

McCrimmon Corners

4093 Davis Drive | Morrisville, NC 27560

GLA SF
86,267

Available SF
5,552 - 40,000

Number of Spaces
2*

**Denotes proposed PAD*



**Grocery-Anchored
Shopping Center**



**Strong Trade Area
with Good Demographics**



**Excellent Curb Appeal
Center in the Area**



Visitor Metrics

Sourced by Advan

Annual Visits

1.2 M

Visitor Frequency

Number of monthly visits per individual customer

14

Mobile Trade Area Density

Powered by Advan

472,280
Daytime Population

182,390
Households

444,560
Population

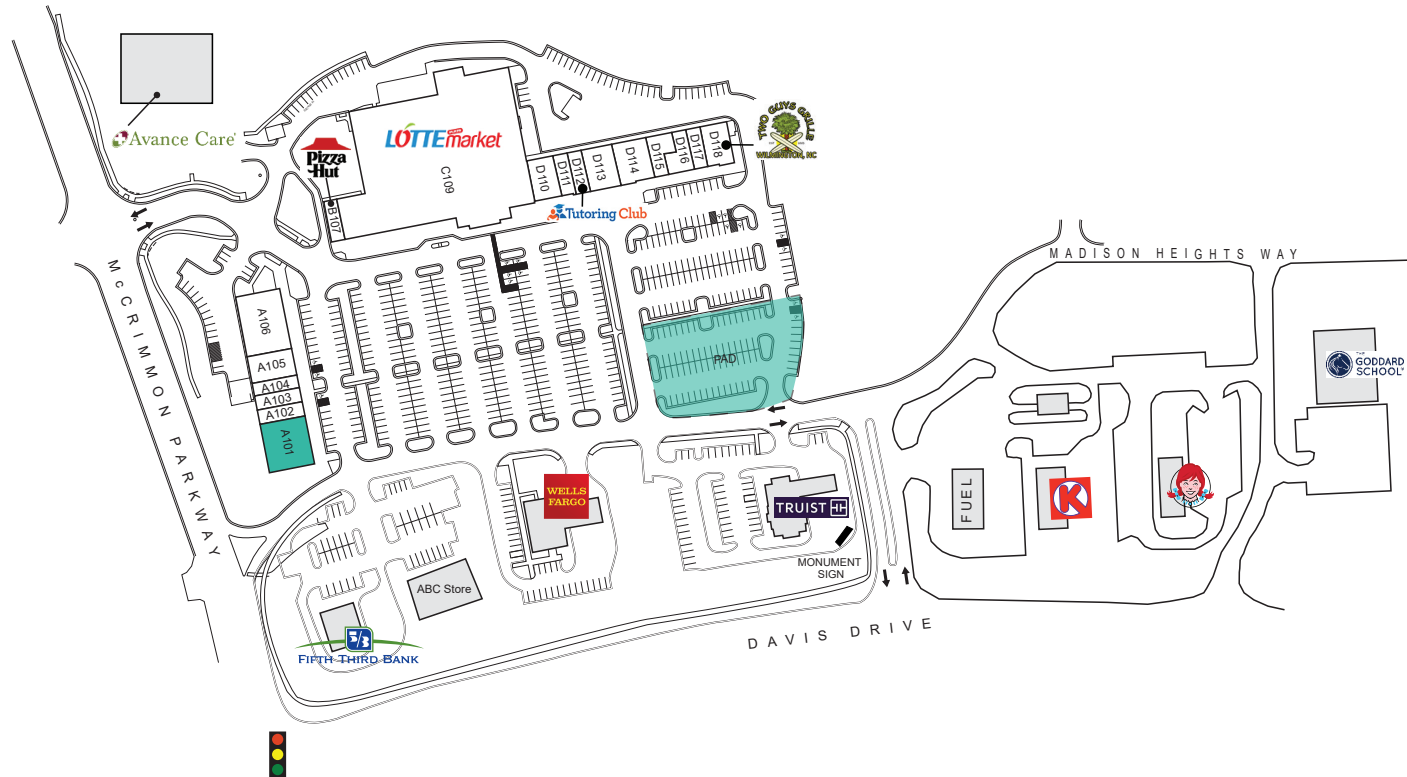
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McCrimmon Corners

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Suite	Tenant	GLA SF
A101	Available	5,552
A102	Ramen Noodle	2,449
A103	Wealth Massage	1,199
A104	VIP Nails	1,200
A105	Kim's Hair Salon	1,113
A106	Toyar's BBQ & Hotpot	4,277
B107	Pizza Hut	1,206
C109	Lotte Plaza Market	51,249
D110	Swifthounds	2,416
D111	Vape Escape	1,195
D112	Tutoring Club	1,216
D113	Town of Morrisville Senior Center	3,048
D114	Triangles Biryani	2,933
D115	Bambino's Pizza	1,788
D116	Uttar Dakshin	1,800
D117	Ben Gong's Tea	1,195
D118	Two Guys Grille	2,431
PAD	Available	±40,000



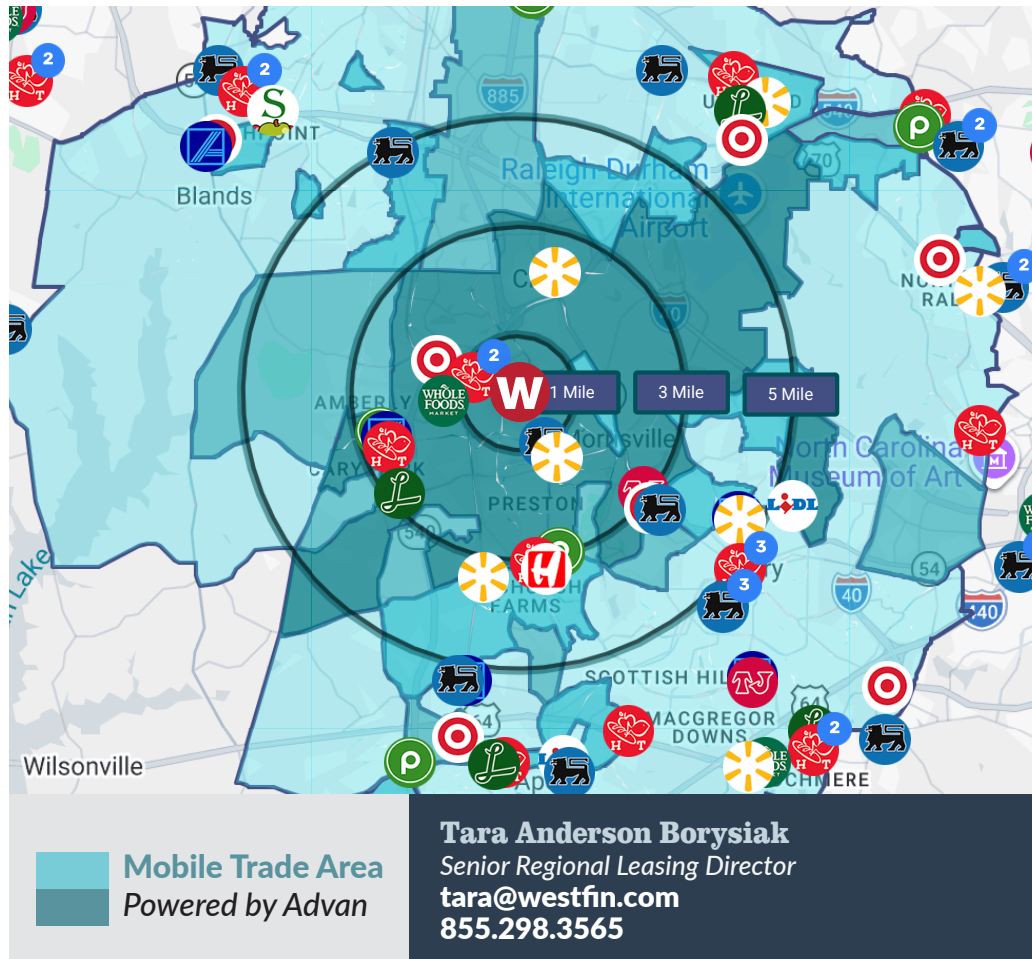
Traffic Count (VPD)

Davis Drive	14,839
McCrimmon Pkwy	8,378

■ Available
 ■ Future Availability
 ■ Leased
 ■ NAP (not a part)

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	MTA*	1 Mile	3 Mile	5 Mile
Total Population	444.56K	11.40K	76.06K	168.44K
5-Year Population Growth Rate	4.6%	4.1%	5.6%	4.4%
Total Daytime Population	472.28K	9.40K	94.08K	198.28K
Average Household Income	\$161K	\$174.7K	\$188.4K	\$179.4K
Total Households	182.39K	3.54K	28.84K	63.79K
Average Home Value	\$602.4K	\$619.3K	\$697.8K	\$693.3K

*MTA (Mobile Trade Area) Based on Cellular Data; Powered by Advan