

**+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**

- 2023 estimated population within 5 miles - 165,130\*\*\*
- 2023 estimated average household income within 5 miles - \$130,090\*\*\*
- 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  
Suite 205  
6350 Quadrangle Drive  
Chapel Hill, NC 27517

**CURRENTLY AVAILABLE**

Space N +/- 1,600 Sq Ft



**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

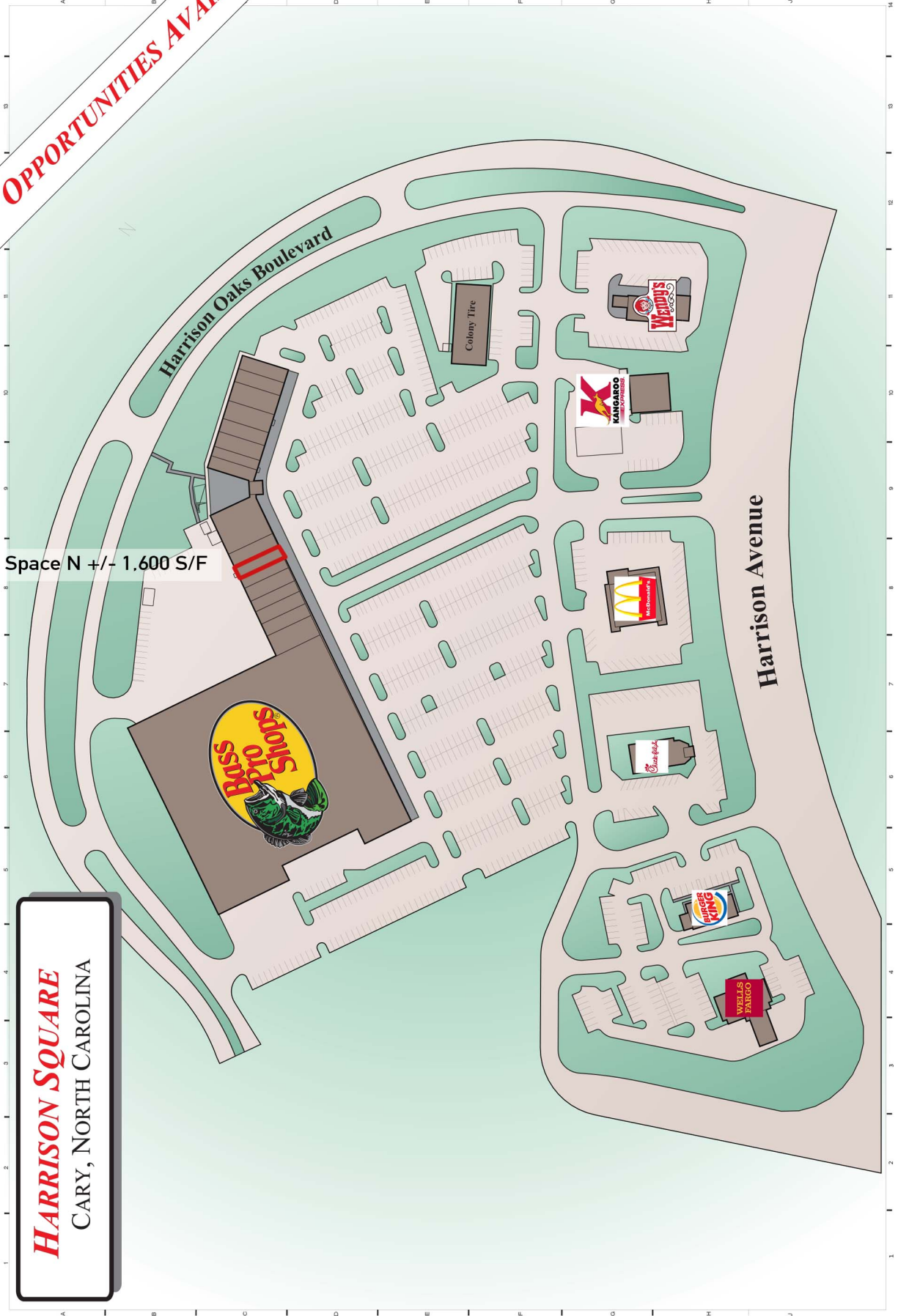
Space N +/- 1,600 S/F



REVISIONS	DATE	DESIGN	DRAWN

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

**HARRISON SQUARE**  
CARY, NC



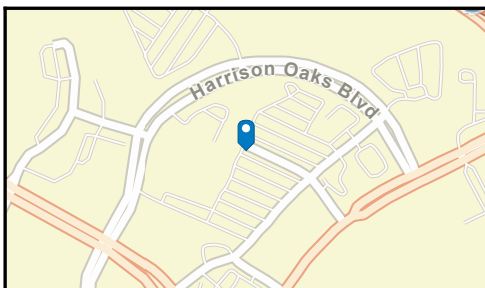
**OPPORTUNITIES AVAILABLE**

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

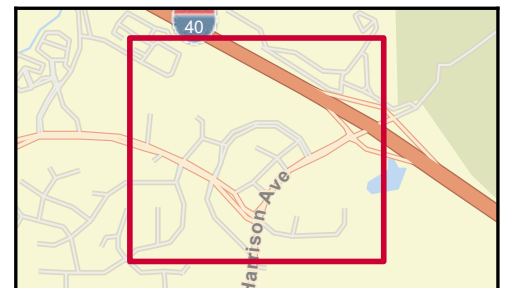
<u>SPACE</u>	<u>TENANT</u>	<u>SQUARE FEET</u>
A-1	Bass Pro Shops	105,511
A & B	CapriFlavors	3,000
C & D	Yum Yum Thai Cuisine	2,610
E	Enterprise Rent-A-Car	1,890
F	MY TOBACCO & VAPOR	1,500
G & H	Music Go Round	1,800
I	Lucky Chicken	1,500
J, K & L	RallyPoint Sport Grill	4,500
M	N.Y. Pizza	1,500
N	<b>AVAILABLE</b>	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

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



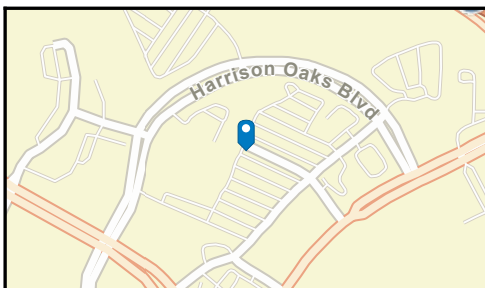
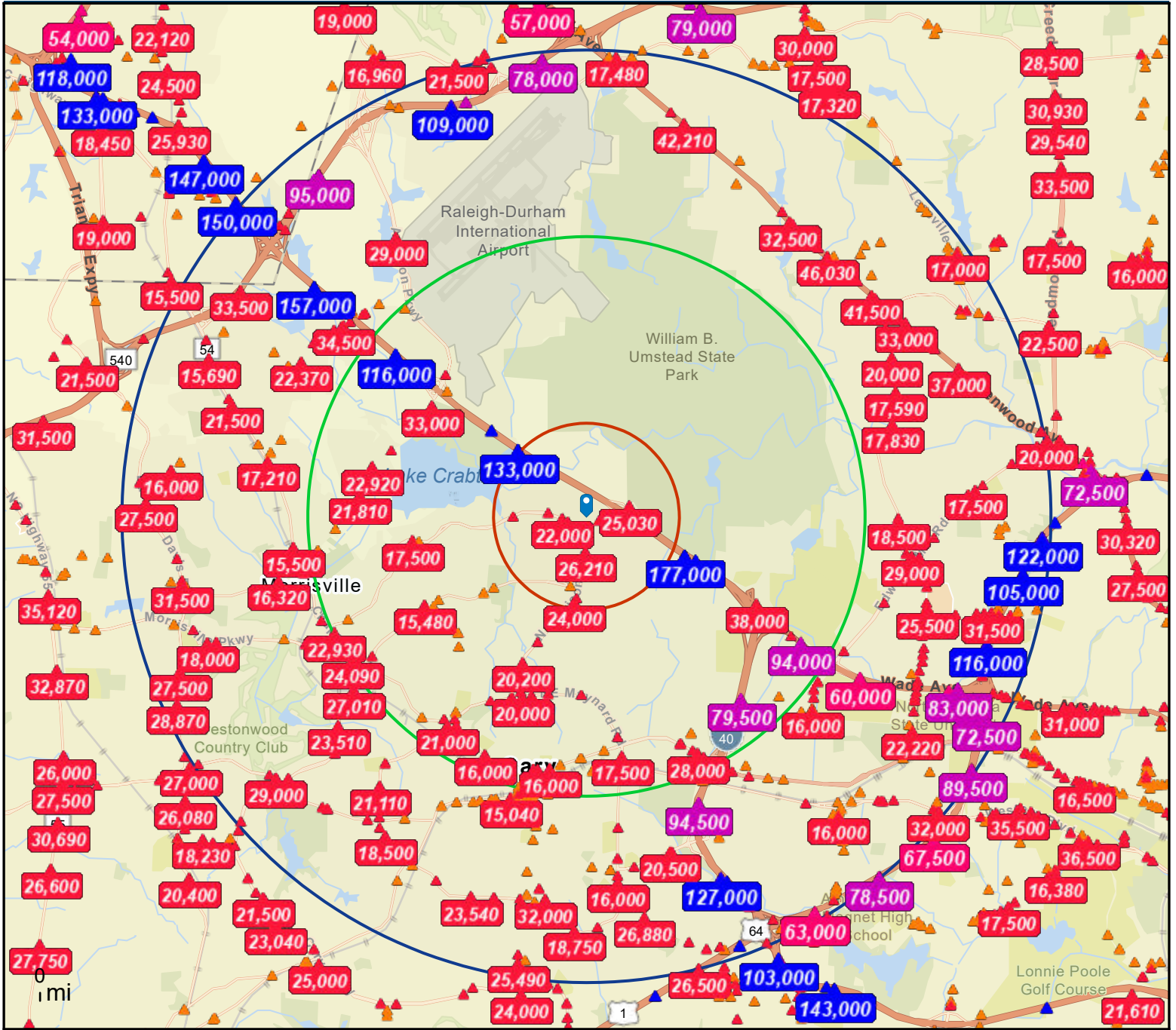
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



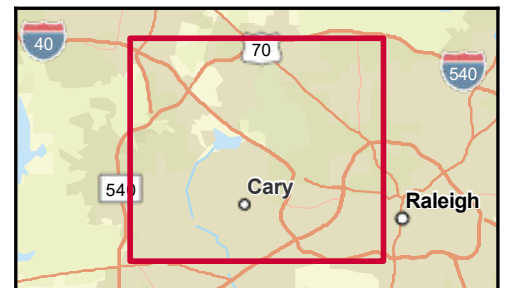
Source: ©2023 Kalibrate Technologies (Q3 2023).

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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- ▲ Up to 6,000 vehicles per day
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Source: ©2023 Kalibrate Technologies (Q3 2023).

January 04, 2024



# 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	2023	2028
Population	2,956	3,245	3,285	3,294
Households	1,456	1,706	1,742	1,756
Families	738	786	807	815
Average Household Size	2.03	1.90	1.89	1.88
Owner Occupied Housing Units	549	549	648	697
Renter Occupied Housing Units	908	1,157	1,094	1,059
Median Age	35.3	35.1	39.2	40.7

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.05%	0.53%	0.30%
Households	0.16%	0.68%	0.49%
Families	0.20%	0.60%	0.44%
Owner HHs	1.47%	0.78%	0.66%
Median Household Income	2.65%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	83	4.8%	63	3.6%
\$15,000 - \$24,999	34	2.0%	26	1.5%
\$25,000 - \$34,999	69	4.0%	49	2.8%
\$35,000 - \$49,999	145	8.3%	97	5.5%
\$50,000 - \$74,999	250	14.4%	221	12.6%
\$75,000 - \$99,999	239	13.7%	251	14.3%
\$100,000 - \$149,999	310	17.8%	333	19.0%
\$150,000 - \$199,999	147	8.4%	182	10.4%
\$200,000+	466	26.8%	532	30.3%

Median Household Income	\$105,853	\$120,643
Average Household Income	\$156,447	\$177,828
Per Capita Income	\$83,248	\$95,200

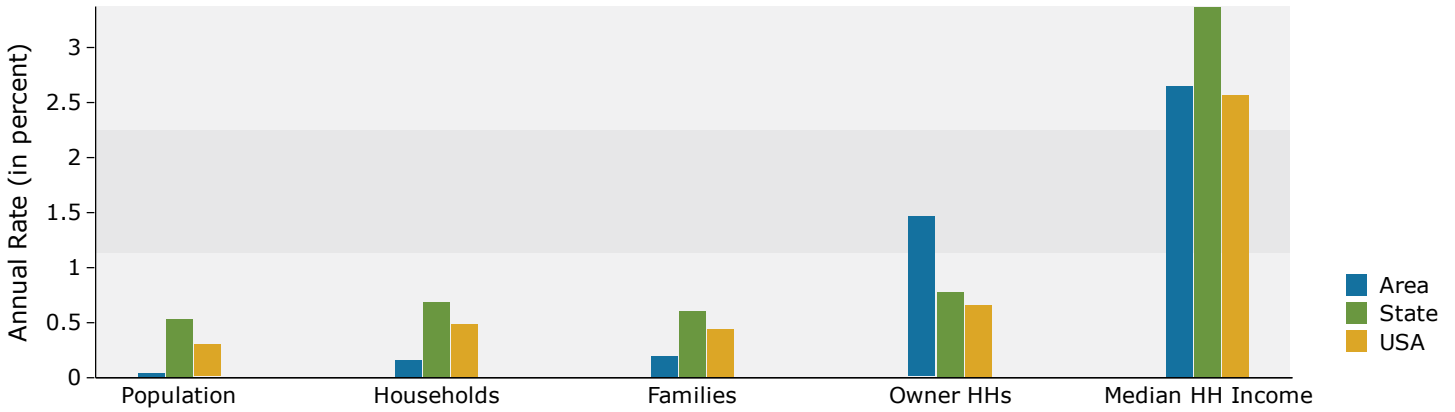
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	145	4.9%	126	3.9%	135	4.1%	139	4.2%
5 - 9	129	4.4%	110	3.4%	142	4.3%	135	4.1%
10 - 14	153	5.2%	103	3.2%	146	4.4%	131	4.0%
15 - 19	143	4.8%	112	3.5%	129	3.9%	127	3.9%
20 - 24	211	7.1%	295	9.1%	200	6.1%	157	4.8%
25 - 34	685	23.2%	869	26.8%	562	17.1%	609	18.5%
35 - 44	446	15.1%	425	13.1%	679	20.7%	641	19.5%
45 - 54	533	18.0%	389	12.0%	398	12.1%	441	13.4%
55 - 64	366	12.4%	455	14.0%	472	14.4%	376	11.4%
65 - 74	103	3.5%	283	8.7%	326	9.9%	365	11.1%
75 - 84	33	1.1%	58	1.8%	83	2.5%	147	4.5%
85+	10	0.3%	19	0.6%	14	0.4%	26	0.8%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,141	72.4%	2,137	65.9%	2,142	65.2%	2,099	63.7%
Black Alone	362	12.2%	395	12.2%	414	12.6%	418	12.7%
American Indian Alone	14	0.5%	9	0.3%	9	0.3%	9	0.3%
Asian Alone	314	10.6%	387	11.9%	373	11.4%	394	12.0%
Pacific Islander Alone	1	0.0%	4	0.1%	4	0.1%	4	0.1%
Some Other Race Alone	49	1.7%	78	2.4%	88	2.7%	95	2.9%
Two or More Races	76	2.6%	235	7.2%	255	7.8%	275	8.3%
Hispanic Origin (Any Race)	160	5.4%	222	6.8%	243	7.4%	258	7.8%

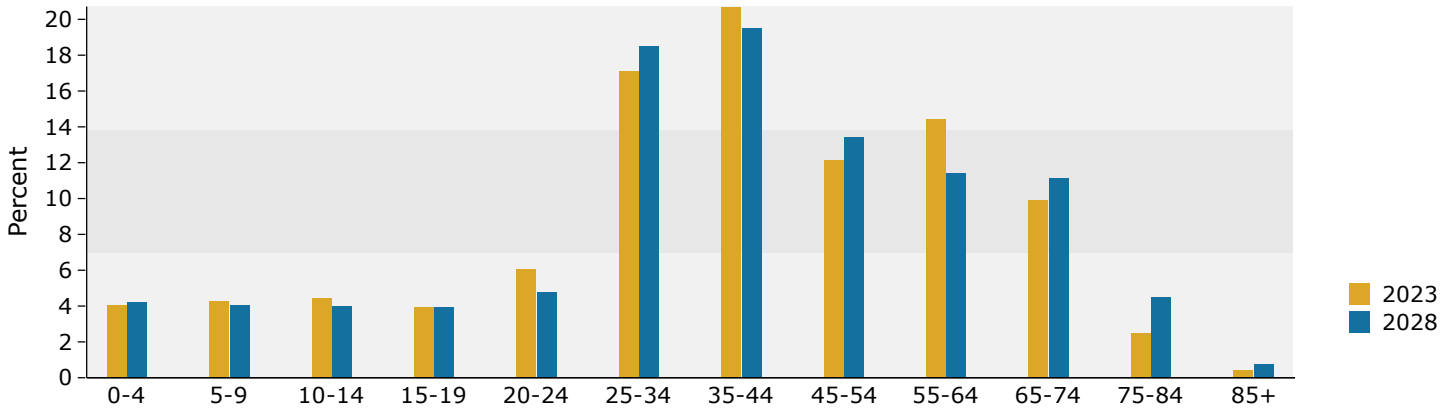
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

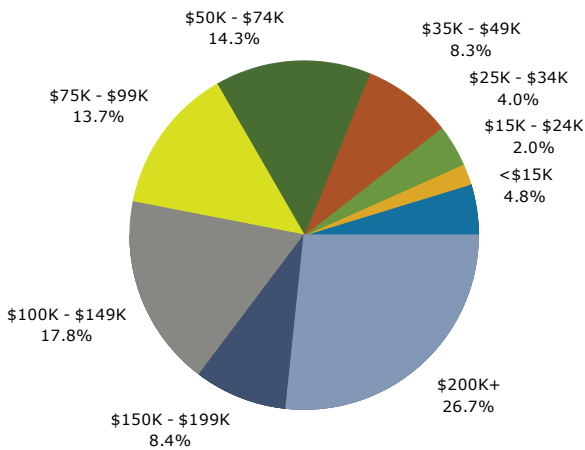
## Trends 2023-2028



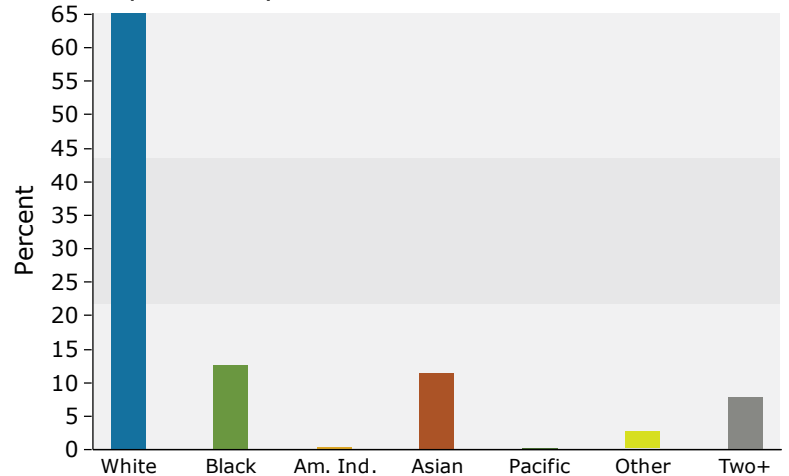
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 7.4%

Source: Esri forecasts for 2023 and 2028. 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	2023	2028
Population	27,018	35,030	35,753	37,365
Households	11,313	15,057	15,560	16,380
Families	6,665	8,438	8,414	8,753
Average Household Size	2.39	2.31	2.28	2.27
Owner Occupied Housing Units	5,468	6,456	6,852	6,996
Renter Occupied Housing Units	5,844	8,601	8,708	9,384
Median Age	33.6	34.2	35.9	36.3

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.89%	0.53%	0.30%
Households	1.03%	0.68%	0.49%
Families	0.79%	0.60%	0.44%
Owner HHs	0.42%	0.78%	0.66%
Median Household Income	2.22%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	893	5.7%	727	4.4%
\$15,000 - \$24,999	619	4.0%	473	2.9%
\$25,000 - \$34,999	799	5.1%	614	3.7%
\$35,000 - \$49,999	1,415	9.1%	1,190	7.3%
\$50,000 - \$74,999	2,066	13.3%	2,130	13.0%
\$75,000 - \$99,999	2,453	15.8%	2,561	15.6%
\$100,000 - \$149,999	3,030	19.5%	3,372	20.6%
\$150,000 - \$199,999	1,384	8.9%	1,824	11.1%
\$200,000+	2,899	18.6%	3,488	21.3%
Median Household Income	\$94,041		\$104,955	
Average Household Income	\$133,904		\$152,136	
Per Capita Income	\$58,685		\$67,116	

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,893	7.0%	1,973	5.6%	2,072	5.8%	2,197	5.9%
5 - 9	1,788	6.6%	1,972	5.6%	2,137	6.0%	2,110	5.6%
10 - 14	1,749	6.5%	1,916	5.5%	2,199	6.2%	2,148	5.7%
15 - 19	1,510	5.6%	1,796	5.1%	1,984	5.5%	1,999	5.4%
20 - 24	1,953	7.2%	2,890	8.3%	2,891	8.1%	3,061	8.2%
25 - 34	5,300	19.6%	7,504	21.4%	6,005	16.8%	6,406	17.1%
35 - 44	4,477	16.6%	5,151	14.7%	6,228	17.4%	6,189	16.6%
45 - 54	4,229	15.7%	4,243	12.1%	4,530	12.7%	4,874	13.0%
55 - 64	2,498	9.2%	4,069	11.6%	3,988	11.2%	3,796	10.2%
65 - 74	1,041	3.9%	2,297	6.6%	2,485	7.0%	2,894	7.7%
75 - 84	438	1.6%	894	2.6%	957	2.7%	1,305	3.5%
85+	142	0.5%	325	0.9%	279	0.8%	385	1.0%

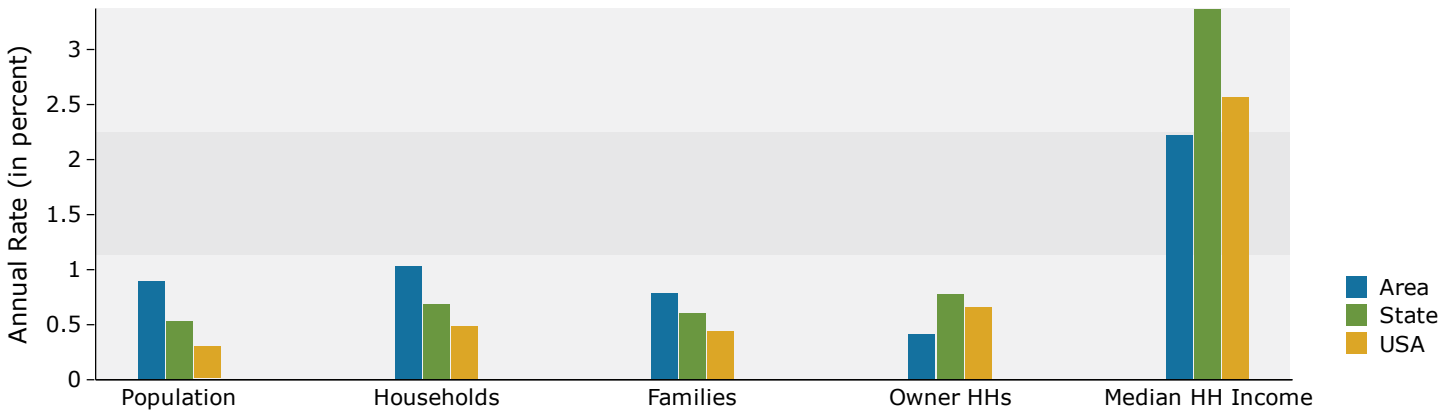
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	17,990	66.6%	19,577	55.9%	19,699	55.1%	20,082	53.7%
Black Alone	3,626	13.4%	4,238	12.1%	4,456	12.5%	4,607	12.3%
American Indian Alone	197	0.7%	134	0.4%	141	0.4%	152	0.4%
Asian Alone	3,322	12.3%	6,303	18.0%	6,293	17.6%	6,846	18.3%
Pacific Islander Alone	11	0.0%	26	0.1%	27	0.1%	31	0.1%
Some Other Race Alone	1,042	3.9%	1,971	5.6%	2,130	6.0%	2,315	6.2%
Two or More Races	831	3.1%	2,780	7.9%	3,007	8.4%	3,332	8.9%
Hispanic Origin (Any Race)	2,675	9.9%	3,849	11.0%	4,174	11.7%	4,523	12.1%

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

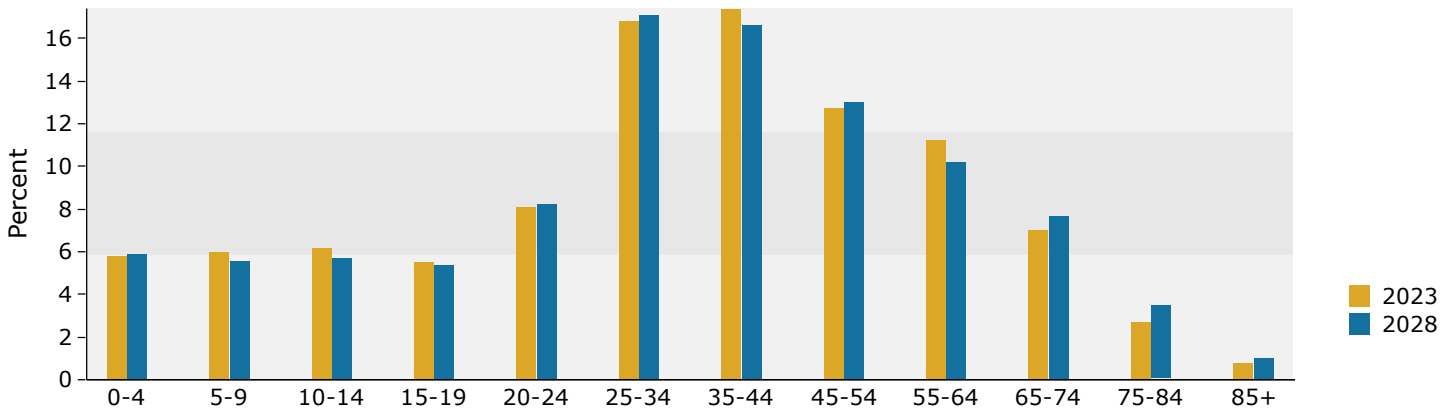
**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



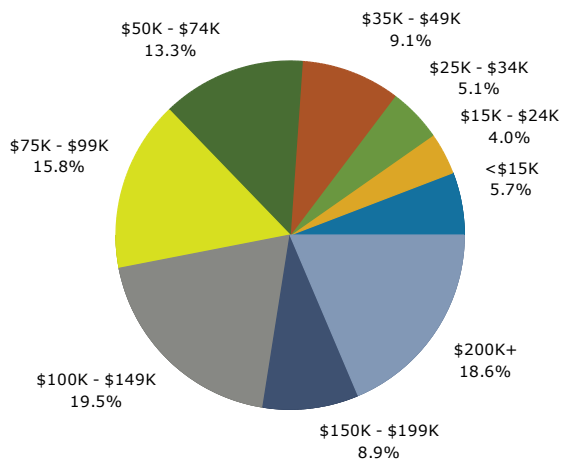
## Trends 2023-2028



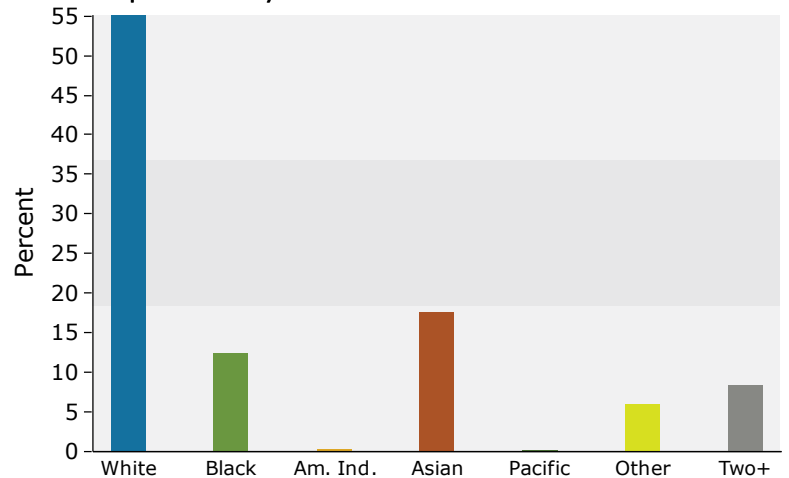
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 11.7%



# 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	2023	2028
Population	129,516	158,335	165,130	172,715
Households	56,520	69,746	73,023	76,469
Families	31,761	38,512	37,854	39,453
Average Household Size	2.28	2.25	2.25	2.24
Owner Occupied Housing Units	28,935	31,663	36,067	36,763
Renter Occupied Housing Units	27,584	38,083	36,956	39,705
Median Age	33.6	35.1	36.1	36.1

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.90%	0.53%	0.30%
Households	0.93%	0.68%	0.49%
Families	0.83%	0.60%	0.44%
Owner HHs	0.38%	0.78%	0.66%
Median Household Income	2.71%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	4,272	5.9%	3,495	4.6%
\$15,000 - \$24,999	3,267	4.5%	2,637	3.4%
\$25,000 - \$34,999	4,281	5.9%	3,346	4.4%
\$35,000 - \$49,999	6,653	9.1%	5,580	7.3%
\$50,000 - \$74,999	10,821	14.8%	10,411	13.6%
\$75,000 - \$99,999	10,063	13.8%	10,573	13.8%
\$100,000 - \$149,999	14,008	19.2%	16,057	21.0%
\$150,000 - \$199,999	7,605	10.4%	10,097	13.2%
\$200,000+	12,051	16.5%	14,270	18.7%

Median Household Income	\$91,458	\$104,565
Average Household Income	\$130,090	\$147,829
Per Capita Income	\$57,551	\$65,476

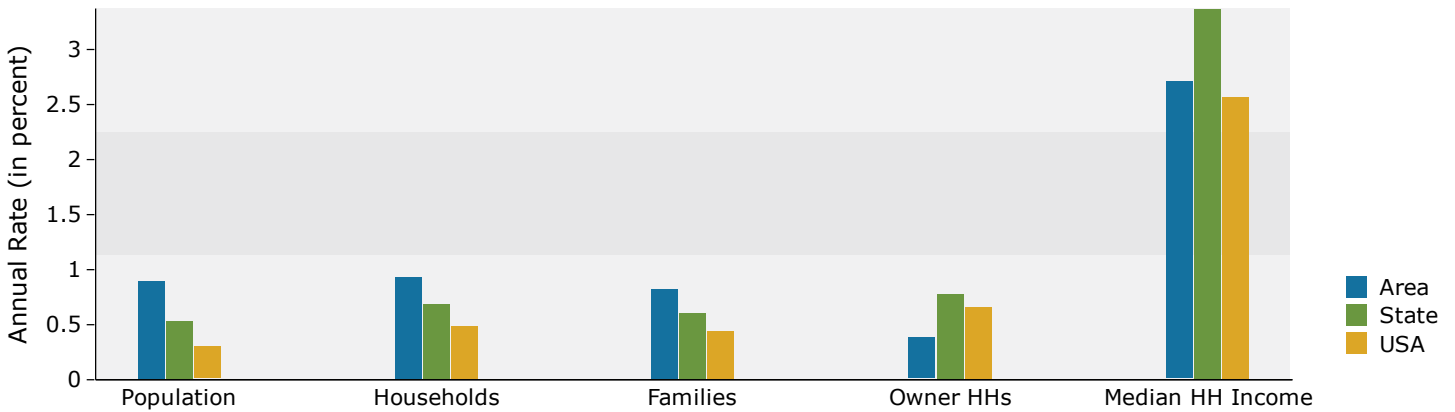
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,271	7.2%	8,784	5.5%	9,687	5.9%	10,389	6.0%
5 - 9	8,280	6.4%	9,232	5.8%	9,682	5.9%	9,520	5.5%
10 - 14	7,557	5.8%	9,213	5.8%	9,832	6.0%	9,270	5.4%
15 - 19	6,743	5.2%	8,211	5.2%	9,323	5.6%	9,198	5.3%
20 - 24	9,892	7.6%	11,906	7.5%	13,176	8.0%	14,629	8.5%
25 - 34	26,374	20.4%	31,535	19.9%	27,823	16.8%	30,418	17.6%
35 - 44	20,863	16.1%	23,728	15.0%	27,013	16.4%	25,965	15.0%
45 - 54	17,752	13.7%	19,802	12.5%	20,745	12.6%	21,977	12.7%
55 - 64	11,929	9.2%	17,051	10.8%	17,442	10.6%	17,348	10.0%
65 - 74	5,890	4.5%	11,114	7.0%	12,229	7.4%	13,516	7.8%
75 - 84	3,432	2.6%	5,389	3.4%	5,924	3.6%	7,730	4.5%
85+	1,532	1.2%	2,367	1.5%	2,254	1.4%	2,755	1.6%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	87,918	67.9%	91,276	57.6%	92,796	56.2%	94,041	54.4%
Black Alone	18,126	14.0%	20,798	13.1%	22,303	13.5%	23,148	13.4%
American Indian Alone	732	0.6%	626	0.4%	675	0.4%	753	0.4%
Asian Alone	13,221	10.2%	24,832	15.7%	26,440	16.0%	29,007	16.8%
Pacific Islander Alone	48	0.0%	86	0.1%	94	0.1%	105	0.1%
Some Other Race Alone	5,881	4.5%	8,078	5.1%	8,965	5.4%	10,168	5.9%
Two or More Races	3,591	2.8%	12,639	8.0%	13,858	8.4%	15,492	9.0%
Hispanic Origin (Any Race)	13,214	10.2%	16,335	10.3%	18,115	11.0%	20,285	11.7%

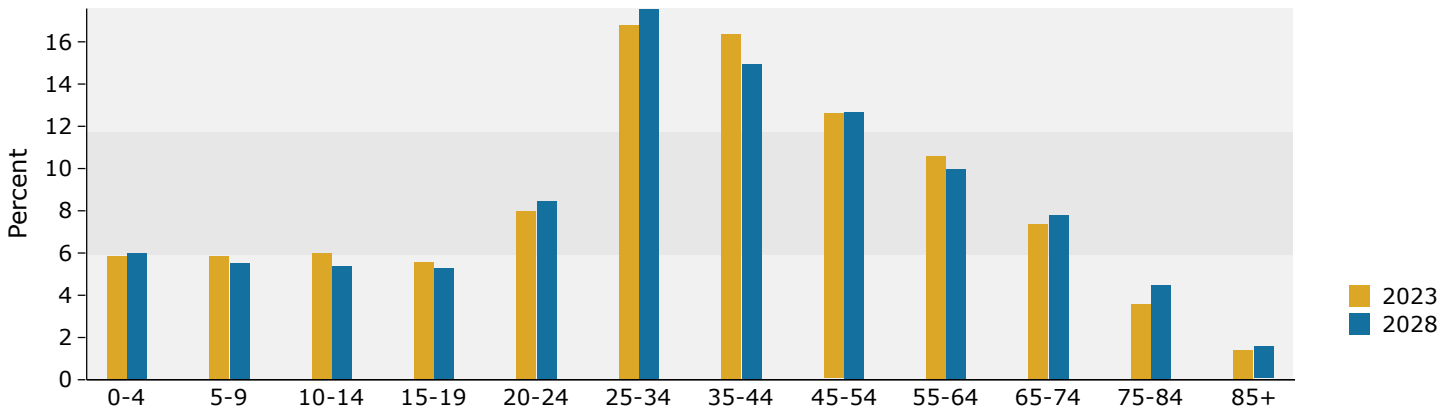
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

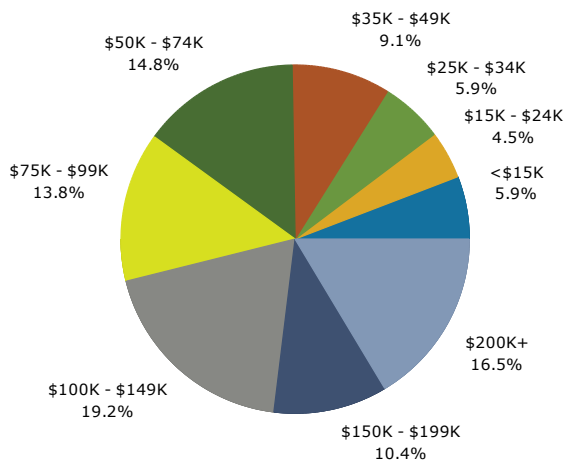
## Trends 2023-2028



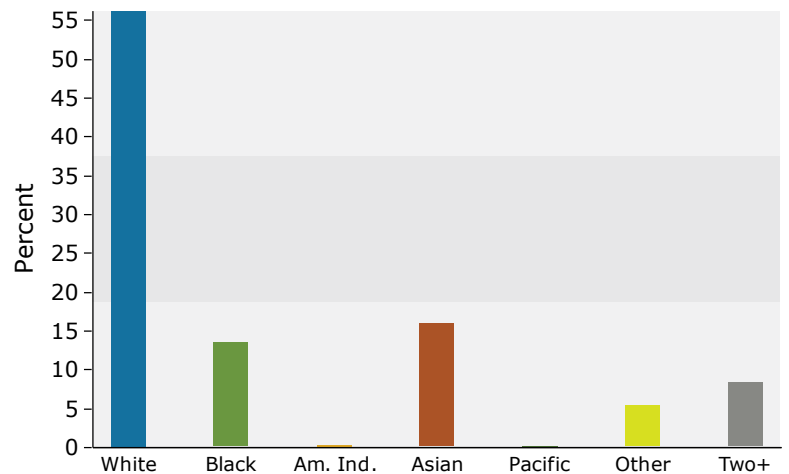
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 11.0%