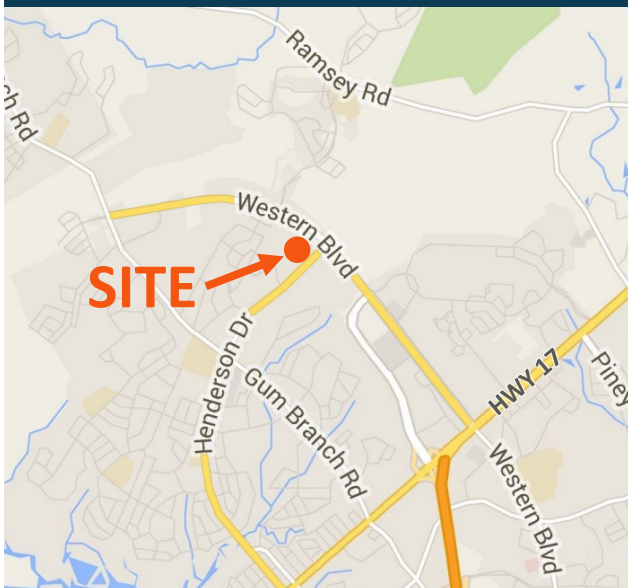


WESTERN FORUM

JACKSONVILLE, NORTH CAROLINA

SHOPPING CENTER / NEW ANCHORED PHASE



DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2016 Population	42,511	73,654	132,885
Proj Ann Growth 2016-2021	2.8%	2.7%	2.6%
Avg. HH Income	\$62,090	\$59,711	\$58,126

PROPERTY HIGHLIGHTS

- Thriving coastal military market with strong retail sales volumes
- 41,000 cars/day on Western Boulevard; 15,000 on Henderson Dr
- 62,917 square foot **Academy Sports + Outdoors** opened in 2016
- 50,000 square foot anchor position and up to 19,000 square feet of shop / junior anchor space available for 2019 delivery
- Prime Western Boulevard pads available for sale or lease

LEASING CONTACT:

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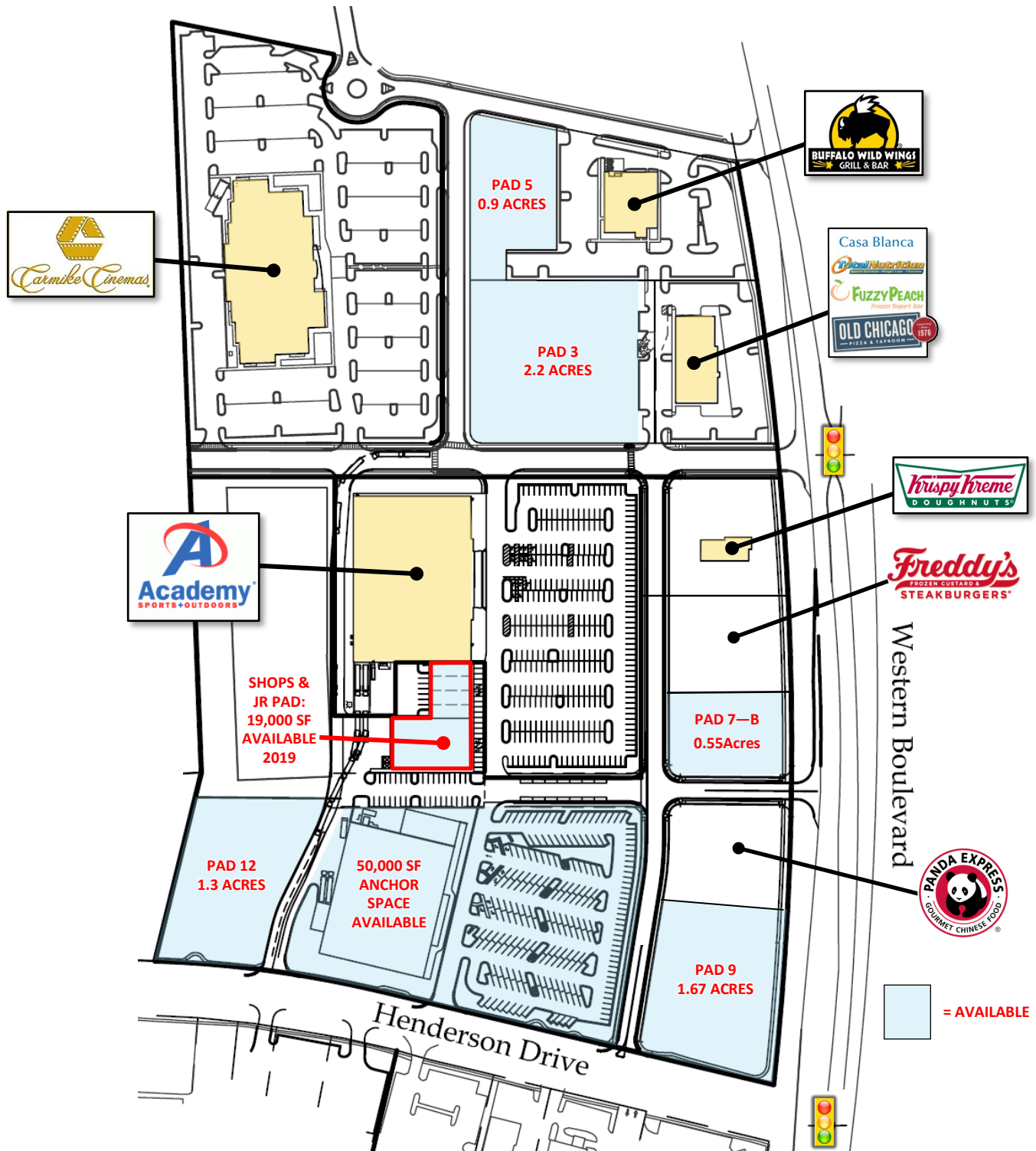


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