



 belk

• **HOBBY LOBBY** 

• **SHOE DEPT.**
ENCORE

A WRS Inc. Redevelopment



MAYBERRY MALL

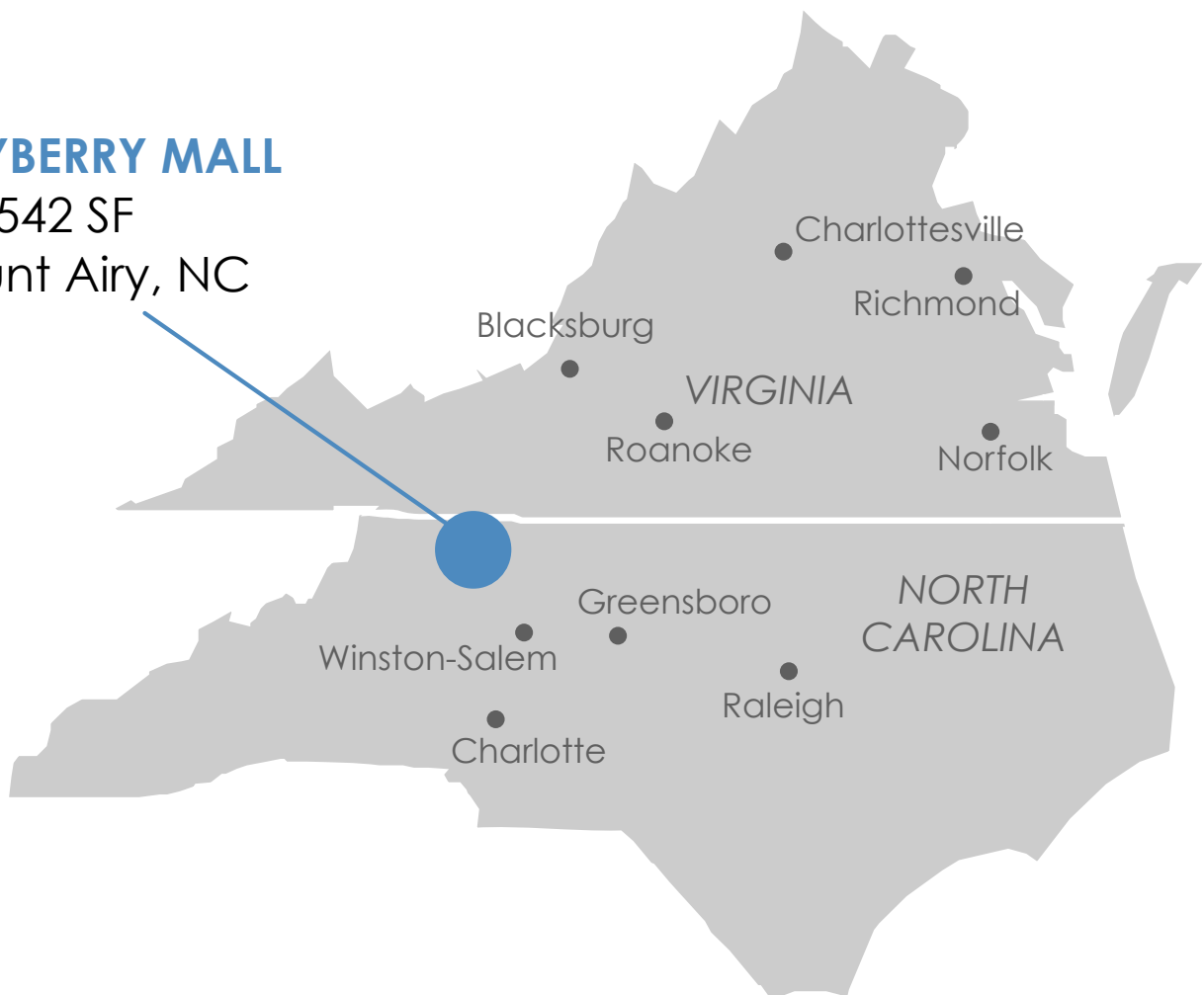
Mayberry Mall is the only enclosed regional mall within 40-miles and benefits from an opportune retail environment given it's limited competition. Mount Airy, NC is located 40 miles north of Winston-Salem, 65 miles northwest of Greensboro, and less than 5 miles south of the Virginia-North Carolina state border.

Mayberry Mall's location engages a customer population of 226,624 residents from the local five-county region extending into southern Virginia.

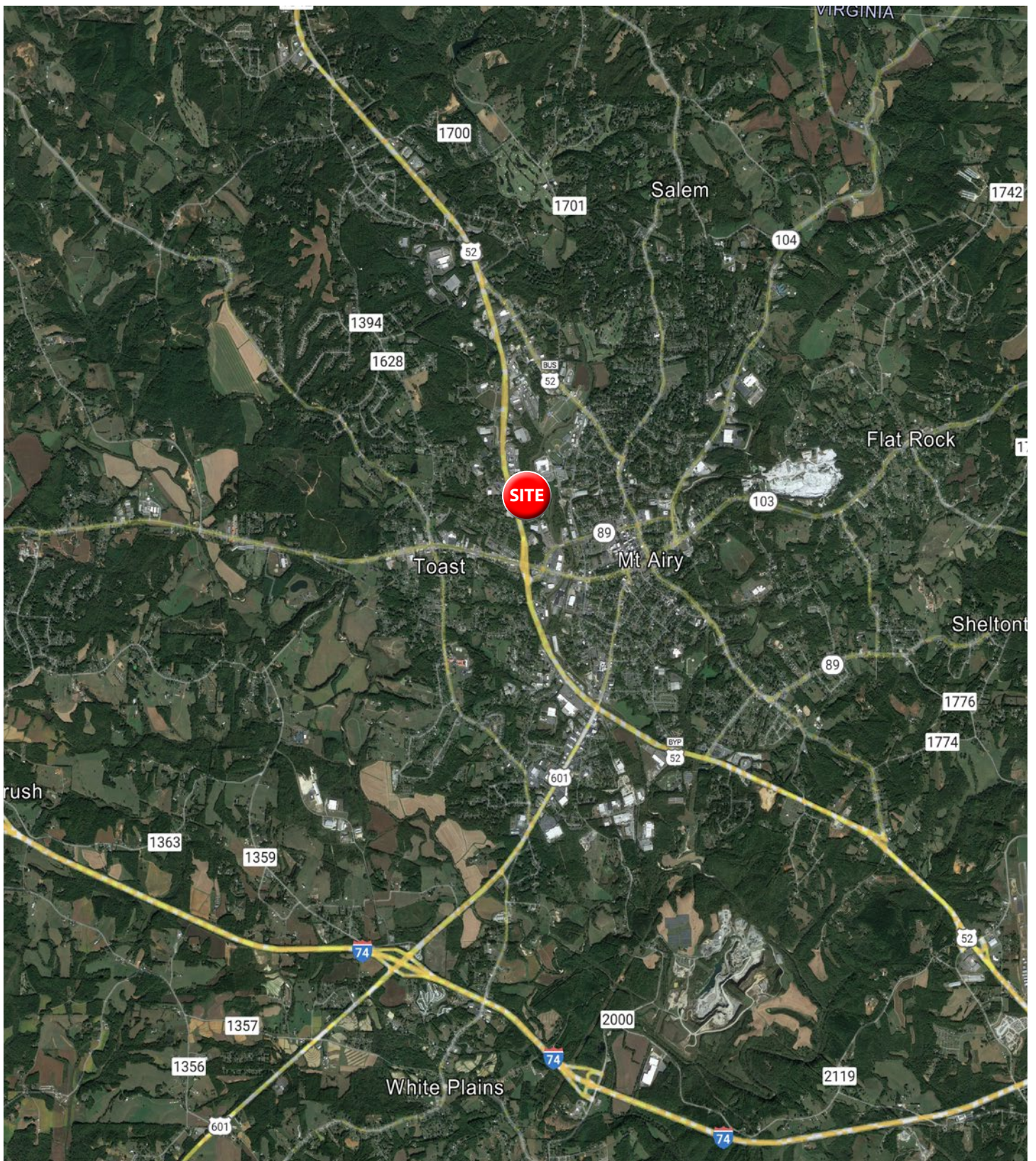
Nestled in Surry County and the Appalachian foothills, Mayberry Mall boasts frontage on Andy Griffith Parkway (US 54). The Mall is 4.5 miles from I-74 and approximately one mile from Mount Airy's charming downtown district. Neighboring tenants include Lowe's, Big Lots, Food Lion, Lowe's Foods, Staples, Walgreens, and Walmart.

MAYBERRY MALL

207,542 SF
Mount Airy, NC



MAYBERRY MALL LOCATION



LEASING OVERVIEW

Space	Tenant
1	Belk
2	Enmar Accessories
3	Shack and Track RC
4	AVAILABLE 2,527 SF
5	Nail Lab Supplies
6	AVAILABLE 6,106 SF
7	AVAILABLE 20,243 SF
8	Hobby Lobby
9	AVAILABLE 4,500 SF
10	AVAILABLE 1,194 SF
11	LA Nails
12	AVAILABLE 1,970 SF
13	AVAILABLE 2,453 SF
14	AVAILABLE 1,182 SF
15	AVAILABLE 3,578 SF
16	AVAILABLE 1,771 SF
17	AVAILABLE 1,807 SF
18	AVAILABLE 1,226 SF
19	Shoe Dept. Encore
20	AVAILABLE 1,258 SF
Building Pad	Tenant
1	AVAILABLE 6,000 SF PAD

19,000 VPD



NORTH ANDY GRIFFITH PARKWAY (HWY 52)

MAYBERRY MALL



INSIDE THE MAYBERRY MALL



INSIDE THE MAYBERRY MALL



25 MILE DEMOGRAPHIC SNAPSHOT



**Estimated
Population**

188,063



**Estimated
Households**

80,514



**Average HH
Income**

\$83,052



**Median HH
Income**

\$57,696



**Total
Businesses**

6,030



**Total
Employees**

54,795



DEMOGRAPHIC PROFILE

Lat/Lon: 36.5064/-80.6222

388 Frederick St Mt Airy, NC 27030		10 mi radius	25 mi radius
Population			
2025 Estimated Population	51,567	189,312	
2030 Projected Population	50,949	189,617	
2020 Census Population	51,861	185,425	
2010 Census Population	53,436	192,613	
Projected Annual Growth 2025 to 2030	-0.2%	-	
Historical Annual Growth 2010 to 2025	-0.2%	-0.1%	
Households			
2025 Estimated Households	21,961	81,066	
2030 Projected Households	21,704	80,990	
2020 Census Households	21,823	78,558	
2010 Census Households	22,066	79,675	
Projected Annual Growth 2025 to 2030	-0.2%	-	
Historical Annual Growth 2010 to 2025	-	0.1%	
Age			
2025 Est. Population Under 10 Years	10.8%	10.4%	
2025 Est. Population 10 to 19 Years	11.7%	11.2%	
2025 Est. Population 20 to 29 Years	11.5%	10.8%	
2025 Est. Population 30 to 44 Years	16.7%	16.4%	
2025 Est. Population 45 to 59 Years	20.1%	20.0%	
2025 Est. Population 60 to 74 Years	19.7%	21.0%	
2025 Est. Population 75 Years or Over	9.5%	10.2%	
2025 Est. Median Age	43.4	45.1	
Marital Status & Gender			
2025 Est. Male Population	49.6%	49.7%	
2025 Est. Female Population	50.4%	50.3%	
2025 Est. Never Married	25.8%	24.4%	
2025 Est. Now Married	48.6%	50.4%	
2025 Est. Separated or Divorced	16.2%	16.7%	
2025 Est. Widowed	9.3%	8.4%	
Income			
2025 Est. HH Income \$200,000 or More	3.2%	5.0%	
2025 Est. HH Income \$150,000 to \$199,999	7.0%	6.0%	
2025 Est. HH Income \$100,000 to \$149,999	14.9%	14.9%	
2025 Est. HH Income \$75,000 to \$99,999	13.7%	14.4%	
2025 Est. HH Income \$50,000 to \$74,999	14.7%	16.3%	
2025 Est. HH Income \$35,000 to \$49,999	11.4%	12.7%	
2025 Est. HH Income \$25,000 to \$34,999	11.5%	10.1%	
2025 Est. HH Income \$15,000 to \$24,999	11.1%	9.8%	
2025 Est. HH Income Under \$15,000	12.5%	10.7%	
2025 Est. Average Household Income	\$78,149	\$83,520	
2025 Est. Median Household Income	\$57,304	\$60,984	
2025 Est. Per Capita Income	\$33,374	\$35,858	
2025 Est. Total Businesses	2,060	6,266	
2025 Est. Total Employees	20,049	55,397	

DEMOGRAPHIC PROFILE

Lat/Lon: 36.5064/-80.6222

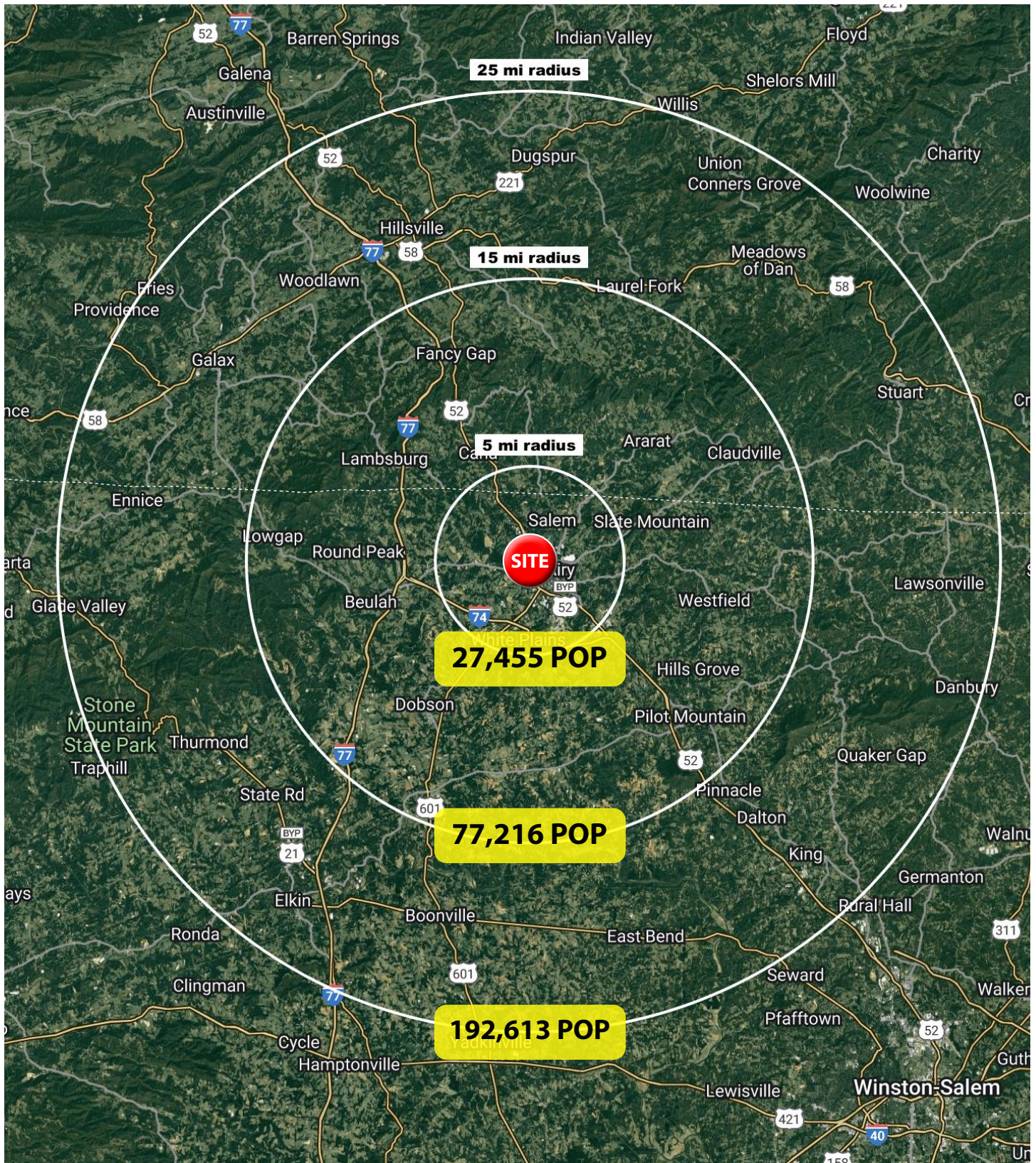
388 Frederick St Mt Airy, NC 27030		10 mi radius	25 mi radius
Race			
2025 Est. White	84.5%	87.3%	
2025 Est. Black	4.4%	3.9%	
2025 Est. Asian or Pacific Islander	0.9%	0.7%	
2025 Est. American Indian or Alaska Native	0.4%	0.3%	
2025 Est. Other Races	9.9%	7.9%	
Hispanic			
2025 Est. Hispanic Population	6,038	16,656	
2025 Est. Hispanic Population	11.7%	8.8%	
2030 Proj. Hispanic Population	12.9%	10.4%	
2020 Hispanic Population	10.0%	7.6%	
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	37,045	138,592	
2025 Est. Elementary (Grade Level 0 to 8)	6.1%	4.6%	
2025 Est. Some High School (Grade Level 9 to 11)	10.7%	8.9%	
2025 Est. High School Graduate	29.6%	33.1%	
2025 Est. Some College	22.7%	21.9%	
2025 Est. Associate Degree Only	12.1%	11.7%	
2025 Est. Bachelor Degree Only	12.6%	13.4%	
2025 Est. Graduate Degree	6.2%	6.4%	
Housing			
2025 Est. Total Housing Units	25,234	95,342	
2025 Est. Owner-Occupied	61.3%	62.6%	
2025 Est. Renter-Occupied	25.7%	22.5%	
2025 Est. Vacant Housing	13.0%	15.0%	
Homes Built by Year			
2025 Homes Built 2010 or later	6.7%	5.8%	
2025 Homes Built 2000 to 2009	9.9%	10.7%	
2025 Homes Built 1990 to 1999	14.6%	14.6%	
2025 Homes Built 1980 to 1989	10.4%	12.0%	
2025 Homes Built 1970 to 1979	15.8%	15.5%	
2025 Homes Built 1960 to 1969	7.2%	8.1%	
2025 Homes Built 1950 to 1959	9.4%	7.3%	
2025 Homes Built Before 1949	13.0%	11.0%	
Home Values			
2025 Home Value \$1,000,000 or More	0.7%	1.1%	
2025 Home Value \$500,000 to \$999,999	4.1%	4.7%	
2025 Home Value \$400,000 to \$499,999	4.6%	5.2%	
2025 Home Value \$300,000 to \$399,999	10.0%	10.3%	
2025 Home Value \$200,000 to \$299,999	23.6%	21.9%	
2025 Home Value \$150,000 to \$199,999	16.6%	17.8%	
2025 Home Value \$100,000 to \$149,999	15.5%	15.4%	
2025 Home Value \$50,000 to \$99,999	12.5%	13.0%	
2025 Home Value \$25,000 to \$49,999	1.8%	2.8%	
2025 Home Value Under \$25,000	10.4%	7.7%	
2025 Median Home Value	\$176,626	\$181,427	
2025 Median Rent	\$558	\$558	

DEMOGRAPHIC PROFILE

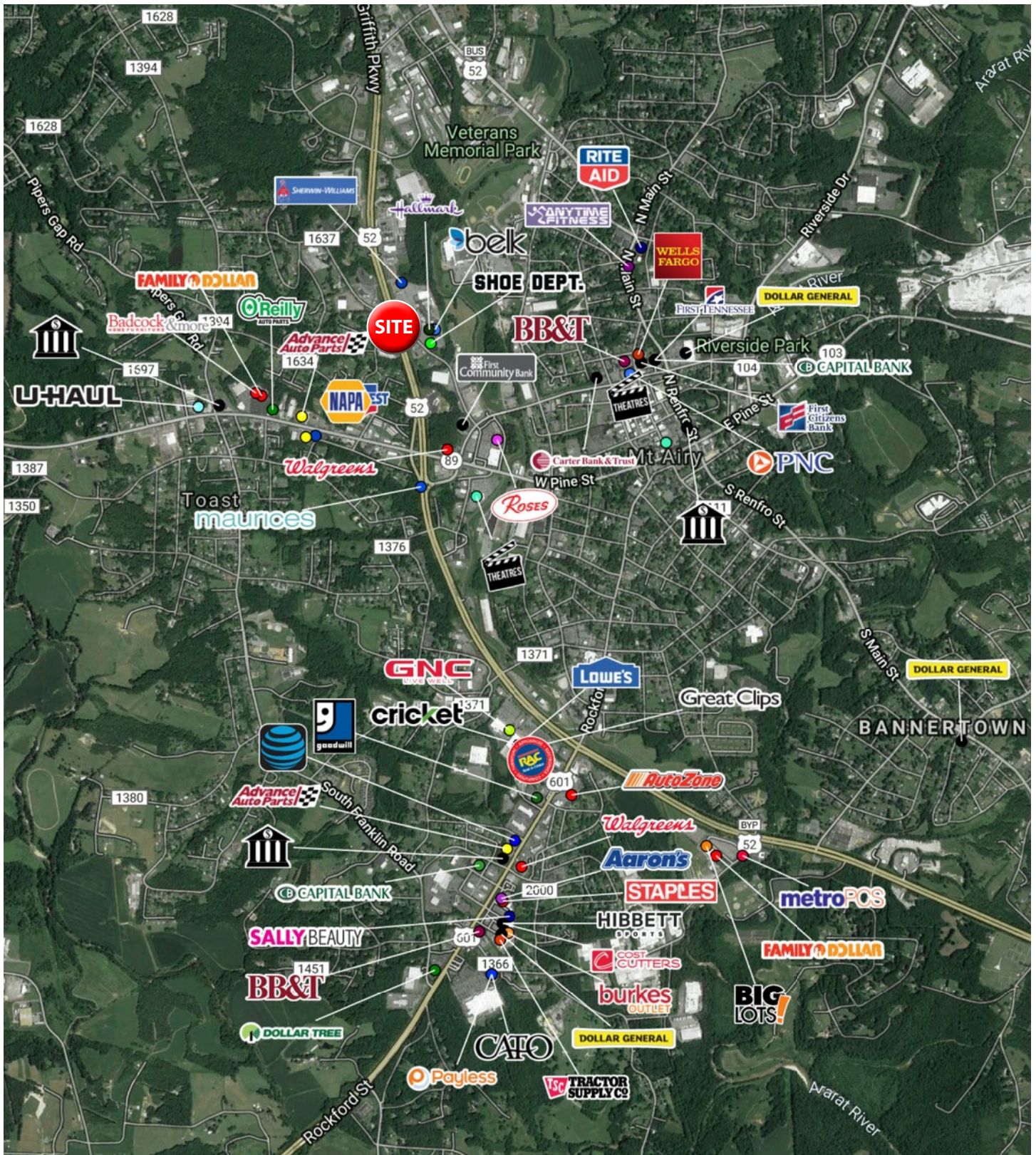
Lat/Lon: 36.5064/-80.6222

388 Frederick St Mt Airy, NC 27030		10 mi radius	25 mi radius
Labor Force			
2025 Est. Labor Population Age 16 Years or Over	42,458	157,010	
2025 Est. Civilian Employed	54.4%	54.0%	
2025 Est. Civilian Unemployed	2.2%	2.0%	
2025 Est. in Armed Forces	-	-	
2025 Est. not in Labor Force	43.4%	44.0%	
2025 Labor Force Males	49.3%	49.5%	
2025 Labor Force Females	50.7%	50.5%	
Occupation			
2025 Occupation: Population Age 16 Years or Over	23,110	84,818	
2025 Mgmt, Business, & Financial Operations	14.4%	14.0%	
2025 Professional, Related	19.3%	20.3%	
2025 Service	12.9%	15.0%	
2025 Sales, Office	18.9%	18.3%	
2025 Farming, Fishing, Forestry	0.1%	0.4%	
2025 Construction, Extraction, Maintenance	13.9%	12.3%	
2025 Production, Transport, Material Moving	20.6%	19.7%	
2025 White Collar Workers	52.6%	52.6%	
2025 Blue Collar Workers	47.4%	47.4%	
Transportation to Work			
2025 Drive to Work Alone	80.7%	80.6%	
2025 Drive to Work in Carpool	11.8%	11.0%	
2025 Travel to Work by Public Transportation	0.2%	0.3%	
2025 Drive to Work on Motorcycle	-	-	
2025 Walk or Bicycle to Work	1.0%	1.2%	
2025 Other Means	0.6%	0.6%	
2025 Work at Home	5.7%	6.3%	
Travel Time			
2025 Travel to Work in 14 Minutes or Less	35.3%	29.5%	
2025 Travel to Work in 15 to 29 Minutes	34.2%	33.8%	
2025 Travel to Work in 30 to 59 Minutes	22.3%	28.9%	
2025 Travel to Work in 60 Minutes or More	8.2%	7.9%	
2025 Average Travel Time to Work	19.8	22.2	
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$1.83 B	\$6.99 B	
2025 Est. Apparel	\$33.79 M	\$128.05 M	
2025 Est. Contributions, Tax and Retirement	\$414.48 M	\$1.65 B	
2025 Est. Education	\$39.32 M	\$151.16 M	
2025 Est. Entertainment	\$105.11 M	\$397.85 M	
2025 Est. Food, Beverages, Tobacco	\$234.96 M	\$876.38 M	
2025 Est. Health Care	\$148.7 M	\$554.67 M	
2025 Est. Household Furnishings and Equipment	\$47.89 M	\$182.17 M	
2025 Est. Household Operations, Shelter, Utilities	\$425.17 M	\$1.58 B	
2025 Est. Miscellaneous Expenses	\$31.05 M	\$117.95 M	
2025 Est. Personal Care	\$25.37 M	\$94.33 M	
2025 Est. Transportation	\$327.9 M	\$1.25 B	

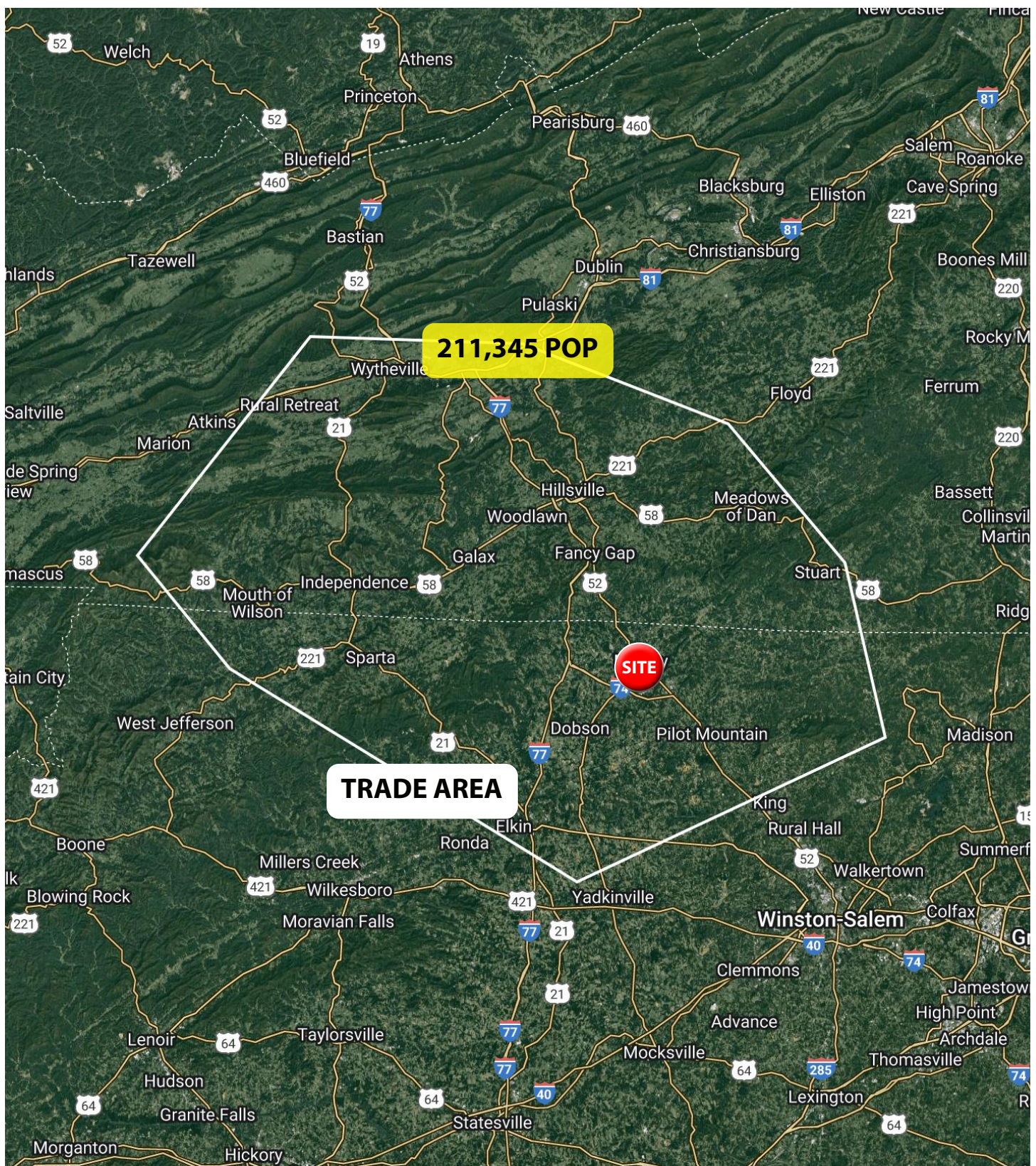
POPULATION RADIUS



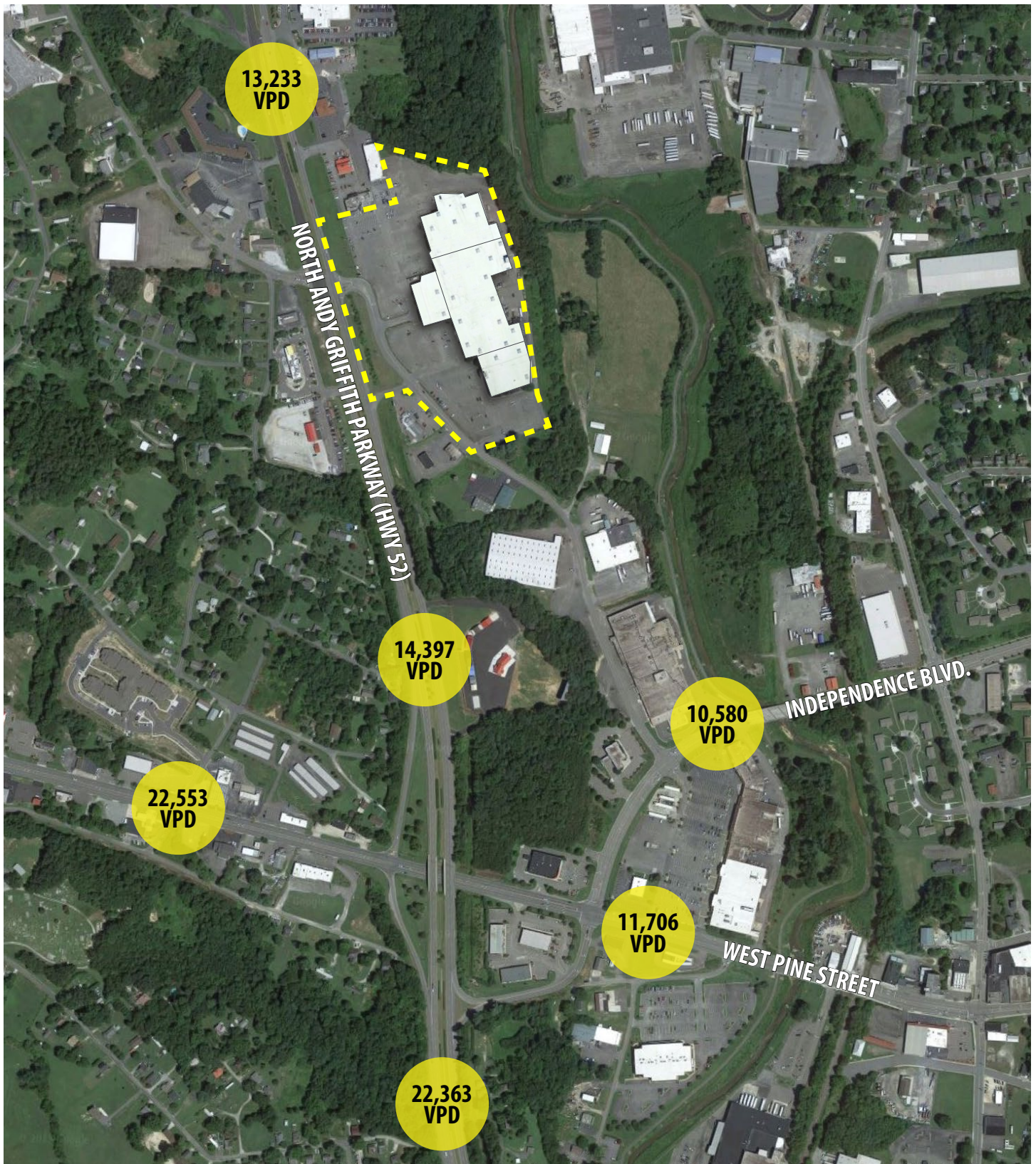
MOUNT AIRY RETAIL



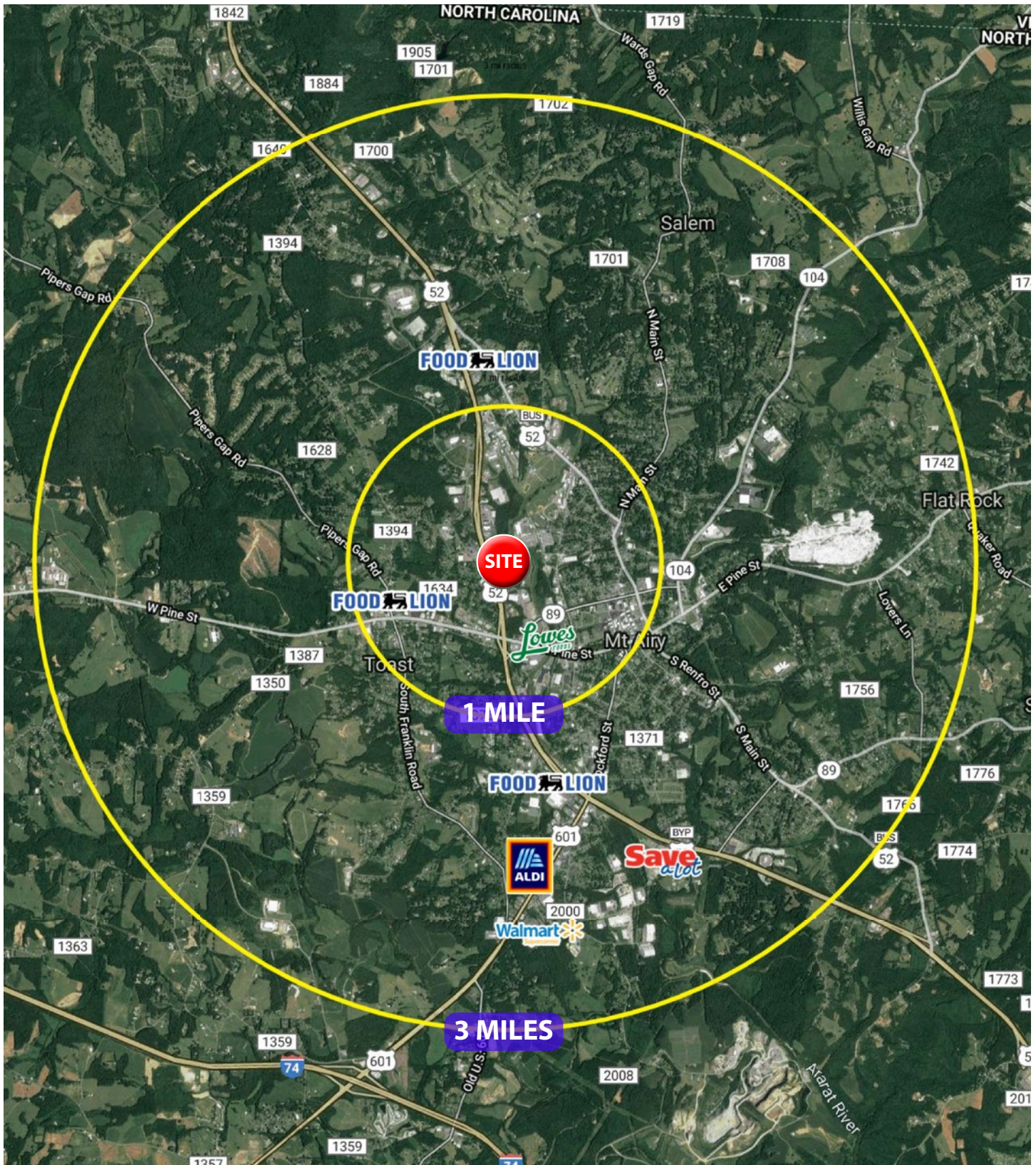
DEMOGRAPHIC PROFILE



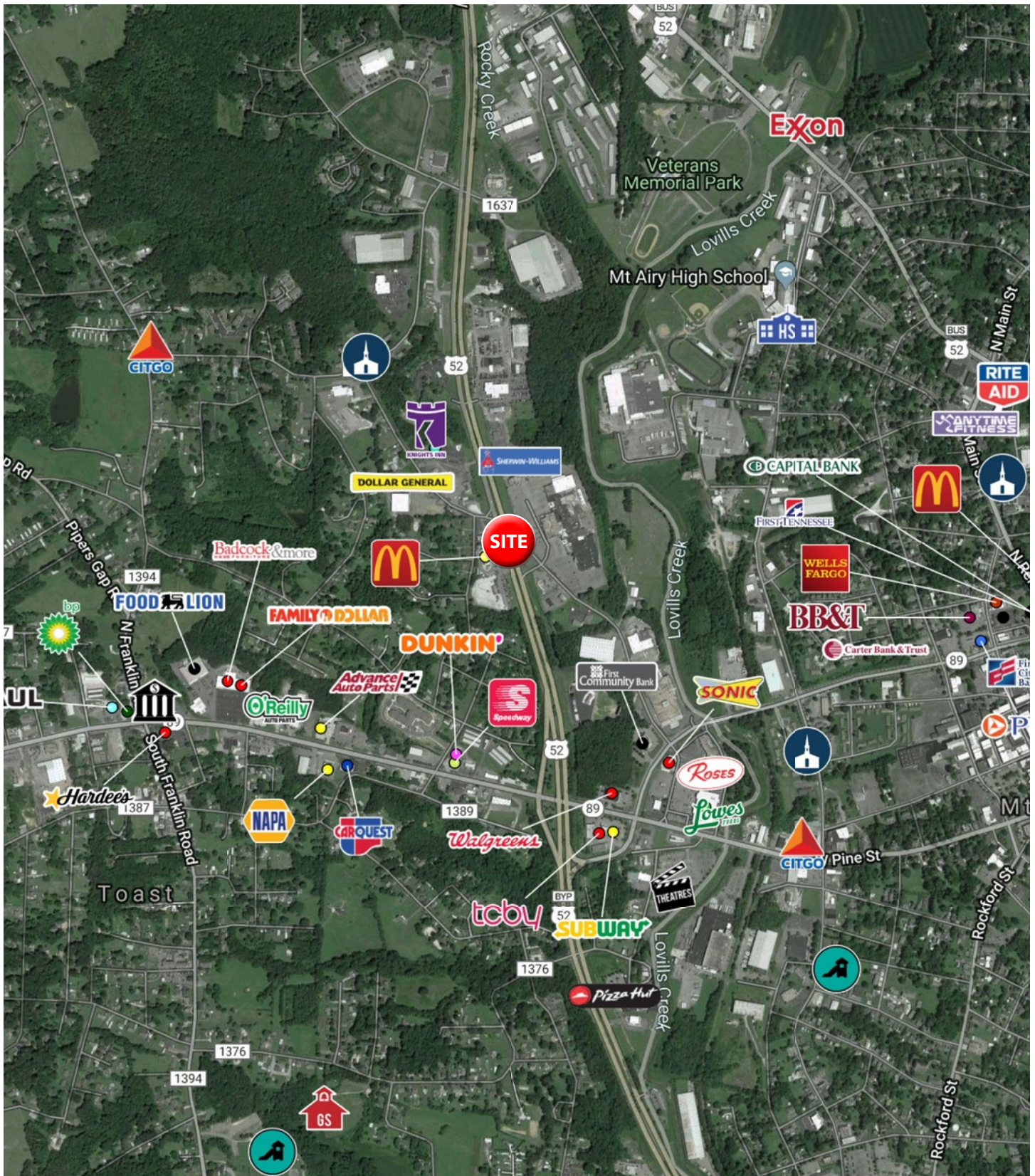
TRAFFIC COUNTS

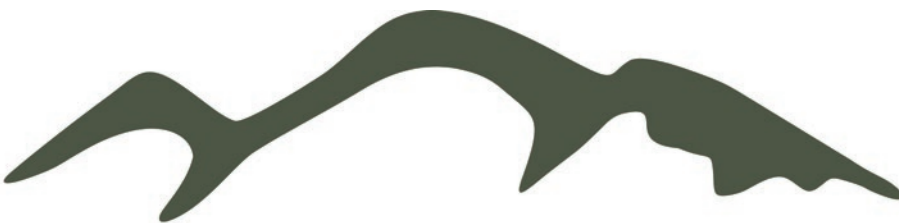


GROCERY STORES - 3 MILE RADIUS



MAYBERRY MALL RETAIL AERIAL





MAYBERRY MALL

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