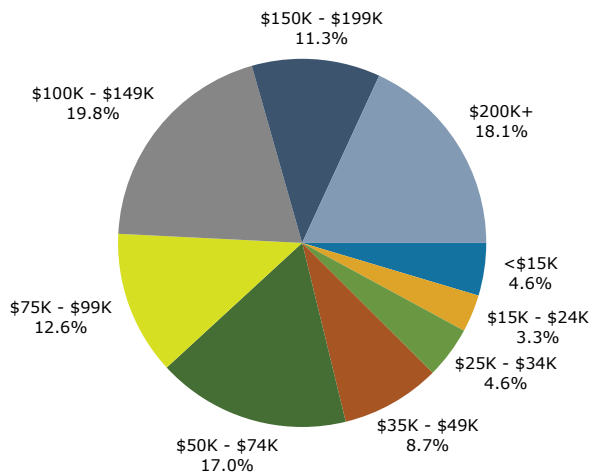
## Trends 2024-2029



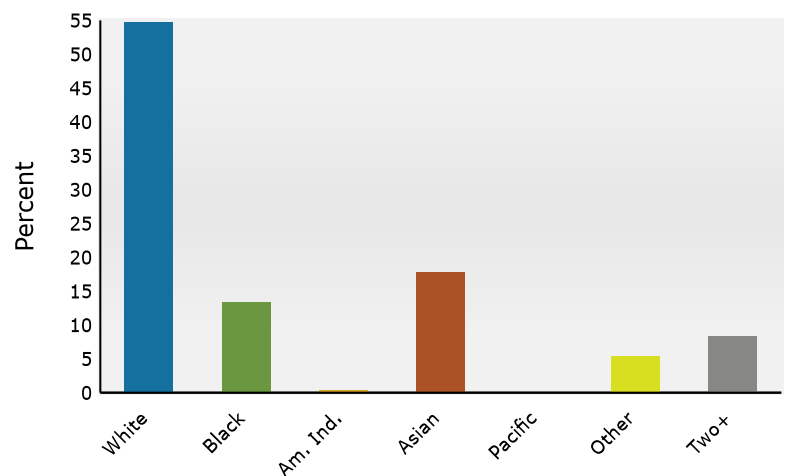
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 10.7%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.