

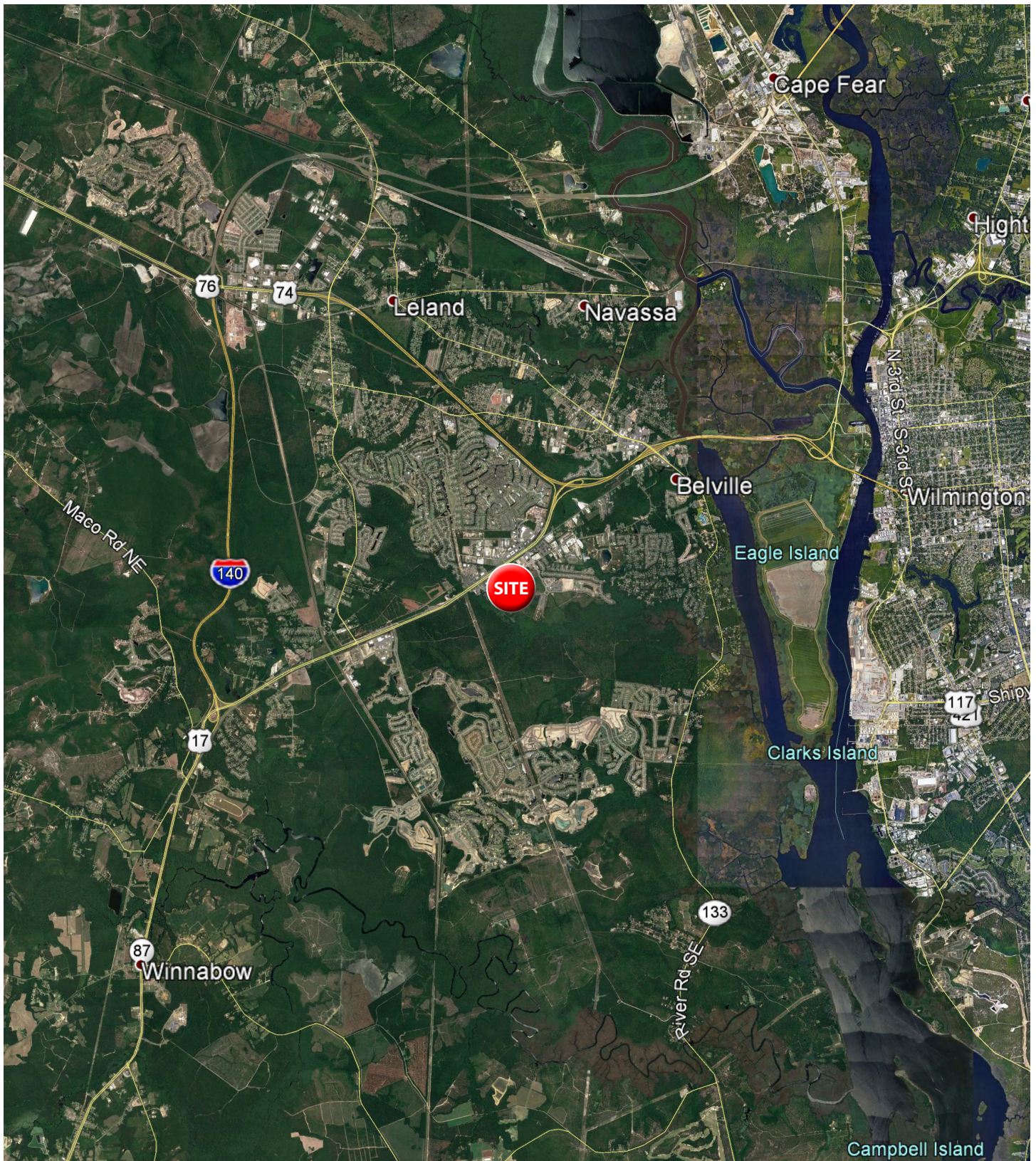
## SHOPPES AT WESTGATE

1112 NEW POINTE BLVD.  
LELAND (WILMINGTON), NC  
28451



**Max Dufour**, Leasing  
843.654.7859  
[max.dufour@wrsrealty.com](mailto:max.dufour@wrsrealty.com)

# LOCATION





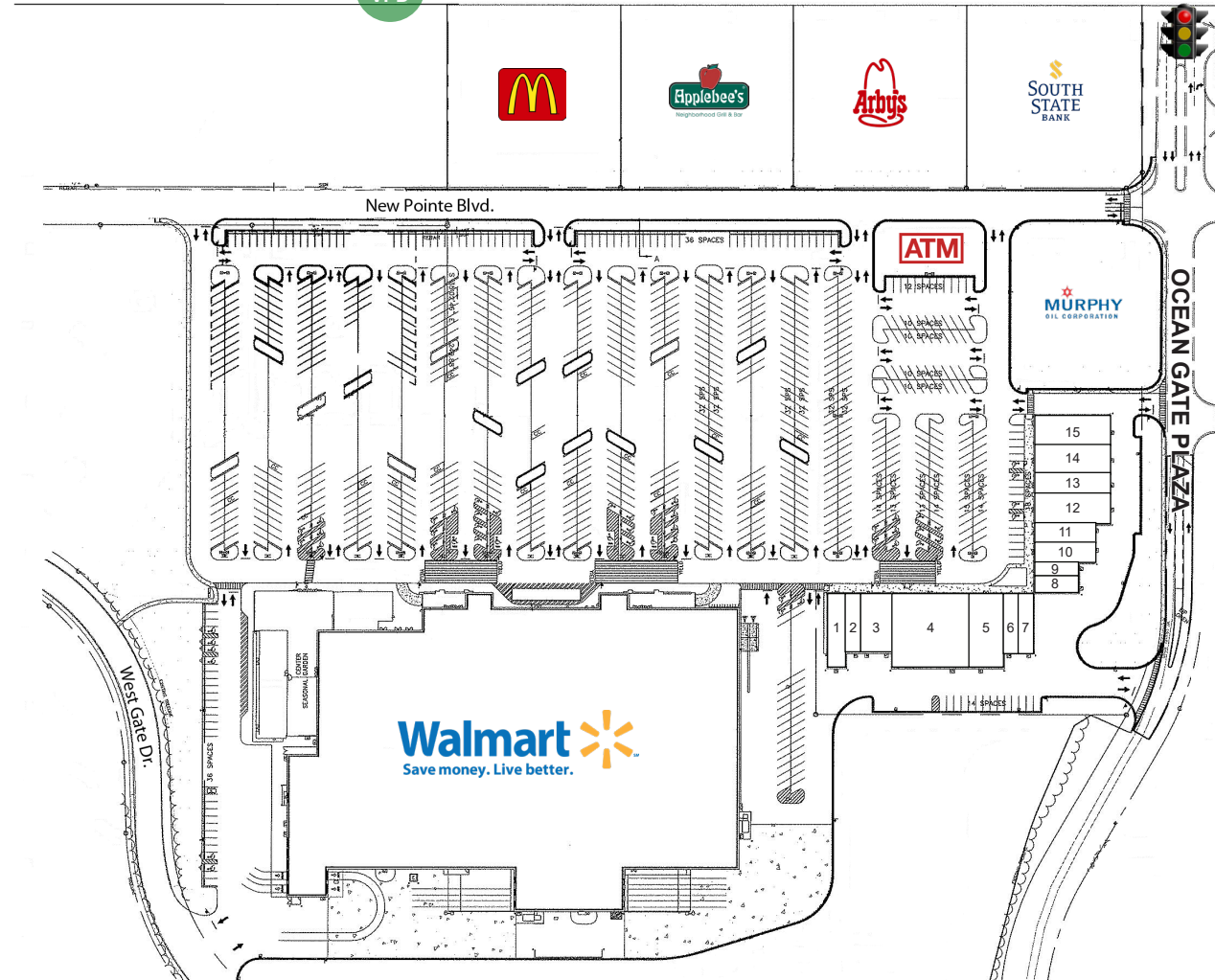
# INLINE RETAIL AVAILABLE

52,887  
VPD

US HIGHWAY 17 (OCEAN HIGHWAY)

Space	Tenant
1	Hwy 55 Restaurant
2	GameStop
3	Sherwin Williams
4	Dollar Tree
5	Shoe Department
6	US Cellular
7	Sally Beauty
8	Kwik Kuts
9	Leland Tobacco
10	America's Mattress
11	GNC
12	San Felipe Mexican Rest.
13	Avail Vapor
14	Japanese Restaurant
15	Hollywood Nails, Tan & Spa

Outparcels	Tenant
1	McDonald's
2	Applebee's
3	Arby's
4	South State Bank
5	Murphy Oil



The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice.

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# TRADE AREA SNAPSHOT



**Estimated  
Population**  
**58,750**



**Estimated  
Households**  
**24,740**



**Average HH  
Income**  
**\$85,252**



**Median HH  
Income**  
**\$70,698**



**Total  
Businesses**  
**1,302**



**Total  
Employees**  
**7,856**



# TRADE AREA DEMOGRAPHICS

Lat/Lon: 34.1789/-78.2132

Trade Area	Trade Area
<b>Population</b>	
2023 Estimated Population	58,750
2028 Projected Population	62,294
2020 Census Population	55,100
2010 Census Population	41,741
Projected Annual Growth 2023 to 2028	1.2%
Historical Annual Growth 2010 to 2023	3.1%
<b>Households</b>	
2023 Estimated Households	24,740
2028 Projected Households	27,048
2020 Census Households	22,930
2010 Census Households	16,664
Projected Annual Growth 2023 to 2028	1.9%
Historical Annual Growth 2010 to 2023	3.7%
<b>Age</b>	
2023 Est. Population Under 10 Years	9.9%
2023 Est. Population 10 to 19 Years	9.7%
2023 Est. Population 20 to 29 Years	10.9%
2023 Est. Population 30 to 44 Years	18.3%
2023 Est. Population 45 to 59 Years	18.8%
2023 Est. Population 60 to 74 Years	24.8%
2023 Est. Population 75 Years or Over	7.7%
2023 Est. Median Age	45.3
<b>Marital Status &amp; Gender</b>	
2023 Est. Male Population	48.1%
2023 Est. Female Population	51.9%
2023 Est. Never Married	28.4%
2023 Est. Now Married	50.9%
2023 Est. Separated or Divorced	15.1%
2023 Est. Widowed	5.7%
<b>Income</b>	
2023 Est. HH Income \$200,000 or More	5.6%
2023 Est. HH Income \$150,000 to \$199,999	7.6%
2023 Est. HH Income \$100,000 to \$149,999	16.2%
2023 Est. HH Income \$75,000 to \$99,999	13.7%
2023 Est. HH Income \$50,000 to \$74,999	20.8%
2023 Est. HH Income \$35,000 to \$49,999	11.7%
2023 Est. HH Income \$25,000 to \$34,999	8.1%
2023 Est. HH Income \$15,000 to \$24,999	6.7%
2023 Est. HH Income Under \$15,000	9.5%
2023 Est. Average Household Income	\$85,252
2023 Est. Median Household Income	\$70,698
2023 Est. Per Capita Income	\$35,937
2023 Est. Total Businesses	1,302
2023 Est. Total Employees	7,856

# TRADE AREA DEMOGRAPHICS

Lat/Lon: 34.1789/-78.2132

Trade Area	Trade Area
<b>Race</b>	
2023 Est. White	76.8%
2023 Est. Black	14.6%
2023 Est. Asian or Pacific Islander	1.0%
2023 Est. American Indian or Alaska Native	0.8%
2023 Est. Other Races	6.8%
<b>Hispanic</b>	
2023 Est. Hispanic Population	3,532
2023 Est. Hispanic Population	6.0%
2028 Proj. Hispanic Population	6.0%
2020 Hispanic Population	9.4%
<b>Education (Adults 25 &amp; Older)</b>	
2023 Est. Adult Population (25 Years or Over)	44,507
2023 Est. Elementary (Grade Level 0 to 8)	2.2%
2023 Est. Some High School (Grade Level 9 to 11)	5.9%
2023 Est. High School Graduate	29.6%
2023 Est. Some College	19.8%
2023 Est. Associate Degree Only	12.3%
2023 Est. Bachelor Degree Only	19.4%
2023 Est. Graduate Degree	10.9%
<b>Housing</b>	
2023 Est. Total Housing Units	26,754
2023 Est. Owner-Occupied	76.6%
2023 Est. Renter-Occupied	15.9%
2023 Est. Vacant Housing	7.5%
<b>Homes Built by Year</b>	
2023 Homes Built 2010 or later	29.9%
2023 Homes Built 2000 to 2009	28.6%
2023 Homes Built 1990 to 1999	12.5%
2023 Homes Built 1980 to 1989	6.3%
2023 Homes Built 1970 to 1979	6.5%
2023 Homes Built 1960 to 1969	3.1%
2023 Homes Built 1950 to 1959	1.9%
2023 Homes Built Before 1949	3.6%
<b>Home Values</b>	
2023 Home Value \$1,000,000 or More	0.3%
2023 Home Value \$500,000 to \$999,999	11.3%
2023 Home Value \$400,000 to \$499,999	8.5%
2023 Home Value \$300,000 to \$399,999	20.0%
2023 Home Value \$200,000 to \$299,999	23.6%
2023 Home Value \$150,000 to \$199,999	15.7%
2023 Home Value \$100,000 to \$149,999	7.3%
2023 Home Value \$50,000 to \$99,999	6.8%
2023 Home Value \$25,000 to \$49,999	2.5%
2023 Home Value Under \$25,000	4.0%
2023 Median Home Value	\$255,441
2023 Median Rent	\$937

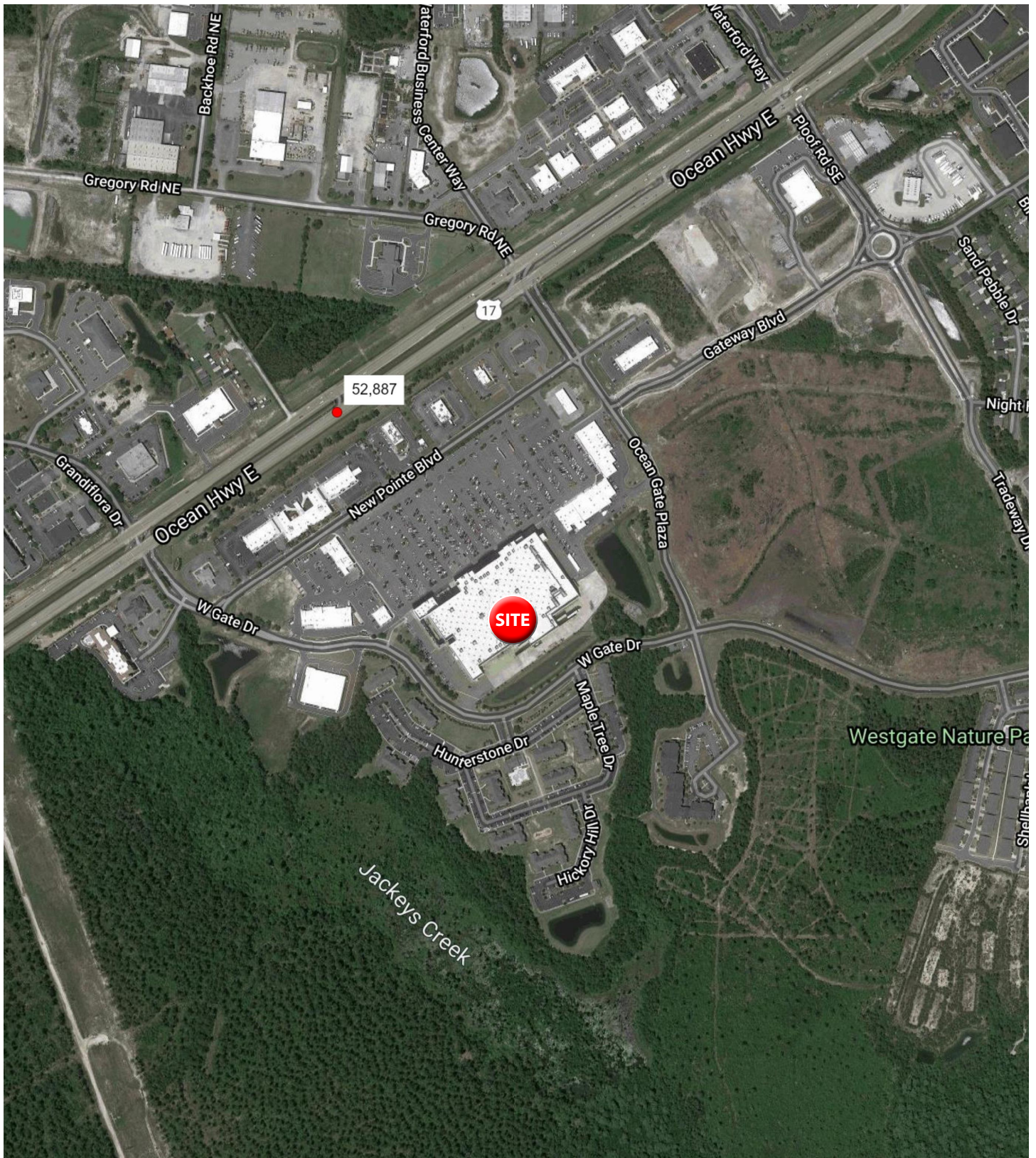


# TRADE AREA DEMOGRAPHICS

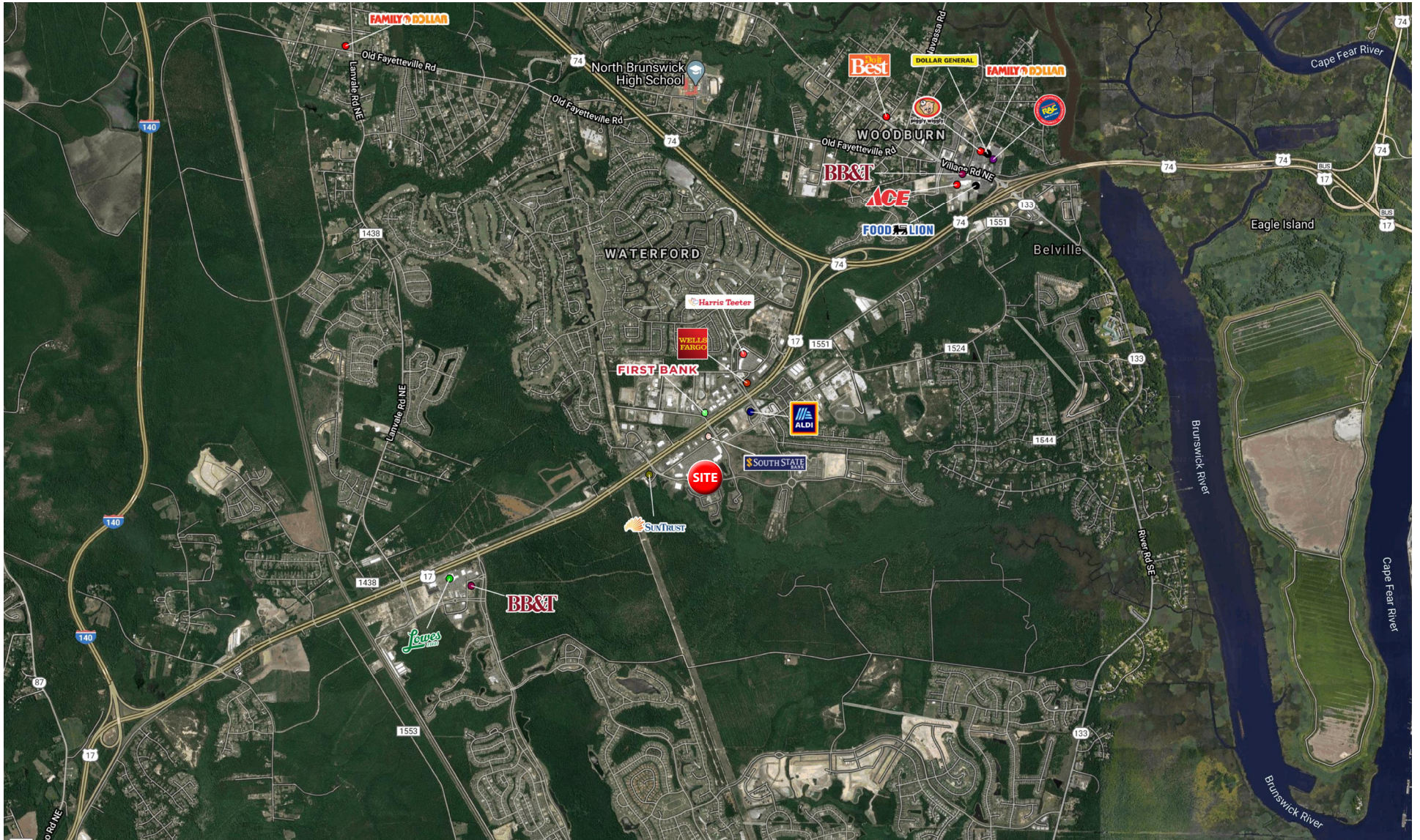
Lat/Lon: 34.1789/-78.2132

Trade Area	Trade Area
<b>Labor Force</b>	
2023 Est. Labor Population Age 16 Years or Over	49,346
2023 Est. Civilian Employed	52.2%
2023 Est. Civilian Unemployed	2.7%
2023 Est. in Armed Forces	0.1%
2023 Est. not in Labor Force	45.0%
2023 Labor Force Males	47.4%
2023 Labor Force Females	52.6%
<b>Occupation</b>	
2023 Occupation: Population Age 16 Years or Over	25,744
2023 Mgmt, Business, & Financial Operations	10.2%
2023 Professional, Related	19.6%
2023 Service	18.3%
2023 Sales, Office	21.8%
2023 Farming, Fishing, Forestry	0.4%
2023 Construction, Extraction, Maintenance	12.0%
2023 Production, Transport, Material Moving	17.7%
2023 White Collar Workers	51.6%
2023 Blue Collar Workers	48.4%
<b>Transportation to Work</b>	
2023 Drive to Work Alone	79.1%
2023 Drive to Work in Carpool	10.6%
2023 Travel to Work by Public Transportation	0.5%
2023 Drive to Work on Motorcycle	-
2023 Walk or Bicycle to Work	0.4%
2023 Other Means	1.1%
2023 Work at Home	8.3%
<b>Travel Time</b>	
2023 Travel to Work in 14 Minutes or Less	18.8%
2023 Travel to Work in 15 to 29 Minutes	42.6%
2023 Travel to Work in 30 to 59 Minutes	33.5%
2023 Travel to Work in 60 Minutes or More	5.2%
2023 Average Travel Time to Work	23.4
<b>Consumer Expenditure</b>	
2023 Est. Total Household Expenditure	\$1.56 B
2023 Est. Apparel	\$54.22 M
2023 Est. Contributions, Gifts	\$89.1 M
2023 Est. Education, Reading	\$48.6 M
2023 Est. Entertainment	\$88.36 M
2023 Est. Food, Beverages, Tobacco	\$238.35 M
2023 Est. Furnishings, Equipment	\$55.02 M
2023 Est. Health Care, Insurance	\$145.45 M
2023 Est. Household Operations, Shelter, Utilities	\$502.46 M
2023 Est. Miscellaneous Expenses	\$29.58 M
2023 Est. Personal Care	\$20.92 M
2023 Est. Transportation	\$285.02 M

# TRAFFIC COUNTS



# COMMERCIAL AERIAL





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