

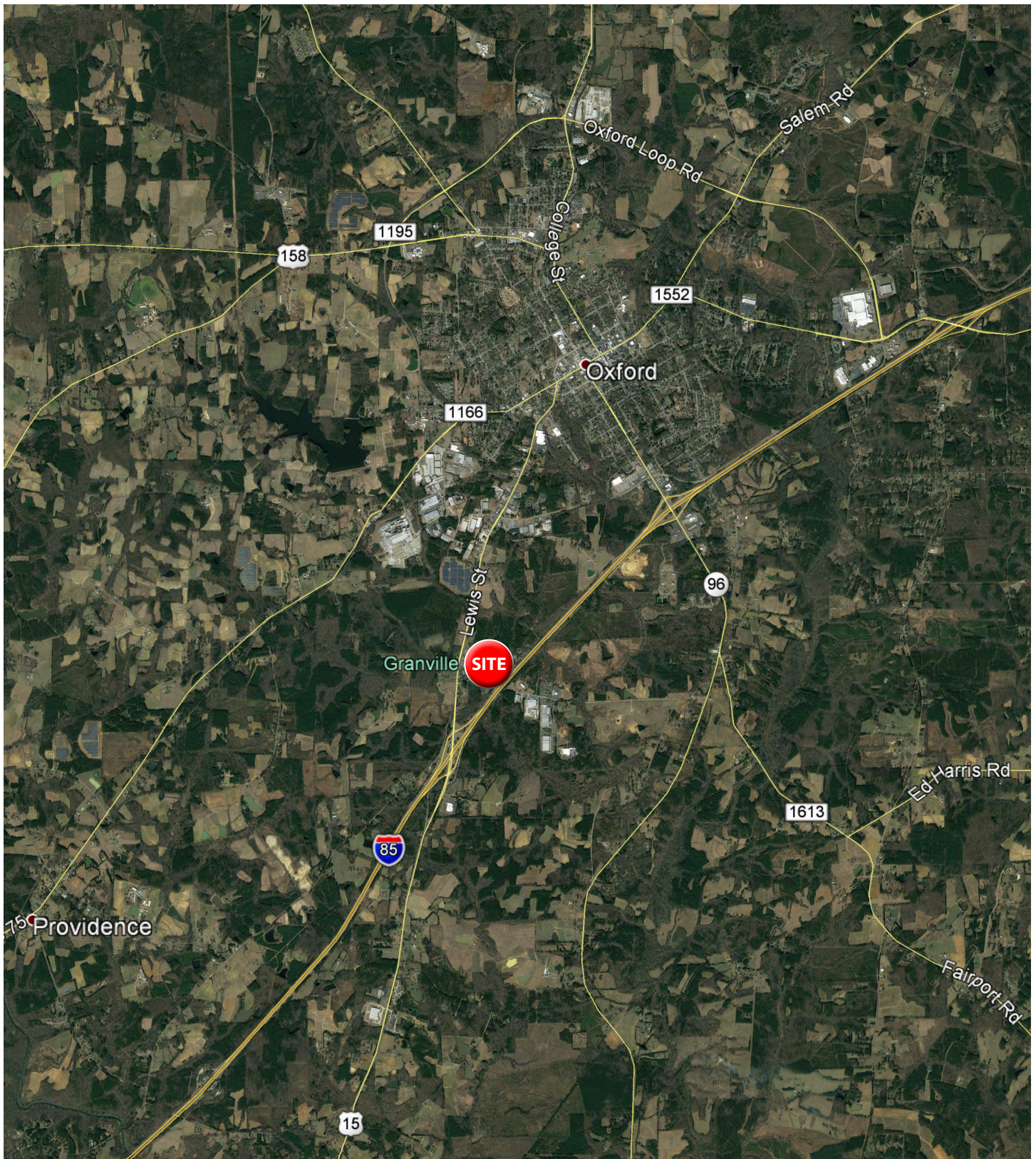
SHOPPES AT OXFORD

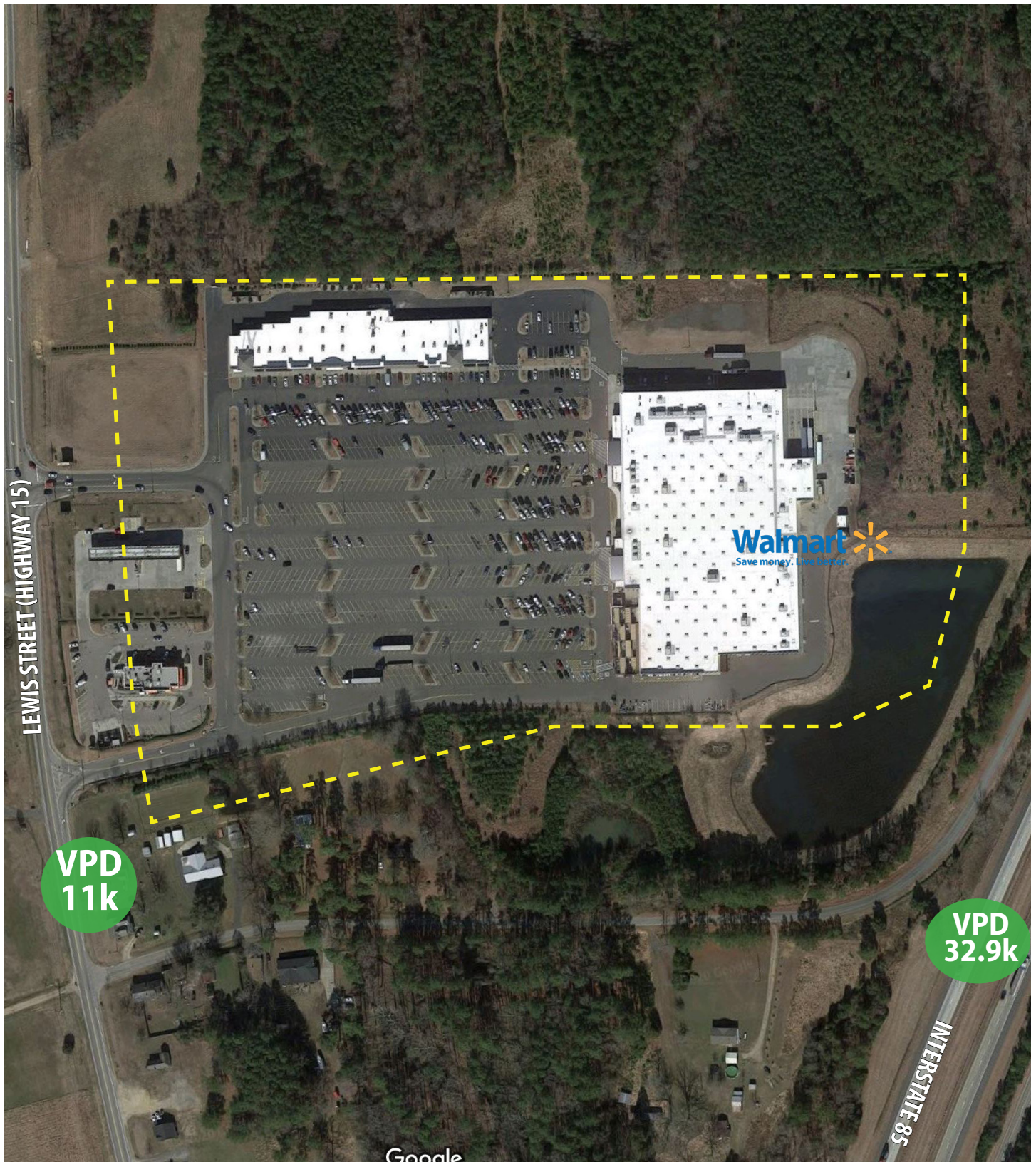
1015 LEWIS STREET
OXFORD, NC 27565



Max Dufour, Leasing
843.654.7859
max.dufour@wrsrealty.com

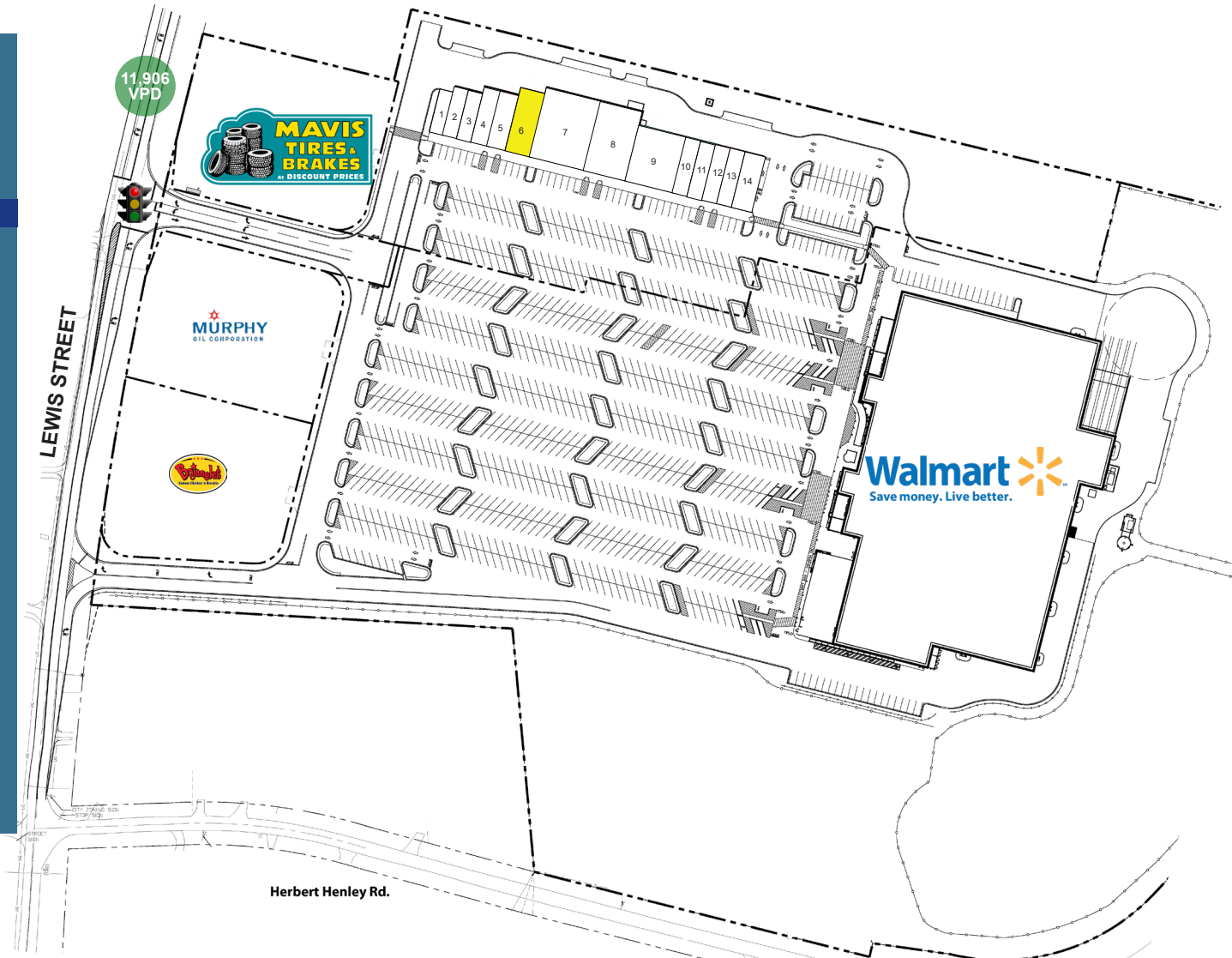
LOCATION





INLINE RETAIL AVAILABLE

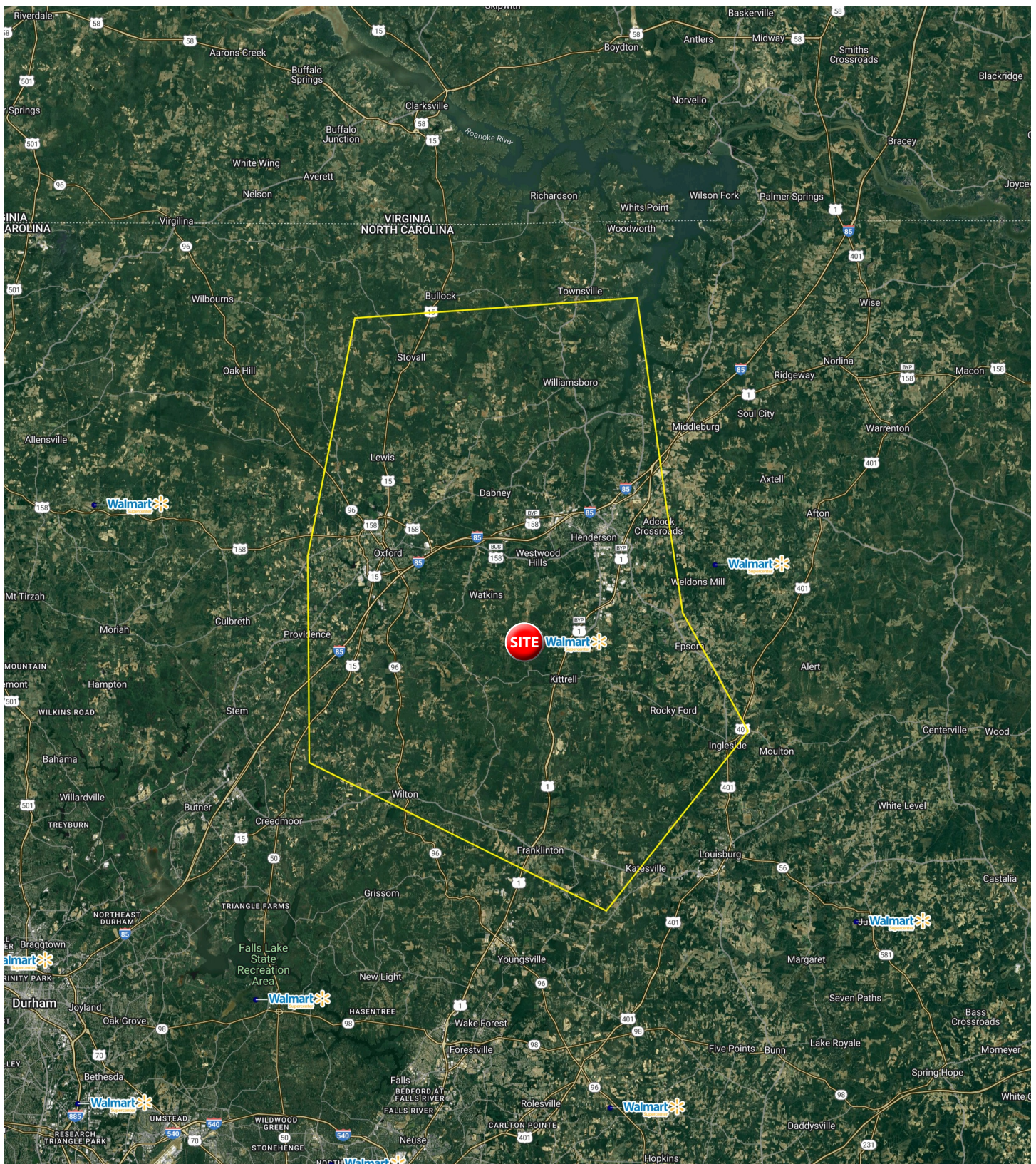
Space	Tenant
1	Verizon
2	Jersey Mike's
3	Cricket Wireless
4 & 5	Cato
6	AVAILABLE 3,150 SF
7	Dollar Tree
8	Jibarra
9	Aaron's Rents
10	AT&T
11	Dulce Marias Ice Cream & Bakery
12	Zen Tobacco & Vape
13	Internet Cafe
14	Hwy 55 Restaurant
Outparcels	Tenant
1	Mavis
2	Murphy Oil
3	Bojangles



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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.
WRS Inc. | 410 Mill Street, Bldg. 1, Suite 200 | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889



TRADE AREA



TRADE AREA SNAPSHOT



Estimated
Population
51,766



Estimated
Households
20,940



Average HH
Income
\$103,301



Median HH
Income
\$78,177



Total
Businesses
1,355



Total
Employees
8,774



TRADE AREA DEMOGRAPHICS

Lat/Lon: 36.2795/-78.6669

Trade Area	Trade Area
Population	
2024 Estimated Population	51,766
2029 Projected Population	53,440
2020 Census Population	50,601
2010 Census Population	47,455
Projected Annual Growth 2024 to 2029	0.6%
Historical Annual Growth 2010 to 2024	0.6%
Households	
2024 Estimated Households	20,940
2029 Projected Households	21,511
2020 Census Households	19,841
2010 Census Households	18,303
Projected Annual Growth 2024 to 2029	0.5%
Historical Annual Growth 2010 to 2024	1.0%
Age	
2024 Est. Population Under 10 Years	10.9%
2024 Est. Population 10 to 19 Years	11.9%
2024 Est. Population 20 to 29 Years	10.8%
2024 Est. Population 30 to 44 Years	17.9%
2024 Est. Population 45 to 59 Years	21.3%
2024 Est. Population 60 to 74 Years	19.4%
2024 Est. Population 75 Years or Over	7.8%
2024 Est. Median Age	42.9
Marital Status & Gender	
2024 Est. Male Population	49.1%
2024 Est. Female Population	50.9%
2024 Est. Never Married	32.5%
2024 Est. Now Married	44.8%
2024 Est. Separated or Divorced	15.7%
2024 Est. Widowed	6.9%
Income	
2024 Est. HH Income \$200,000 or More	9.5%
2024 Est. HH Income \$150,000 to \$199,999	8.0%
2024 Est. HH Income \$100,000 to \$149,999	18.9%
2024 Est. HH Income \$75,000 to \$99,999	14.0%
2024 Est. HH Income \$50,000 to \$74,999	16.9%
2024 Est. HH Income \$35,000 to \$49,999	9.7%
2024 Est. HH Income \$25,000 to \$34,999	7.5%
2024 Est. HH Income \$15,000 to \$24,999	7.4%
2024 Est. HH Income Under \$15,000	8.2%
2024 Est. Average Household Income	\$103,301
2024 Est. Median Household Income	\$78,177
2024 Est. Per Capita Income	\$41,874
2024 Est. Total Businesses	1,355
2024 Est. Total Employees	8,774

TRADE AREA DEMOGRAPHICS

Lat/Lon: 36.2795/-78.6669

Trade Area	Trade Area
Race	
2024 Est. White	59.9%
2024 Est. Black	30.2%
2024 Est. Asian or Pacific Islander	1.0%
2024 Est. American Indian or Alaska Native	0.4%
2024 Est. Other Races	8.5%
Hispanic	
2024 Est. Hispanic Population	4,369
2024 Est. Hispanic Population	8.4%
2029 Proj. Hispanic Population	10.2%
2020 Hispanic Population	8.3%
Education (Adults 25 & Older)	
2024 Est. Adult Population (25 Years or Over)	37,297
2024 Est. Elementary (Grade Level 0 to 8)	4.8%
2024 Est. Some High School (Grade Level 9 to 11)	6.8%
2024 Est. High School Graduate	30.4%
2024 Est. Some College	21.0%
2024 Est. Associate Degree Only	10.0%
2024 Est. Bachelor Degree Only	19.2%
2024 Est. Graduate Degree	7.7%
Housing	
2024 Est. Total Housing Units	22,249
2024 Est. Owner-Occupied	70.6%
2024 Est. Renter-Occupied	23.5%
2024 Est. Vacant Housing	5.9%
Homes Built by Year	
2024 Homes Built 2010 or later	12.4%
2024 Homes Built 2000 to 2009	17.9%
2024 Homes Built 1990 to 1999	17.9%
2024 Homes Built 1980 to 1989	13.6%
2024 Homes Built 1970 to 1979	10.0%
2024 Homes Built 1960 to 1969	7.3%
2024 Homes Built 1950 to 1959	5.4%
2024 Homes Built Before 1949	9.5%
Home Values	
2024 Home Value \$1,000,000 or More	0.8%
2024 Home Value \$500,000 to \$999,999	8.3%
2024 Home Value \$400,000 to \$499,999	7.6%
2024 Home Value \$300,000 to \$399,999	12.5%
2024 Home Value \$200,000 to \$299,999	25.7%
2024 Home Value \$150,000 to \$199,999	16.9%
2024 Home Value \$100,000 to \$149,999	11.8%
2024 Home Value \$50,000 to \$99,999	10.0%
2024 Home Value \$25,000 to \$49,999	2.0%
2024 Home Value Under \$25,000	4.2%
2024 Median Home Value	\$227,604
2024 Median Rent	\$666

TRADE AREA DEMOGRAPHICS

Lat/Lon: 36.3214/-78.6174

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



WRSINC
REAL ESTATE INVESTMENTS

410 Mill Street, Bldg. 1, Suite 200
Mount Pleasant, SC 29464
843.654.7888 Office
843.654.7889 Fax
www.wrsrealestate.com