

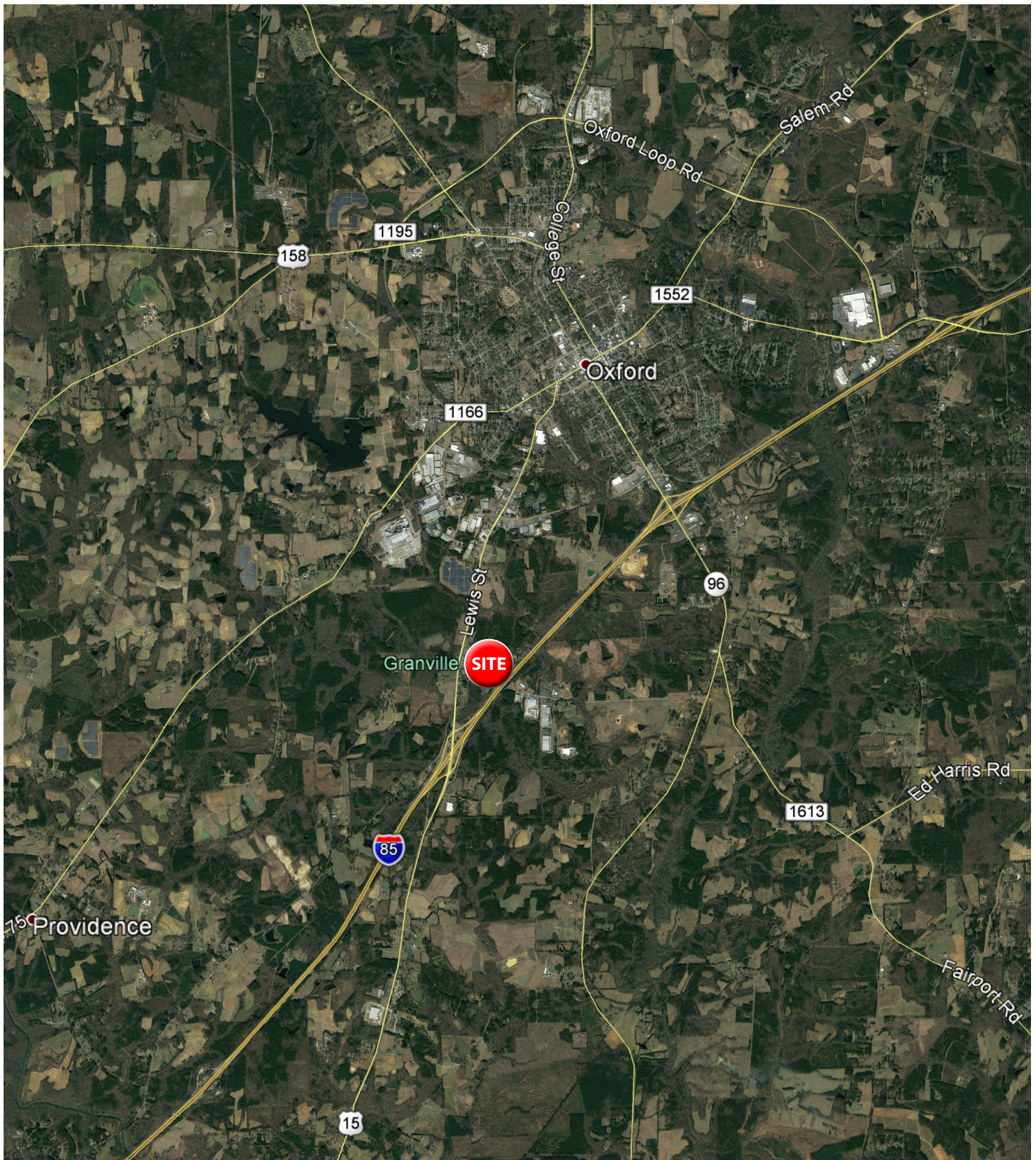
SHOPPES AT OXFORD

1015 LEWIS STREET
OXFORD, NC 27565



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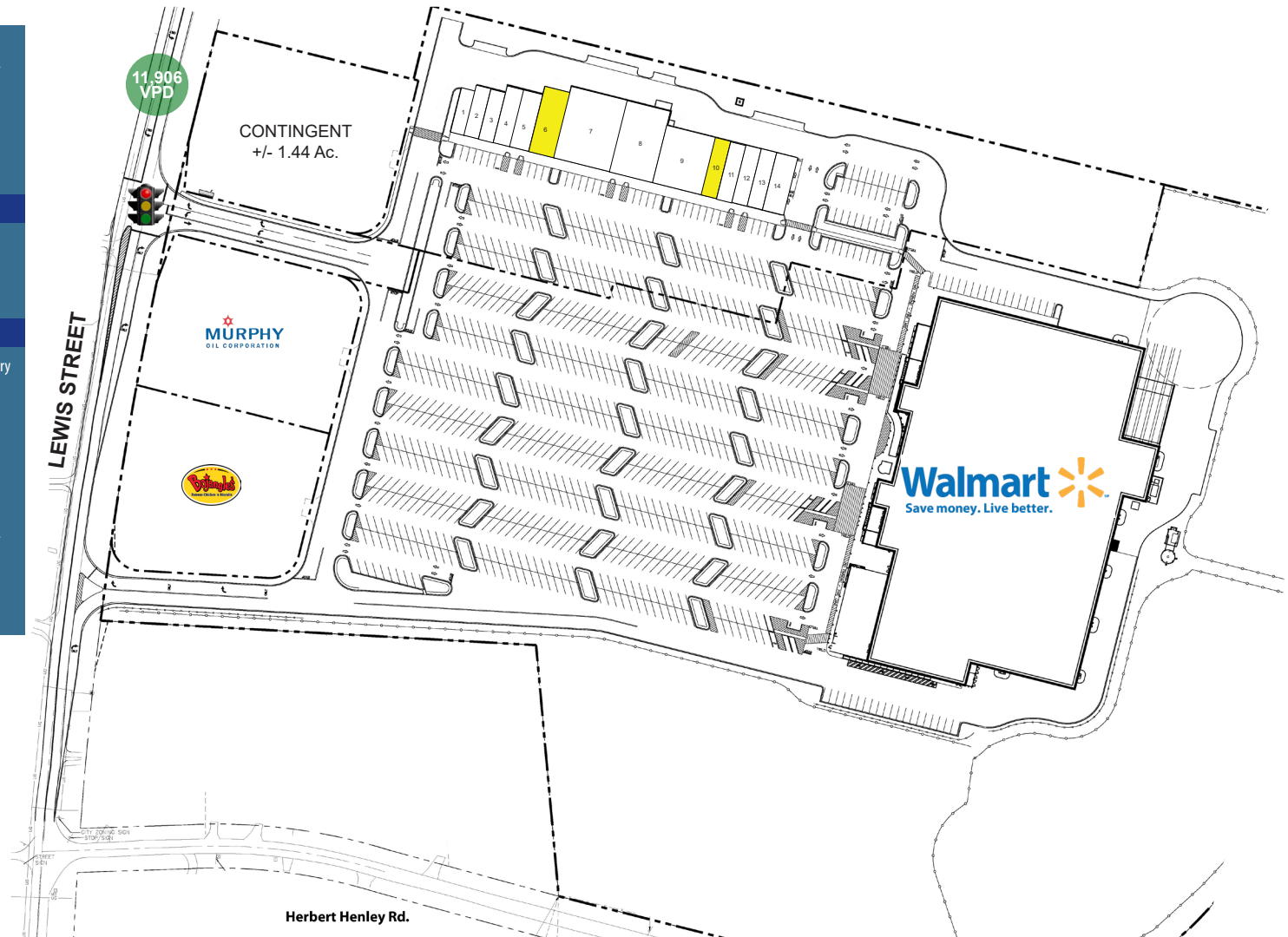
LOCATION





INLINE RETAIL AVAILABLE

Space	Tenant
1	Verizon
2	Jersey Mike's
3	Cricket Wireless
4 & 5	Cato
6	AVAILABLE 3,150 SF
7	Dollar Tree
8	La Rancherita
9	Aaron's Rents
10	AVAILABLE 1,600 SF
11	Dulce Marias Ice Cream & Bakery
12	Zen Tobacco & Vape
13	Internet Cafe
14	Hwy 55 Restaurant
Outparcels	Tenant
1	Contingent
2	Murphy Oil
3	Bojangles



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TRADE AREA SNAPSHOT



**Estimated
Population**

50,128



**Estimated
Households**

20,189



**Average HH
Income**

\$83,714



**Median HH
Income**

\$65,941



**Total
Businesses**

1,511



**Total
Employees**

11,528



TRADE AREA DEMOGRAPHICS

Lat/Lon: 36.3214/-78.6174

Trade Area	Trade Area
Population	
2023 Estimated Population	50,128
2028 Projected Population	51,517
2020 Census Population	48,782
2010 Census Population	46,581
Projected Annual Growth 2023 to 2028	0.6%
Historical Annual Growth 2010 to 2023	0.6%
Households	
2023 Estimated Households	20,189
2028 Projected Households	20,926
2020 Census Households	19,408
2010 Census Households	18,149
Projected Annual Growth 2023 to 2028	0.7%
Historical Annual Growth 2010 to 2023	0.9%
Age	
2023 Est. Population Under 10 Years	10.7%
2023 Est. Population 10 to 19 Years	11.7%
2023 Est. Population 20 to 29 Years	10.1%
2023 Est. Population 30 to 44 Years	16.8%
2023 Est. Population 45 to 59 Years	22.0%
2023 Est. Population 60 to 74 Years	20.3%
2023 Est. Population 75 Years or Over	8.5%
2023 Est. Median Age	44.8
Marital Status & Gender	
2023 Est. Male Population	48.1%
2023 Est. Female Population	51.9%
2023 Est. Never Married	31.8%
2023 Est. Now Married	45.5%
2023 Est. Separated or Divorced	15.2%
2023 Est. Widowed	7.5%
Income	
2023 Est. HH Income \$200,000 or More	8.1%
2023 Est. HH Income \$150,000 to \$199,999	6.0%
2023 Est. HH Income \$100,000 to \$149,999	15.8%
2023 Est. HH Income \$75,000 to \$99,999	12.7%
2023 Est. HH Income \$50,000 to \$74,999	16.9%
2023 Est. HH Income \$35,000 to \$49,999	11.2%
2023 Est. HH Income \$25,000 to \$34,999	9.1%
2023 Est. HH Income \$15,000 to \$24,999	9.0%
2023 Est. HH Income Under \$15,000	11.2%
2023 Est. Average Household Income	\$83,714
2023 Est. Median Household Income	\$65,941
2023 Est. Per Capita Income	\$33,906
2023 Est. Total Businesses	1,511
2023 Est. Total Employees	11,528

TRADE AREA DEMOGRAPHICS

Lat/Lon: 36.3214/-78.6174

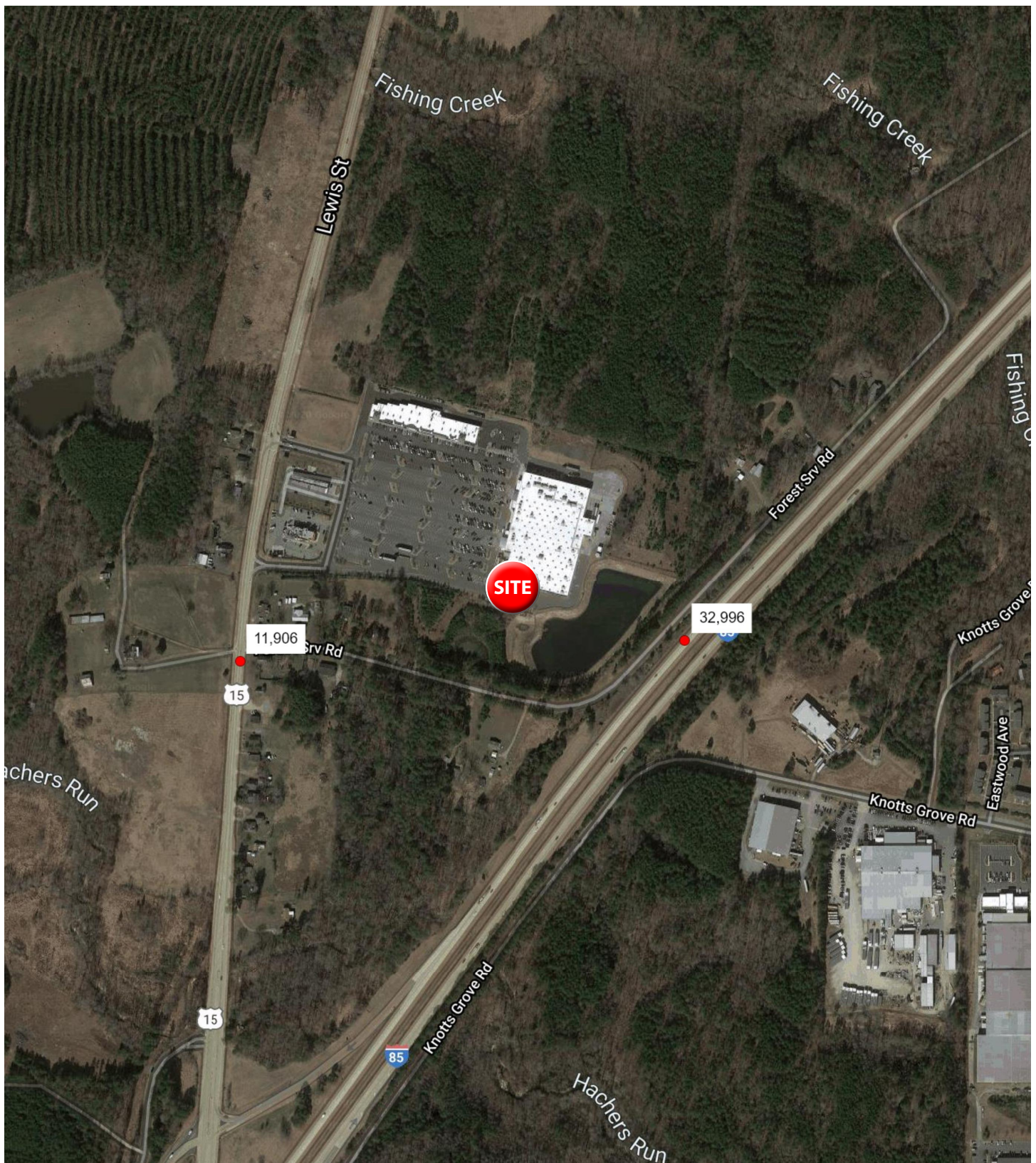
Trade Area	Trade Area
Race	
2023 Est. White	59.7%
2023 Est. Black	31.2%
2023 Est. Asian or Pacific Islander	0.9%
2023 Est. American Indian or Alaska Native	0.3%
2023 Est. Other Races	7.9%
Hispanic	
2023 Est. Hispanic Population	3,919
2023 Est. Hispanic Population	7.8%
2028 Proj. Hispanic Population	7.9%
2020 Hispanic Population	7.9%
Education (Adults 25 & Older)	
2023 Est. Adult Population (25 Years or Over)	36,645
2023 Est. Elementary (Grade Level 0 to 8)	5.1%
2023 Est. Some High School (Grade Level 9 to 11)	7.2%
2023 Est. High School Graduate	31.1%
2023 Est. Some College	21.7%
2023 Est. Associate Degree Only	10.7%
2023 Est. Bachelor Degree Only	16.3%
2023 Est. Graduate Degree	7.9%
Housing	
2023 Est. Total Housing Units	22,434
2023 Est. Owner-Occupied	70.2%
2023 Est. Renter-Occupied	19.8%
2023 Est. Vacant Housing	10.0%
Homes Built by Year	
2023 Homes Built 2010 or later	8.5%
2023 Homes Built 2000 to 2009	17.1%
2023 Homes Built 1990 to 1999	16.8%
2023 Homes Built 1980 to 1989	13.3%
2023 Homes Built 1970 to 1979	10.0%
2023 Homes Built 1960 to 1969	7.8%
2023 Homes Built 1950 to 1959	5.5%
2023 Homes Built Before 1949	11.0%
Home Values	
2023 Home Value \$1,000,000 or More	1.0%
2023 Home Value \$500,000 to \$999,999	5.2%
2023 Home Value \$400,000 to \$499,999	4.7%
2023 Home Value \$300,000 to \$399,999	9.0%
2023 Home Value \$200,000 to \$299,999	22.7%
2023 Home Value \$150,000 to \$199,999	19.4%
2023 Home Value \$100,000 to \$149,999	17.7%
2023 Home Value \$50,000 to \$99,999	12.5%
2023 Home Value \$25,000 to \$49,999	3.0%
2023 Home Value Under \$25,000	4.8%
2023 Median Home Value	\$184,888
2023 Median Rent	\$635

TRADE AREA DEMOGRAPHICS

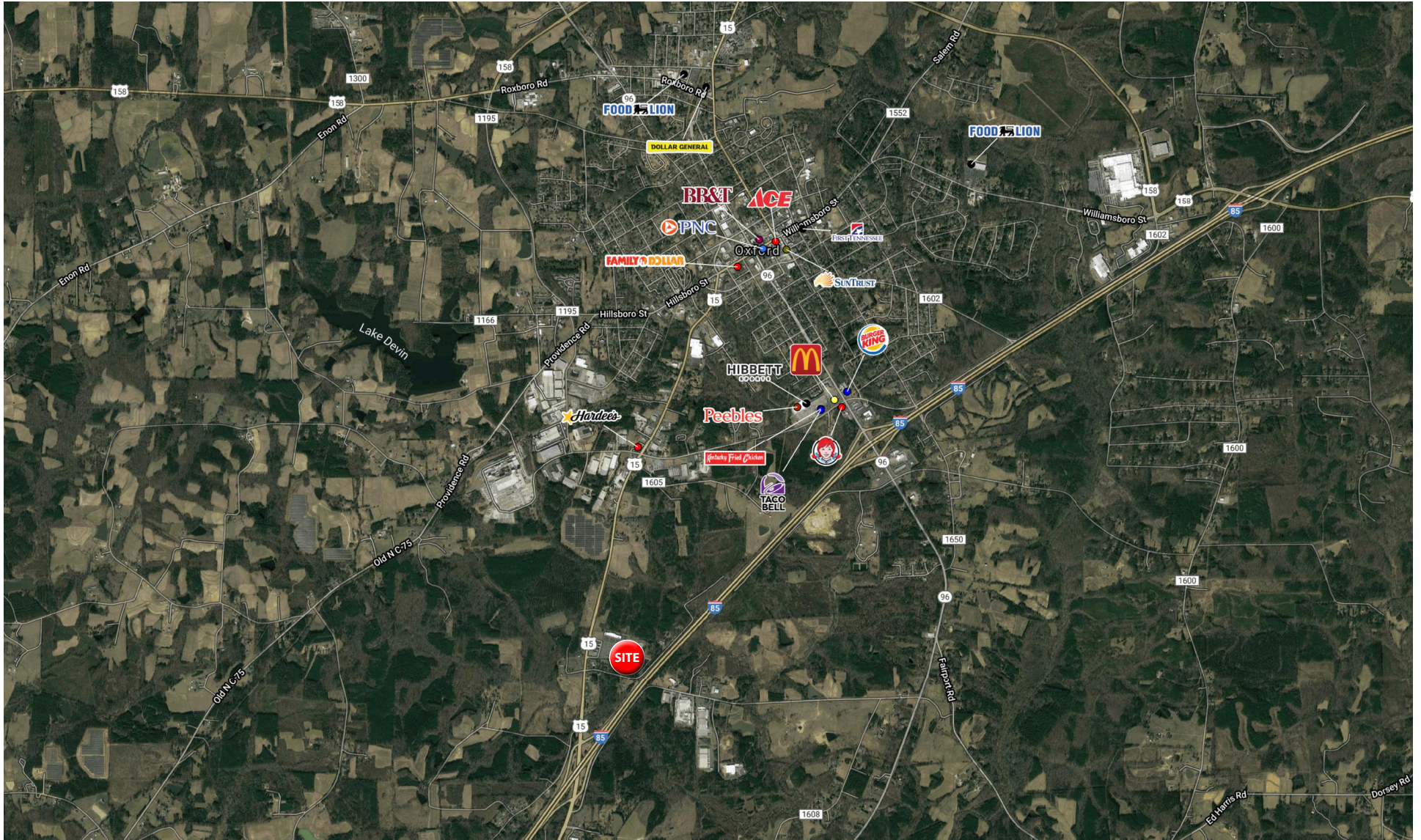
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Trade Area	Trade Area
Labor Force	
2023 Est. Labor Population Age 16 Years or Over	41,094
2023 Est. Civilian Employed	58.5%
2023 Est. Civilian Unemployed	2.0%
2023 Est. in Armed Forces	-
2023 Est. not in Labor Force	39.4%
2023 Labor Force Males	47.4%
2023 Labor Force Females	52.6%
Occupation	
2023 Occupation: Population Age 16 Years or Over	24,054
2023 Mgmt, Business, & Financial Operations	13.3%
2023 Professional, Related	22.5%
2023 Service	16.1%
2023 Sales, Office	21.9%
2023 Farming, Fishing, Forestry	0.7%
2023 Construction, Extraction, Maintenance	8.1%
2023 Production, Transport, Material Moving	17.5%
2023 White Collar Workers	57.6%
2023 Blue Collar Workers	42.4%
Transportation to Work	
2023 Drive to Work Alone	82.1%
2023 Drive to Work in Carpool	8.0%
2023 Travel to Work by Public Transportation	0.1%
2023 Drive to Work on Motorcycle	-
2023 Walk or Bicycle to Work	1.0%
2023 Other Means	0.9%
2023 Work at Home	7.8%
Travel Time	
2023 Travel to Work in 14 Minutes or Less	20.3%
2023 Travel to Work in 15 to 29 Minutes	32.3%
2023 Travel to Work in 30 to 59 Minutes	39.9%
2023 Travel to Work in 60 Minutes or More	7.5%
2023 Average Travel Time to Work	26.0
Consumer Expenditure	
2023 Est. Total Household Expenditure	\$1.25 B
2023 Est. Apparel	\$43.8 M
2023 Est. Contributions, Gifts	\$72.57 M
2023 Est. Education, Reading	\$39.93 M
2023 Est. Entertainment	\$71.1 M
2023 Est. Food, Beverages, Tobacco	\$191.9 M
2023 Est. Furnishings, Equipment	\$44.09 M
2023 Est. Health Care, Insurance	\$116.49 M
2023 Est. Household Operations, Shelter, Utilities	\$406.01 M
2023 Est. Miscellaneous Expenses	\$23.76 M
2023 Est. Personal Care	\$16.81 M
2023 Est. Transportation	\$228.33 M

TRAFFIC COUNTS



COMMERCIAL AERIAL





WRSINC
REAL ESTATE INVESTMENTS

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