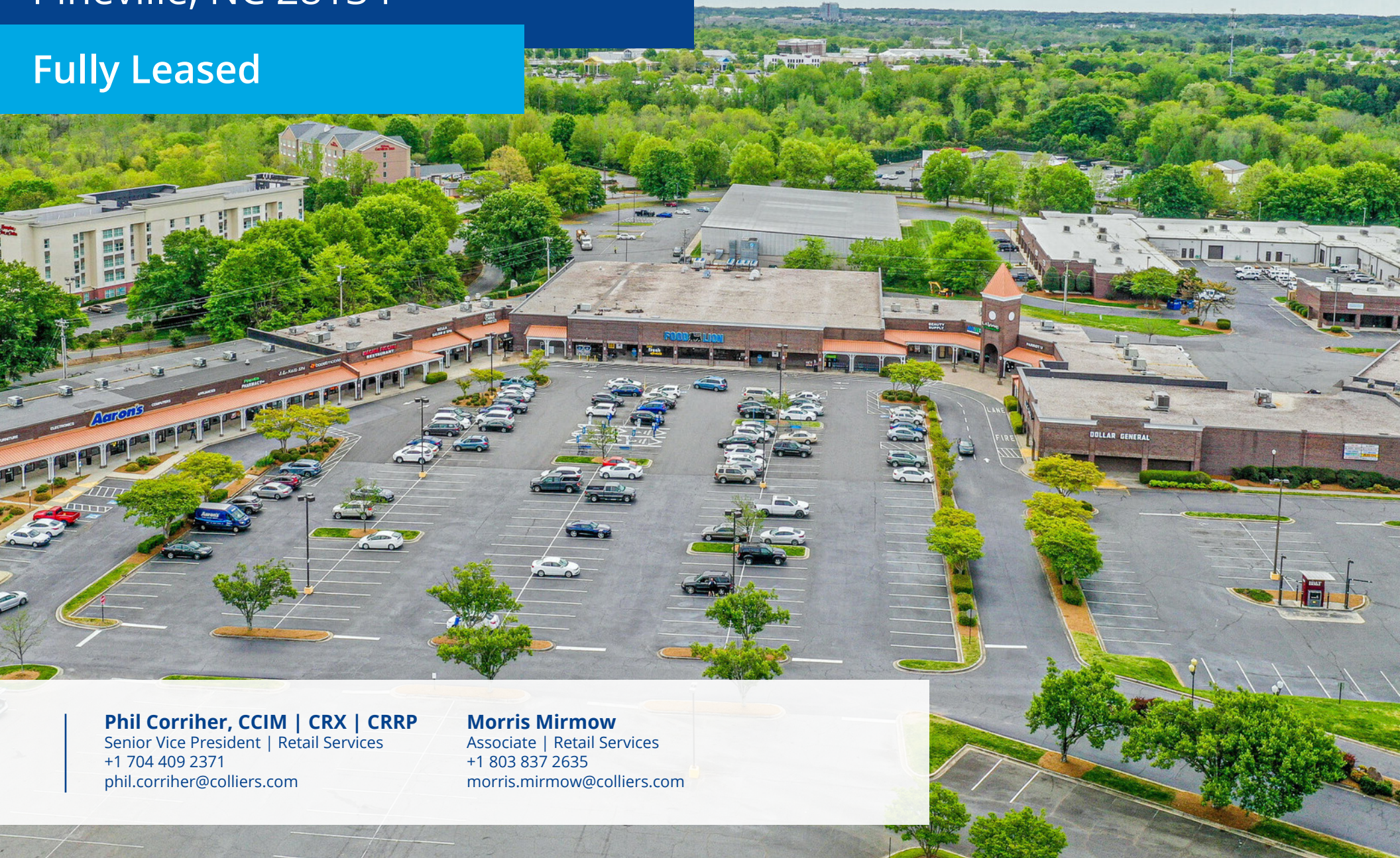


Pineville Towne Market

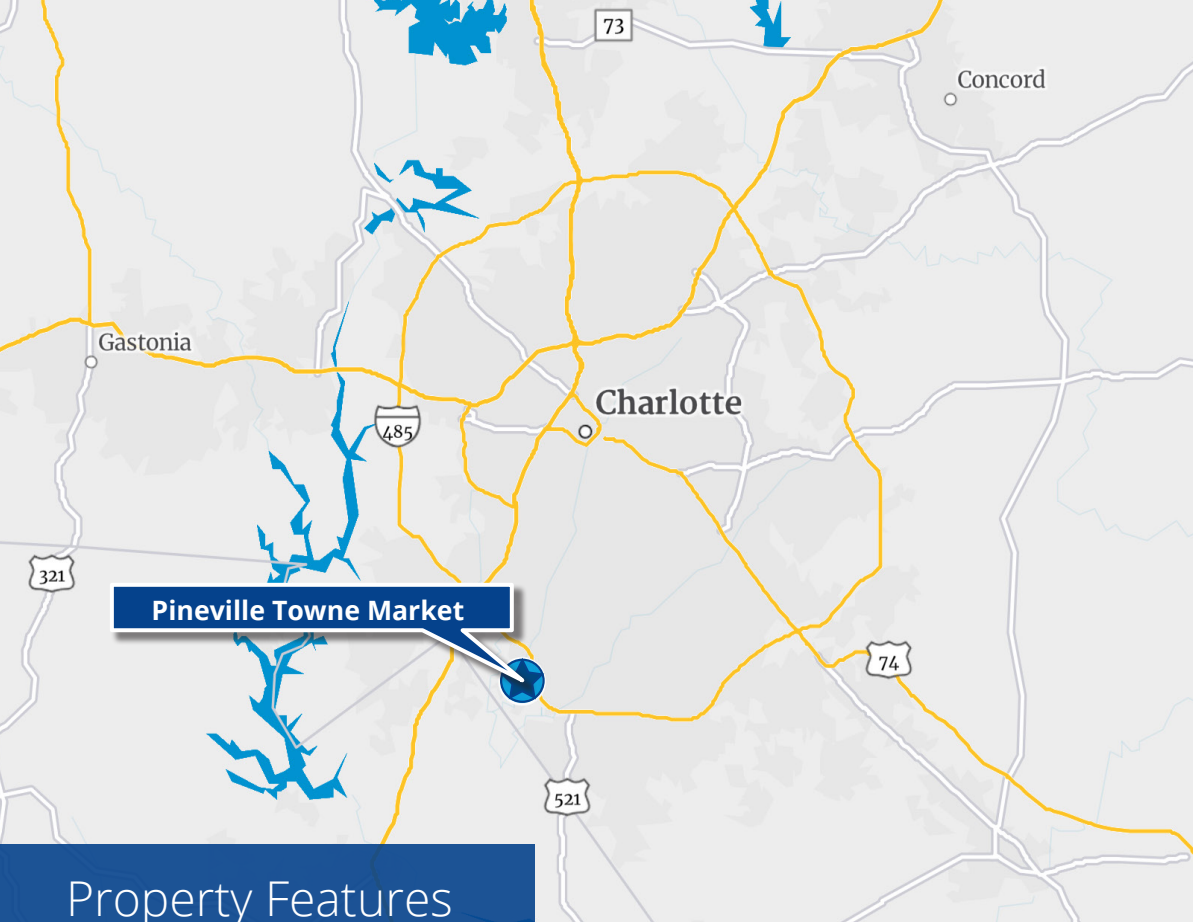
317 S Polk Street
Pineville, NC 28134

Fully Leased



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Demographics

	3 Mile	5 Mile	7 Mile
Population	65,465	180,462	362,501
Total Households	27,734	73,104	146,680
Average Household Income	109,769	128,215	134,487
Daytime Population	84,269	212,525	422,904

Available Space (APPROX)

FULLY LEASED

Property Features

- 83,526 SF shopping center positioned along heavy retail corridor near NC/SC border with access to I-485 and I-77
- Food Lion anchored shopping center that offers an excellent mix of national and regional tenants
- Nearby 1.2 MM Square Foot Carolina Place Mall
- 21,397 VPD on Pineville Matthews Road
- Other retailers in the immediate area include: Belk, Dick's Sporting Goods, Barnes & Noble, Dillard's, Rack Room Shoes, REI, Dave & Busters, Olive Garden, Hampton Inn, Hilton Garden Inn, AutoBell, Burger King, 7-Eleven, Batteries Plus Bulbs, IHOP, Walgreens, Waterbean Coffee, ETC.

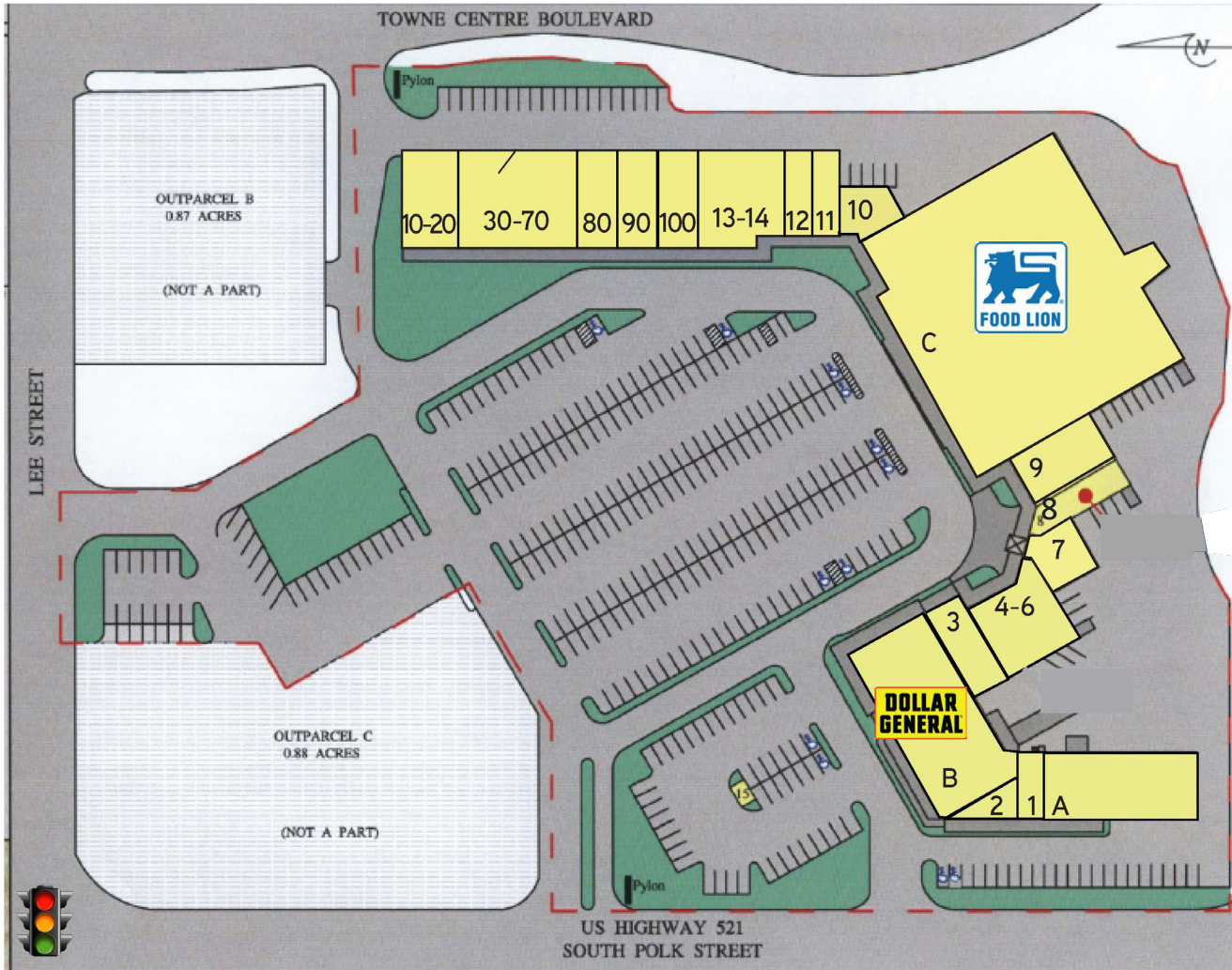


Pineville Towne Market

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Tenant Roster

UNIT	TENANT	SF
A	Mr. Tire Auto	5,790
B	Dollar General	8,640
C	Food Lion	32,040
1	MJ Donuts	1,174
2		724
3	Family Denistry	2,030
4-6	Parrot University	3,801
7	LA Vapors	1,686
8	Fast Test Labs	1,601
9	Beauty Supply	2,800
10	China Express	2,387
11	Pineville Gun Shop	1,200
12	Bella Beauty Salon	1,200
13-14	Machu Picchu Restaurant	4,146
15	Founders Federal Credit Union	ATM
100	Boost Mobile	1,517
90	JL Nail Spa	1,417
80	Pineville Pharmacy	1,672
30-70	AC Construction	7,000
10-20	Pizza Twist	2,723



Pineville Towne Market

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