

# GFD

MANAGEMENT INC.

222 CLOISTER COURT CHAPEL HILL, NC 27514

*Welcome to*

## HARRISON SQUARE CARY, NORTH CAROLINA



### ■ LOCATION HIGHLIGHTS

- 2025 estimated population within 5 miles - 168, 158\*\*\*
- 2025 estimated average household income within 5 miles - \$142,606\*\*\*
- 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

\*\* www.wral.com

\*\*\* Demographics obtained from Esri

### ■ CURRENTLY AVAILABLE

- Space P & Q +/- 3,000 sq. ft.

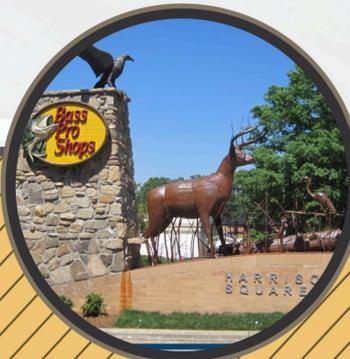


Scan this QR code to learn more about this property as well as others available for lease.

CALL US TODAY :

# (919) 636-2351

HENRY CLINE • hcline@gfdinc.com



GET MORE INFO HERE :

WWW.GFDINC.COM

**HARRISON SQUARE**  
CARY, NORTH CAROLINA

**OPPORTUNITIES AVAILABLE**

Space P and Q  
+/- 3,000 S/F



Harrison Oaks Boulevard

Colony Tire



WELLS FARGO



Harrison Avenue

Plan No. 1000-01-14

EMRT ASSOCIATES

DATE: \_\_\_\_\_ DESIGN: \_\_\_\_\_ DRAWN: \_\_\_\_\_

REVISIONS:


HARRISON SQUARE  
C/O CFD MANAGEMENT  
1460 WESTON PARKWAY, SUITE 200, CARY, NC 27519  
(919) 677-9400

HARRISON SQUARE  
CARY, NC

Plot: 1 of 1

## ▶ TENANT LIST

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### SPACE

A-1  
 A & B  
 C & D  
 E  
 F  
 G & H  
 I  
 J, K & L  
 M  
 N  
 O  
 P & Q  
 R  
 S  
 T  
 U

### STORE

Bass Pro Shops  
 CapriFlavors  
 Yum Yum Thai Cuisine  
 Enterprise Rent-A-Car  
 MY TOBACCO & VAPOR  
 Music Go Round  
 Lucky Chicken  
 RallyPoint Sport Grill  
 N.Y. Pizza  
 The UPS Store  
 Hair News  
**AVAILABLE**  
 Meeple's Brew  
 Lovely Nails  
 Tropical Smoothie Cafe  
 Subway

### SQ. FT.

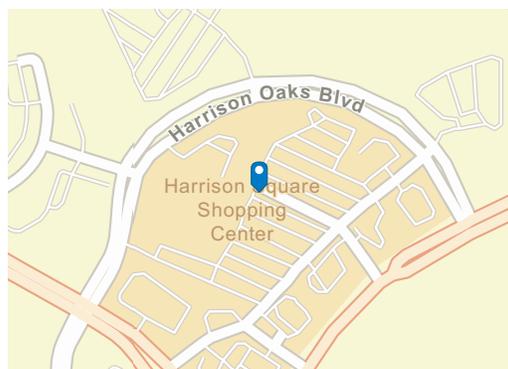
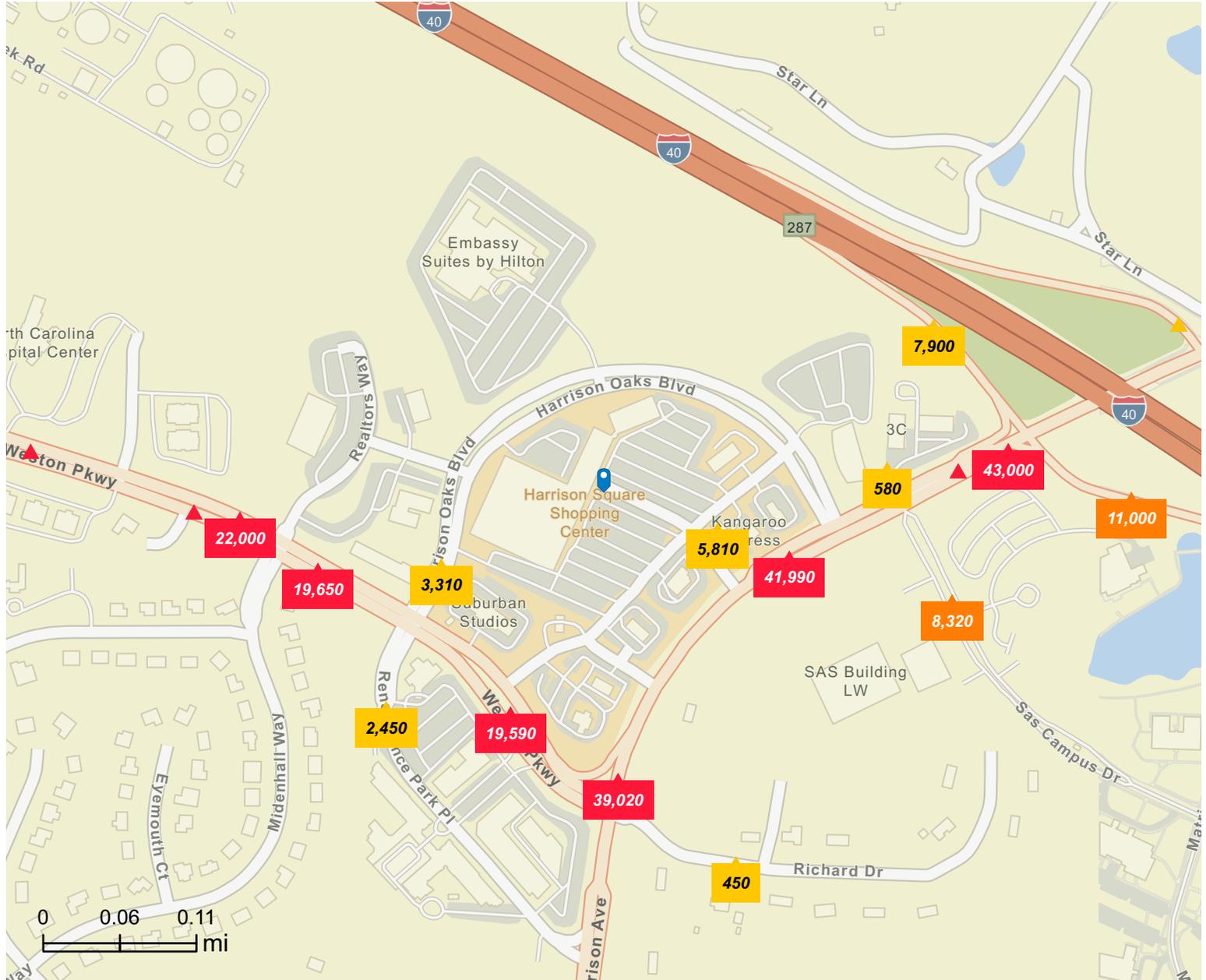
105,511  
 3,000  
 2,610  
 1,890  
 1,500  
 1,800  
 1,500  
 4,500  
 1,500  
 1,601  
 1,399  
 3,000  
 1,500  
 1,000  
 2,000  
 1,500

**GFD**  
 MANAGEMENT INC.

HARRISON SQUARE, CARY, NORTH CAROLINA

# Traffic Count Map - Close Up

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



## Average Daily Traffic Volume

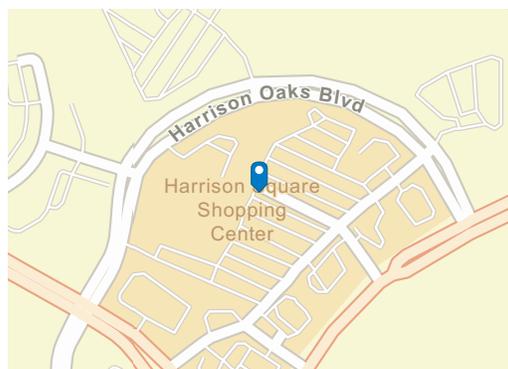
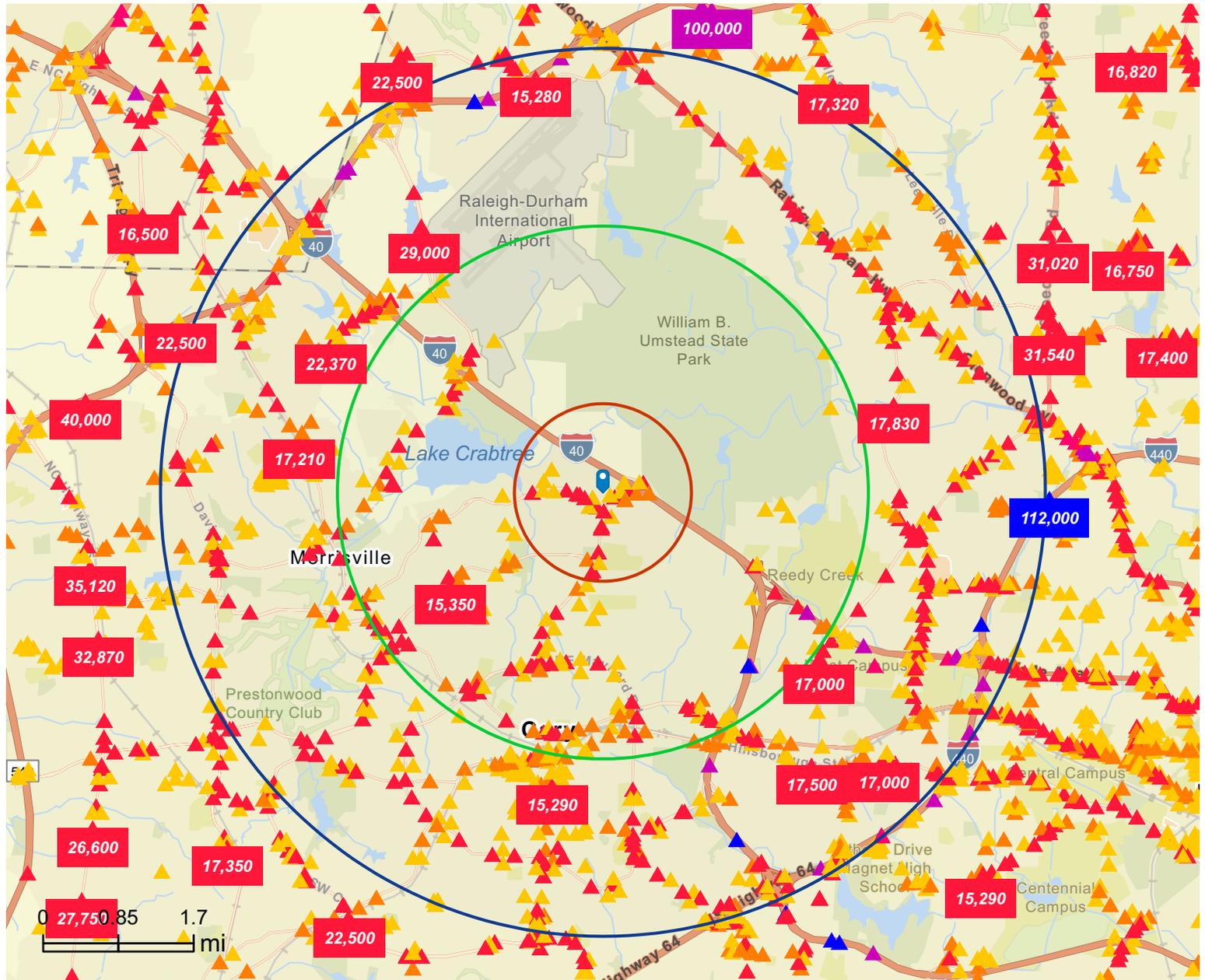
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

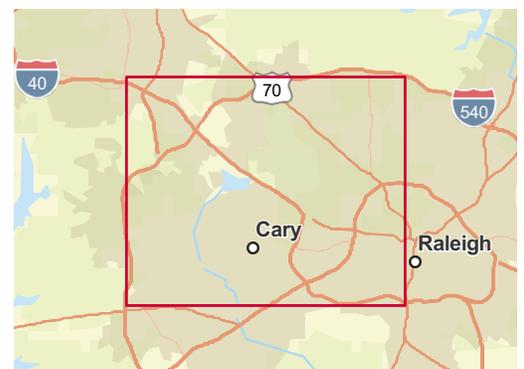
# Traffic Count Map

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



## Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



**Source:** Traffic Counts (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	2025	2030
Population	2,917	3,206	3,064	2,898
Households	1,450	1,699	1,687	1,623
Families	735	783	726	683
Average Household Size	2.01	1.89	1.82	1.78
Owner Occupied Housing Units	546	546	561	580
Renter Occupied Housing Units	903	1,153	1,126	1,043
Median Age	35.3	35.1	36.5	38.5

Trends: 2025-2030 Annual Rate	Area	State	National
Population	-1.11%	0.80%	0.42%
Households	-0.77%	1.10%	0.64%
Families	-1.21%	0.94%	0.54%
Owner HHs	0.67%	1.21%	0.91%
Median Household Income	1.76%	2.61%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	35	2.1%	29	1.8%
\$15,000 - \$24,999	13	0.8%	10	0.6%
\$25,000 - \$34,999	27	1.6%	20	1.2%
\$35,000 - \$49,999	205	12.2%	162	10.0%
\$50,000 - \$74,999	239	14.2%	202	12.4%
\$75,000 - \$99,999	168	10.0%	152	9.4%
\$100,000 - \$149,999	326	19.3%	316	19.5%
\$150,000 - \$199,999	256	15.2%	265	16.3%
\$200,000+	419	24.8%	468	28.8%

Median Household Income	\$125,761	\$137,236
Average Household Income	\$166,819	\$179,289
Per Capita Income	\$91,428	\$99,916

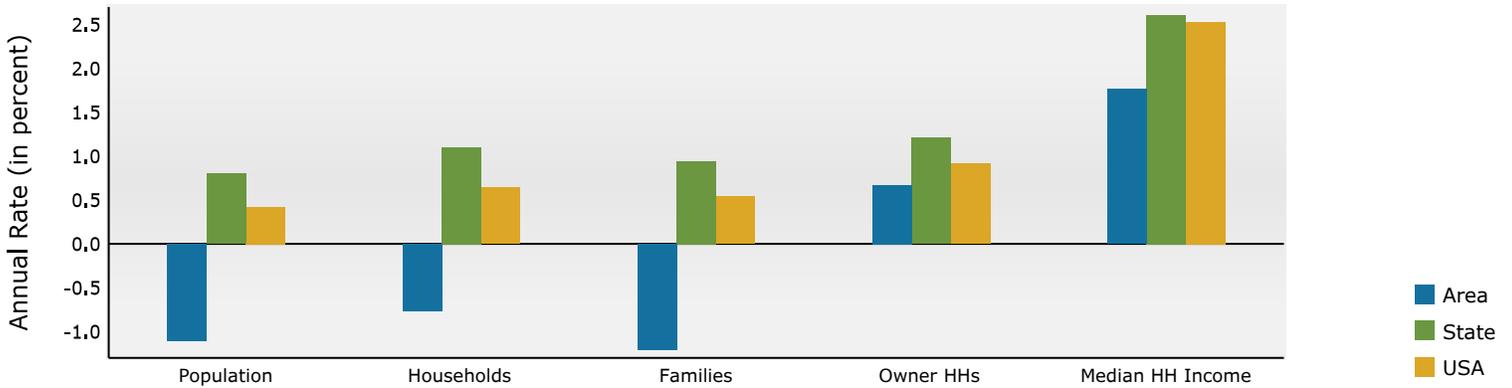
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	143	4.9%	125	3.9%	113	3.7%	104	3.6%
5 - 9	127	4.4%	109	3.4%	98	3.2%	87	3.0%
10 - 14	152	5.2%	102	3.2%	94	3.1%	86	3.0%
15 - 19	140	4.8%	110	3.4%	105	3.4%	99	3.4%
20 - 24	208	7.1%	292	9.1%	221	7.2%	218	7.5%
25 - 34	677	23.2%	860	26.8%	817	26.7%	620	21.4%
35 - 44	440	15.1%	420	13.1%	476	15.5%	563	19.4%
45 - 54	526	18.0%	383	11.9%	317	10.3%	303	10.5%
55 - 64	363	12.4%	450	14.0%	380	12.4%	307	10.6%
65 - 74	101	3.5%	279	8.7%	294	9.6%	309	10.7%
75 - 84	32	1.1%	57	1.8%	132	4.3%	177	6.1%
85+	9	0.3%	19	0.6%	17	0.6%	25	0.9%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,113	72.4%	2,112	65.9%	1,937	63.2%	1,765	60.9%
Black Alone	356	12.2%	390	12.2%	371	12.1%	355	12.2%
American Indian Alone	14	0.5%	9	0.3%	9	0.3%	9	0.3%
Asian Alone	310	10.6%	382	11.9%	435	14.2%	458	15.8%
Pacific Islander Alone	1	0.0%	4	0.1%	3	0.1%	3	0.1%
Some Other Race Alone	48	1.6%	77	2.4%	77	2.5%	76	2.6%
Two or More Races	75	2.6%	232	7.2%	231	7.5%	232	8.0%
Hispanic Origin (Any Race)	157	5.4%	219	6.8%	213	7.0%	211	7.3%

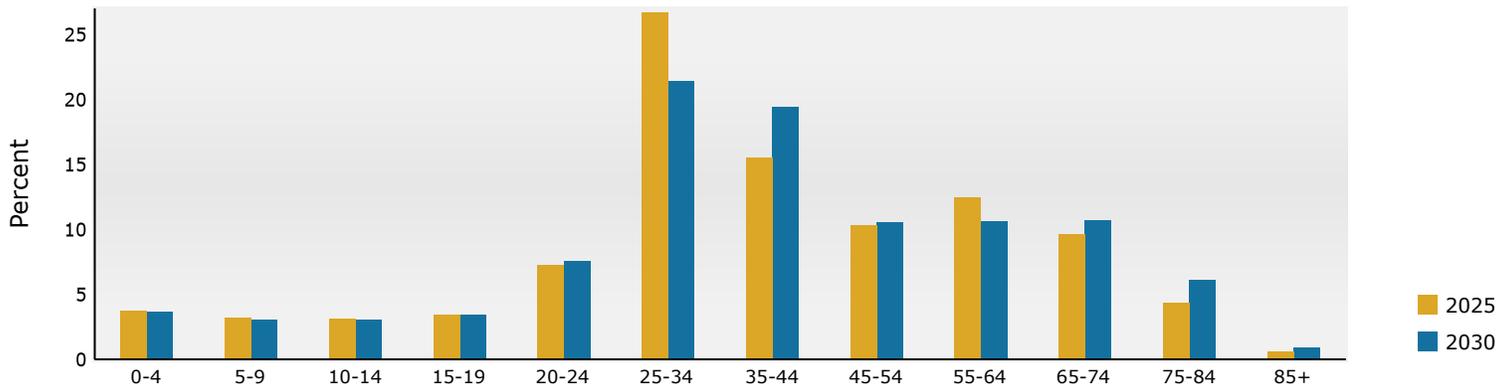
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

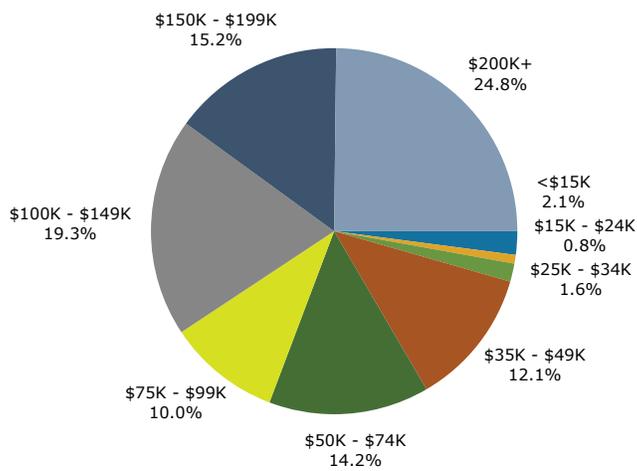
## Trends 2025-2030



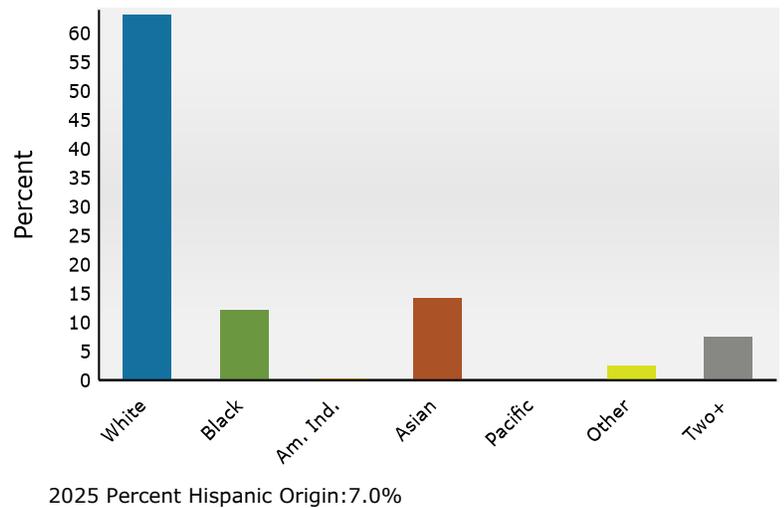
## Population by Age



## 2025 Household Income



## 2025 Population by Race



Source: Esri forecasts for 2025 and 2030. 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	2025	2030
Population	26,727	34,721	36,702	39,094
Households	11,180	14,922	16,185	17,363
Families	6,606	8,373	8,633	9,136
Average Household Size	2.39	2.31	2.26	2.24
Owner Occupied Housing Units	5,416	6,395	6,688	7,151
Renter Occupied Housing Units	5,764	8,527	9,497	10,212
Median Age	33.6	34.2	35.5	37.3

Trends: 2025-2030 Annual Rate	Area	State	National
Population	1.27%	0.80%	0.42%
Households	1.42%	1.10%	0.64%
Families	1.14%	0.94%	0.54%
Owner HHs	1.35%	1.21%	0.91%
Median Household Income	2.81%	2.61%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	607	3.8%	562	3.2%
\$15,000 - \$24,999	461	2.8%	374	2.2%
\$25,000 - \$34,999	542	3.3%	439	2.5%
\$35,000 - \$49,999	1,275	7.9%	1,097	6.3%
\$50,000 - \$74,999	2,407	14.9%	2,320	13.4%
\$75,000 - \$99,999	2,128	13.1%	2,111	12.2%
\$100,000 - \$149,999	3,385	20.9%	3,692	21.3%
\$150,000 - \$199,999	1,597	9.9%	1,883	10.8%
\$200,000+	3,781	23.4%	4,882	28.1%

Median Household Income	\$109,119	\$125,332
Average Household Income	\$149,455	\$165,188
Per Capita Income	\$66,713	\$74,553

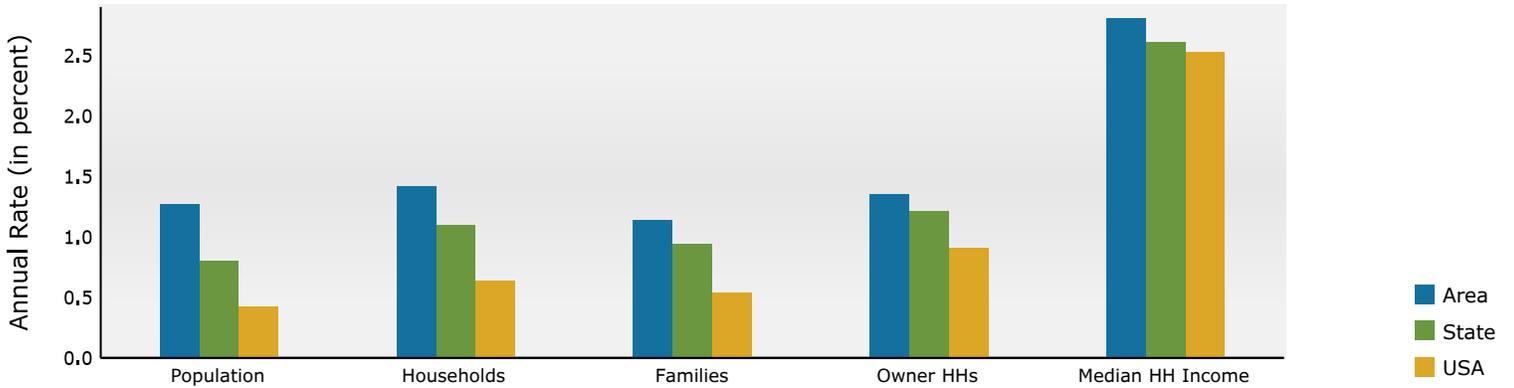
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,877	7.0%	1,964	5.7%	1,999	5.4%	2,073	5.3%
5 - 9	1,769	6.6%	1,962	5.7%	2,053	5.6%	2,049	5.2%
10 - 14	1,734	6.5%	1,901	5.5%	1,934	5.3%	2,099	5.4%
15 - 19	1,501	5.6%	1,780	5.1%	1,887	5.1%	1,990	5.1%
20 - 24	1,923	7.2%	2,865	8.3%	2,465	6.7%	2,814	7.2%
25 - 34	5,264	19.7%	7,452	21.5%	7,688	20.9%	6,769	17.3%
35 - 44	4,444	16.6%	5,127	14.8%	6,028	16.4%	6,944	17.8%
45 - 54	4,186	15.7%	4,208	12.1%	4,279	11.7%	4,964	12.7%
55 - 64	2,456	9.2%	4,027	11.6%	4,002	10.9%	3,922	10.0%
65 - 74	1,021	3.8%	2,261	6.5%	2,838	7.7%	3,333	8.5%
75 - 84	427	1.6%	870	2.5%	1,182	3.2%	1,681	4.3%
85+	126	0.5%	305	0.9%	345	0.9%	456	1.2%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	17,715	66.3%	19,314	55.6%	19,277	52.5%	19,414	49.7%
Black Alone	3,631	13.6%	4,232	12.2%	4,345	11.8%	4,571	11.7%
American Indian Alone	197	0.7%	134	0.4%	134	0.4%	140	0.4%
Asian Alone	3,303	12.4%	6,274	18.1%	7,914	21.6%	9,492	24.3%
Pacific Islander Alone	11	0.0%	26	0.1%	21	0.1%	22	0.1%
Some Other Race Alone	1,042	3.9%	1,972	5.7%	2,030	5.5%	2,167	5.5%
Two or More Races	827	3.1%	2,769	8.0%	2,981	8.1%	3,288	8.4%
Hispanic Origin (Any Race)	2,670	10.0%	3,847	11.1%	3,958	10.8%	4,293	11.0%

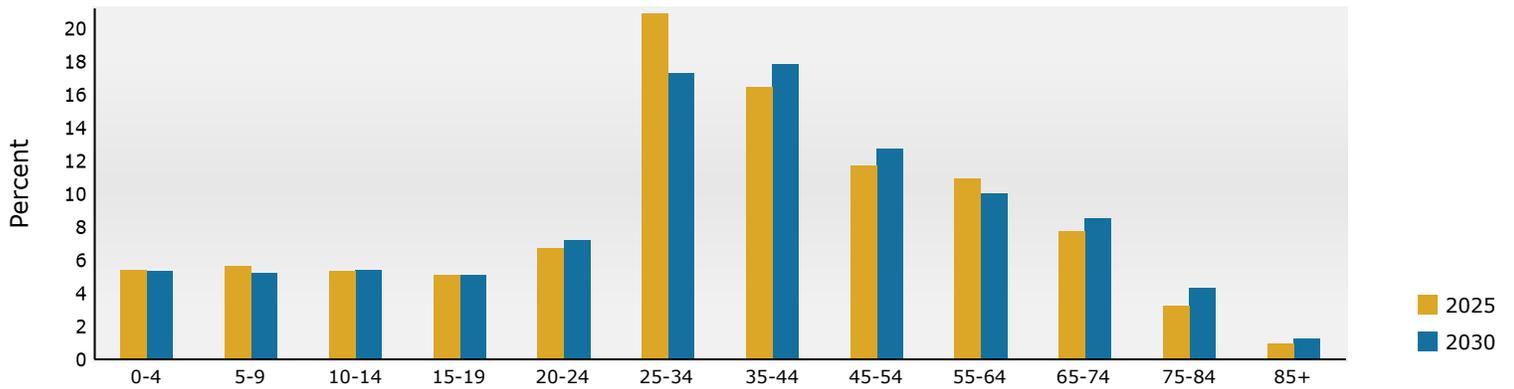
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

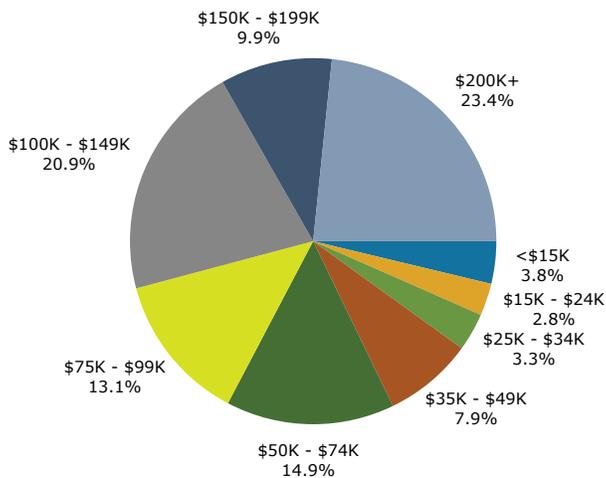
## Trends 2025-2030



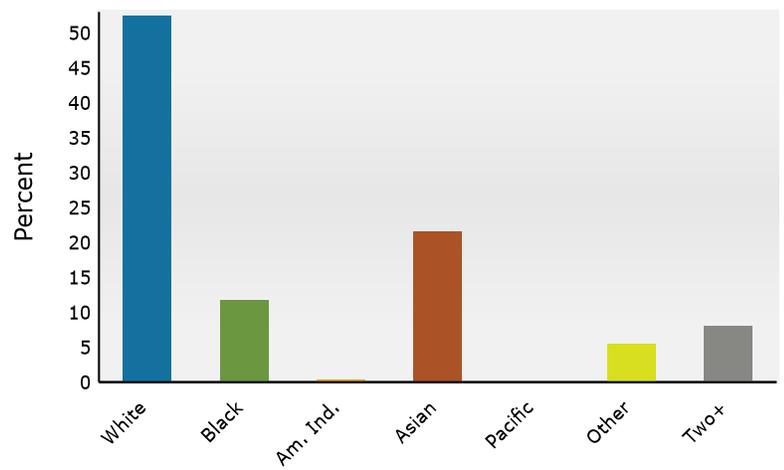
## Population by Age



## 2025 Household Income



## 2025 Population by Race



2025 Percent Hispanic Origin: 10.8%

Source: Esri forecasts for 2025 and 2030. 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	2025	2030
Population	129,246	158,031	168,158	176,878
Households	56,578	69,860	76,001	80,583
Families	31,686	38,427	39,986	42,031
Average Household Size	2.28	2.25	2.20	2.18
Owner Occupied Housing Units	28,725	31,476	33,298	34,823
Renter Occupied Housing Units	27,853	38,384	42,703	45,760
Median Age	33.6	35.0	36.2	37.7

Trends: 2025-2030 Annual Rate	Area	State	National
Population	1.02%	0.80%	0.42%
Households	1.18%	1.10%	0.64%
Families	1.00%	0.94%	0.54%
Owner HHs	0.90%	1.21%	0.91%
Median Household Income	2.72%	2.61%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	3,227	4.2%	2,818	3.5%
\$15,000 - \$24,999	2,424	3.2%	1,884	2.3%
\$25,000 - \$34,999	3,049	4.0%	2,466	3.1%
\$35,000 - \$49,999	6,607	8.7%	5,749	7.1%
\$50,000 - \$74,999	11,455	15.1%	10,895	13.5%
\$75,000 - \$99,999	9,220	12.1%	9,288	11.5%
\$100,000 - \$149,999	14,870	19.6%	16,331	20.3%
\$150,000 - \$199,999	8,501	11.2%	10,115	12.6%
\$200,000+	16,646	21.9%	21,034	26.1%

Median Household Income	\$105,431	\$120,575
Average Household Income	\$142,606	\$157,627
Per Capita Income	\$64,340	\$71,700

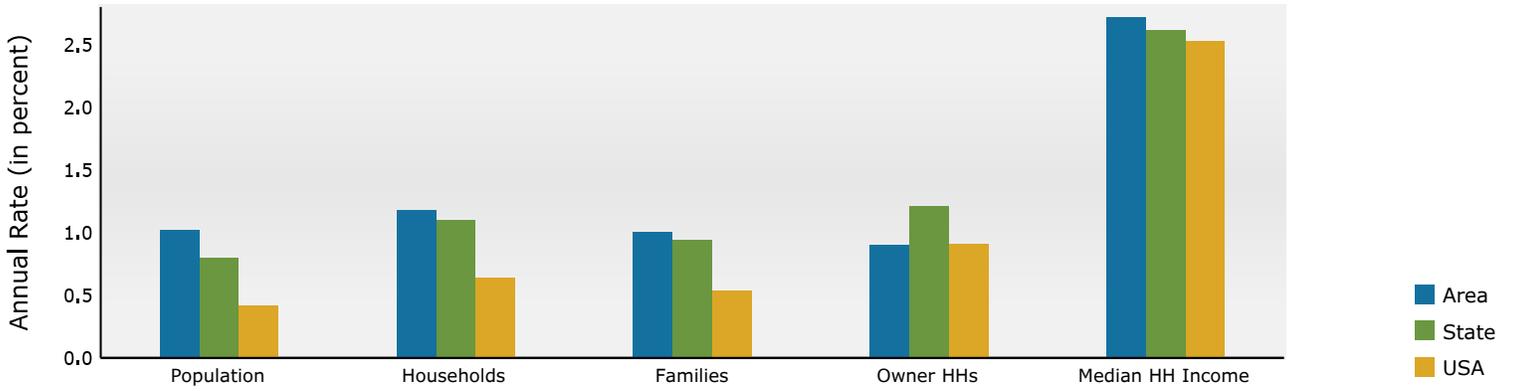
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,252	7.2%	8,779	5.6%	8,913	5.3%	9,132	5.2%
5 - 9	8,234	6.4%	9,206	5.8%	9,008	5.4%	8,759	5.0%
10 - 14	7,513	5.8%	9,168	5.8%	9,299	5.5%	9,089	5.1%
15 - 19	6,721	5.2%	8,184	5.2%	9,200	5.5%	9,308	5.3%
20 - 24	9,971	7.7%	11,955	7.6%	12,193	7.3%	13,786	7.8%
25 - 34	26,449	20.5%	31,659	20.0%	32,098	19.1%	30,358	17.2%
35 - 44	20,787	16.1%	23,686	15.0%	26,332	15.7%	28,305	16.0%
45 - 54	17,668	13.7%	19,700	12.5%	21,033	12.5%	22,928	13.0%
55 - 64	11,899	9.2%	16,987	10.7%	17,597	10.5%	18,465	10.4%
65 - 74	5,858	4.5%	11,085	7.0%	12,844	7.6%	14,575	8.2%
75 - 84	3,396	2.6%	5,316	3.4%	7,127	4.2%	8,945	5.1%
85+	1,498	1.2%	2,308	1.5%	2,513	1.5%	3,226	1.8%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	87,546	67.7%	91,006	57.6%	91,234	54.3%	91,058	51.5%
Black Alone	18,334	14.2%	20,946	13.3%	21,920	13.0%	22,964	13.0%
American Indian Alone	736	0.6%	626	0.4%	661	0.4%	704	0.4%
Asian Alone	13,069	10.1%	24,623	15.6%	31,510	18.7%	37,202	21.0%
Pacific Islander Alone	48	0.0%	86	0.1%	77	0.0%	78	0.0%
Some Other Race Alone	5,917	4.6%	8,096	5.1%	8,909	5.3%	9,684	5.5%
Two or More Races	3,596	2.8%	12,648	8.0%	13,847	8.2%	15,189	8.6%
Hispanic Origin (Any Race)	13,261	10.3%	16,366	10.4%	17,737	10.5%	19,392	11.0%

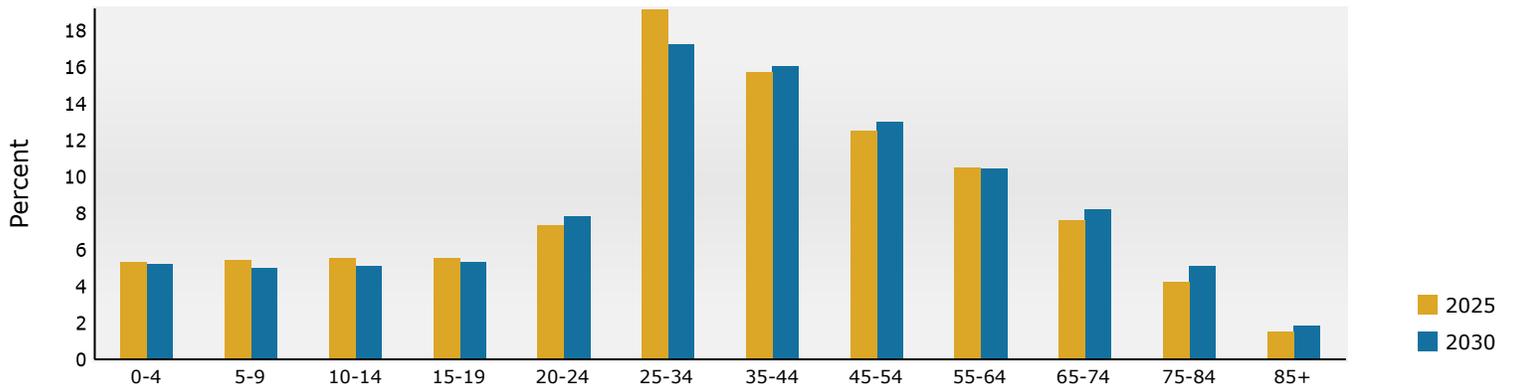
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**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

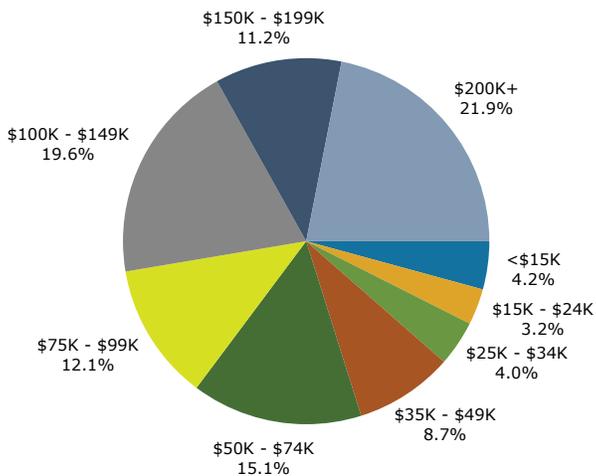
## Trends 2025-2030



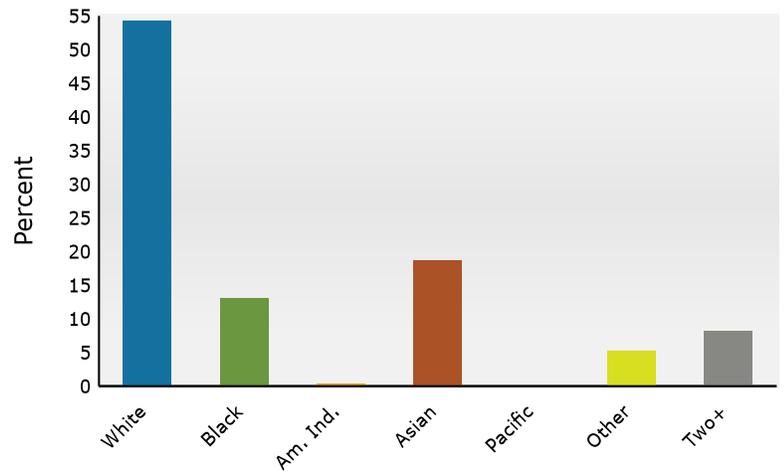
## Population by Age



## 2025 Household Income



## 2025 Population by Race



2025 Percent Hispanic Origin: 10.5%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.