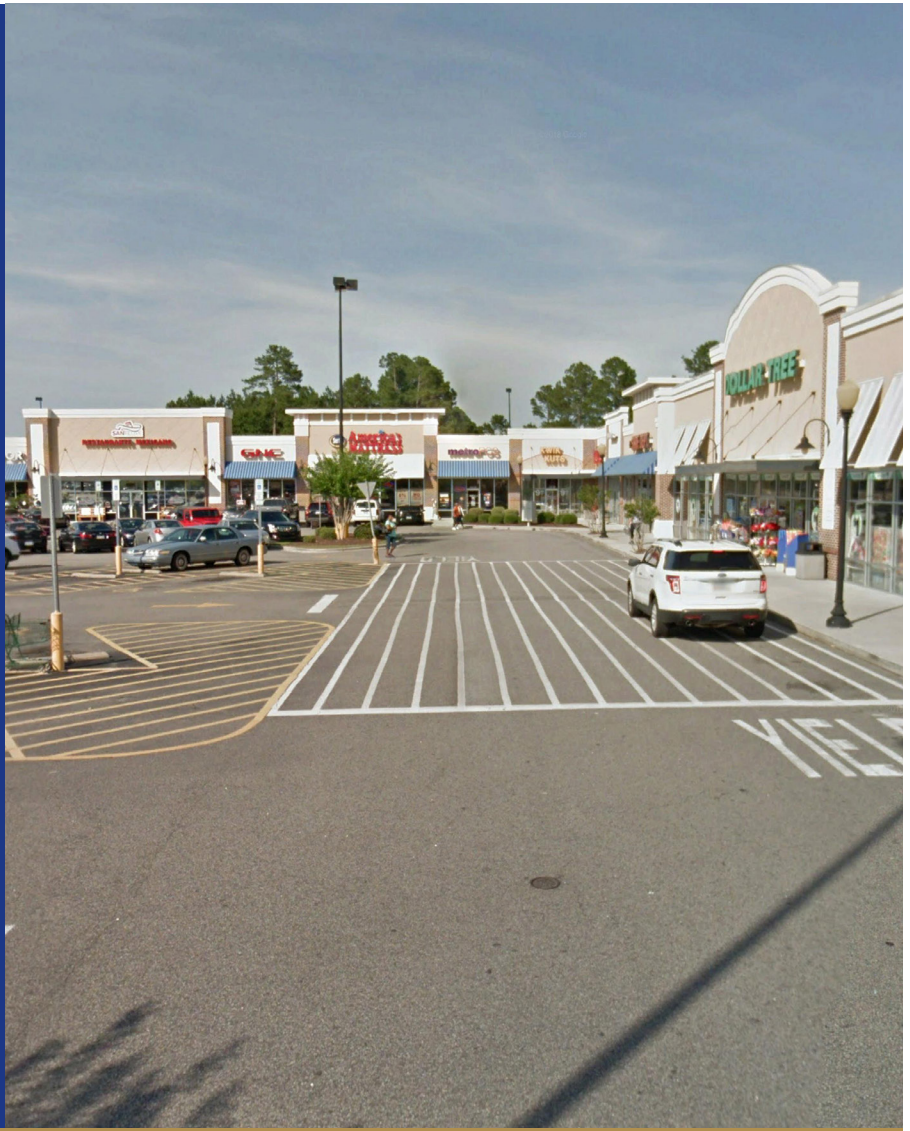


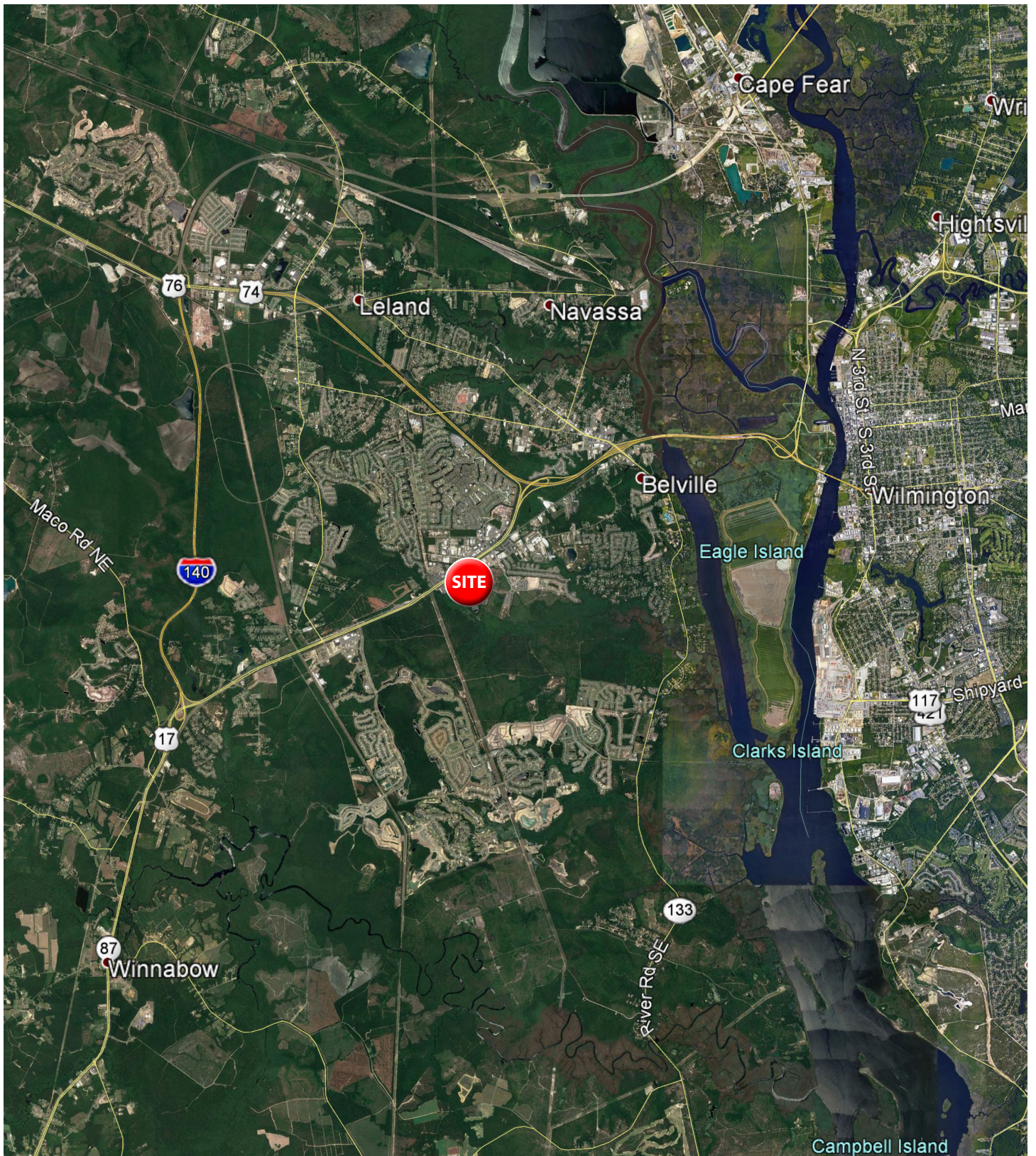
SHOPPES AT WESTGATE

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



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

LOCATION



AERIAL



INLINE RETAIL AVAILABLE

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. WRS Inc. | 550 Long Point Road | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889

PROPERTY PHOTOS



TRADE AREA SNAPSHOT



Estimated
Population

58,871



Estimated
Households

24,534



Average HH
Income

\$67,407



Median HH
Income

\$63,345



Total
Businesses

1,231



Total
Employees

9,124



TRADE AREA DEMOGRAPHIC REPORT

Lat/Lon: 34.1789/-78.2132

Trade Area	Trade Area
Population	
2022 Estimated Population	58,871
2027 Projected Population	66,185
2020 Census Population	55,296
2010 Census Population	41,961
Projected Annual Growth 2022 to 2027	2.5%
Historical Annual Growth 2010 to 2022	3.4%
Households	
2022 Estimated Households	24,534
2027 Projected Households	27,584
2020 Census Households	23,006
2010 Census Households	16,750
Projected Annual Growth 2022 to 2027	2.5%
Historical Annual Growth 2010 to 2022	0.6%
Age	
2022 Est. Population Under 10 Years	11.0%
2022 Est. Population 10 to 19 Years	9.7%
2022 Est. Population 20 to 29 Years	11.3%
2022 Est. Population 30 to 44 Years	20.6%
2022 Est. Population 45 to 59 Years	18.6%
2022 Est. Population 60 to 74 Years	23.0%
2022 Est. Population 75 Years or Over	5.9%
2022 Est. Median Age	42.4
Marital Status & Gender	
2022 Est. Male Population	49.5%
2022 Est. Female Population	50.5%
2022 Est. Never Married	27.0%
2022 Est. Now Married	52.0%
2022 Est. Separated or Divorced	16.2%
2022 Est. Widowed	4.9%
Income	
2022 Est. HH Income \$200,000 or More	3.0%
2022 Est. HH Income \$150,000 to \$199,999	4.3%
2022 Est. HH Income \$100,000 to \$149,999	15.9%
2022 Est. HH Income \$75,000 to \$99,999	15.5%
2022 Est. HH Income \$50,000 to \$74,999	23.3%
2022 Est. HH Income \$35,000 to \$49,999	12.1%
2022 Est. HH Income \$25,000 to \$34,999	9.4%
2022 Est. HH Income \$15,000 to \$24,999	7.1%
2022 Est. HH Income Under \$15,000	9.4%
2022 Est. Average Household Income	\$67,407
2022 Est. Median Household Income	\$63,345
2022 Est. Per Capita Income	\$28,128
2022 Est. Total Businesses	1,231
2022 Est. Total Employees	9,124

TRADE AREA DEMOGRAPHIC REPORT

Lat/Lon: 34.1789/-78.2132

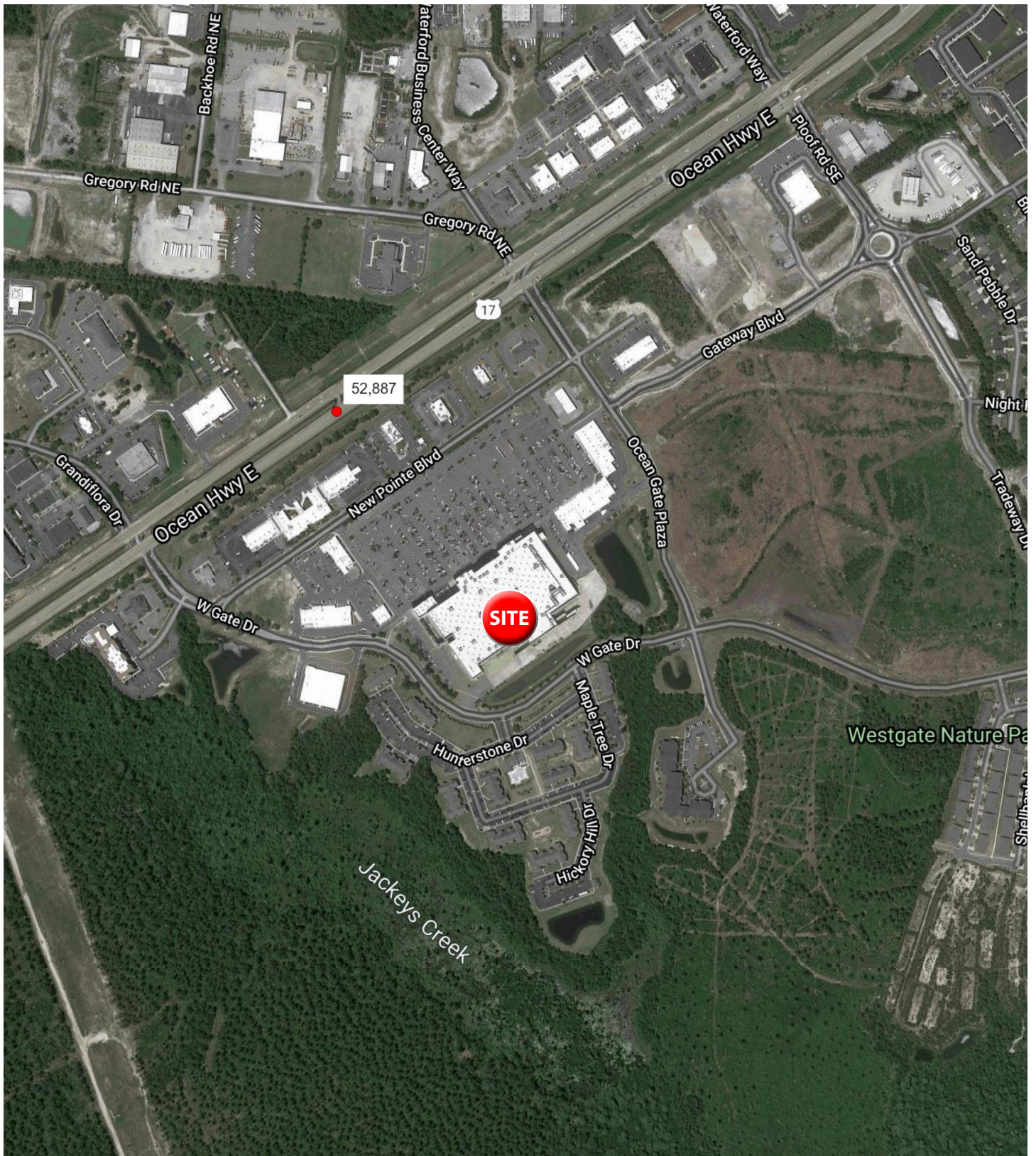
Trade Area	Trade Area
Race	
2022 Est. White	73.6%
2022 Est. Black	14.6%
2022 Est. Asian or Pacific Islander	0.8%
2022 Est. American Indian or Alaska Native	1.2%
2022 Est. Other Races	9.8%
Hispanic	
2022 Est. Hispanic Population	4,071
2022 Est. Hispanic Population	6.9%
2027 Proj. Hispanic Population	7.0%
2020 Hispanic Population	9.4%
Education (Adults 25 & Older)	
2022 Est. Adult Population (25 Years or Over)	43,940
2022 Est. Elementary (Grade Level 0 to 8)	2.4%
2022 Est. Some High School (Grade Level 9 to 11)	7.6%
2022 Est. High School Graduate	30.8%
2022 Est. Some College	20.7%
2022 Est. Associate Degree Only	12.2%
2022 Est. Bachelor Degree Only	17.7%
2022 Est. Graduate Degree	8.6%
Housing	
2022 Est. Total Housing Units	26,380
2022 Est. Owner-Occupied	76.5%
2022 Est. Renter-Occupied	16.5%
2022 Est. Vacant Housing	7.0%
Homes Built by Year	
2022 Homes Built 2010 or later	23.4%
2022 Homes Built 2000 to 2009	32.3%
2022 Homes Built 1990 to 1999	15.1%
2022 Homes Built 1980 to 1989	8.0%
2022 Homes Built 1970 to 1979	6.3%
2022 Homes Built 1960 to 1969	2.8%
2022 Homes Built 1950 to 1959	1.8%
2022 Homes Built Before 1949	3.3%
Home Values	
2022 Home Value \$1,000,000 or More	0.4%
2022 Home Value \$500,000 to \$999,999	7.6%
2022 Home Value \$400,000 to \$499,999	6.9%
2022 Home Value \$300,000 to \$399,999	15.1%
2022 Home Value \$200,000 to \$299,999	20.7%
2022 Home Value \$150,000 to \$199,999	17.7%
2022 Home Value \$100,000 to \$149,999	12.9%
2022 Home Value \$50,000 to \$99,999	9.2%
2022 Home Value \$25,000 to \$49,999	4.6%
2022 Home Value Under \$25,000	4.9%
2022 Median Home Value	\$214,765
2022 Median Rent	\$799

TRADE AREA DEMOGRAPHIC REPORT

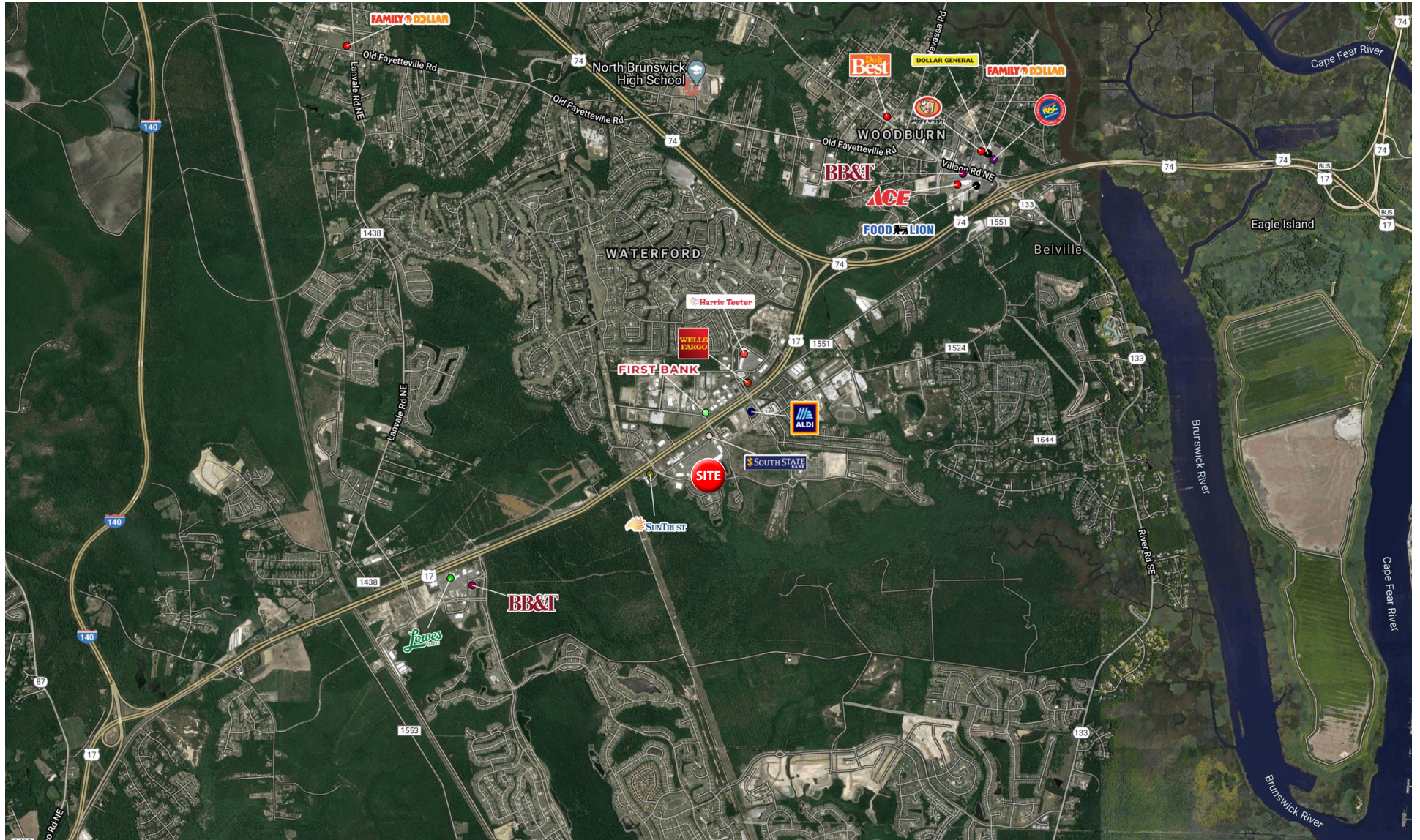
Lat/Lon: 34.1789/-78.2132

Trade Area	Trade Area
Labor Force	
2022 Est. Labor Population Age 16 Years or Over	48,806
2022 Est. Civilian Employed	53.0%
2022 Est. Civilian Unemployed	2.9%
2022 Est. in Armed Forces	0.1%
2022 Est. not in Labor Force	43.9%
2022 Labor Force Males	49.0%
2022 Labor Force Females	51.0%
Occupation	
2022 Occupation: Population Age 16 Years or Over	25,889
2022 Mgmt, Business, & Financial Operations	12.4%
2022 Professional, Related	20.7%
2022 Service	17.3%
2022 Sales, Office	23.5%
2022 Farming, Fishing, Forestry	0.5%
2022 Construction, Extraction, Maintenance	12.2%
2022 Production, Transport, Material Moving	13.5%
2022 White Collar Workers	56.6%
2022 Blue Collar Workers	43.4%
Transportation to Work	
2022 Drive to Work Alone	80.8%
2022 Drive to Work in Carpool	11.4%
2022 Travel to Work by Public Transportation	0.5%
2022 Drive to Work on Motorcycle	-
2022 Walk or Bicycle to Work	1.0%
2022 Other Means	0.5%
2022 Work at Home	5.7%
Travel Time	
2022 Travel to Work in 14 Minutes or Less	19.8%
2022 Travel to Work in 15 to 29 Minutes	40.3%
2022 Travel to Work in 30 to 59 Minutes	37.1%
2022 Travel to Work in 60 Minutes or More	2.8%
2022 Average Travel Time to Work	24.2
Consumer Expenditure	
2022 Est. Total Household Expenditure	\$1.31 B
2022 Est. Apparel	\$45.33 M
2022 Est. Contributions, Gifts	\$72.56 M
2022 Est. Education, Reading	\$38.59 M
2022 Est. Entertainment	\$73.64 M
2022 Est. Food, Beverages, Tobacco	\$202.79 M
2022 Est. Furnishings, Equipment	\$45.92 M
2022 Est. Health Care, Insurance	\$123.52 M
2022 Est. Household Operations, Shelter, Utilities	\$425.14 M
2022 Est. Miscellaneous Expenses	\$24.79 M
2022 Est. Personal Care	\$17.6 M
2022 Est. Transportation	\$241.69 M

TRAFFIC COUNTS



COMMERCIAL AERIAL





WRSINC
REAL ESTATE INVESTMENTS

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