

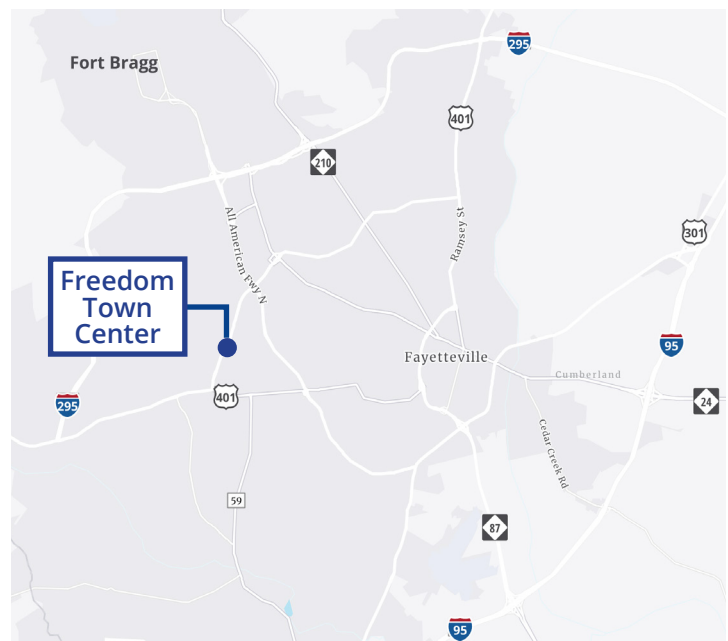
Freedom Town Center

2844 Freedom Pkwy Drive
Fayetteville, NC 28314



Strategically-located in the heart of Fayetteville, NC – a growing city which is home to Fort Bragg – the nation's most populated military base, which pumps over \$4.5 Billion each year into the city's economy; making it one of the most desirable retail markets in the U.S.

Extremely well-positioned within Fayetteville's high-traffic retail corridor, at the signalized intersection of Cliffdale Rd (NC- 1400) and Skibo Rd (US-401), accessing 81,500 VPD.



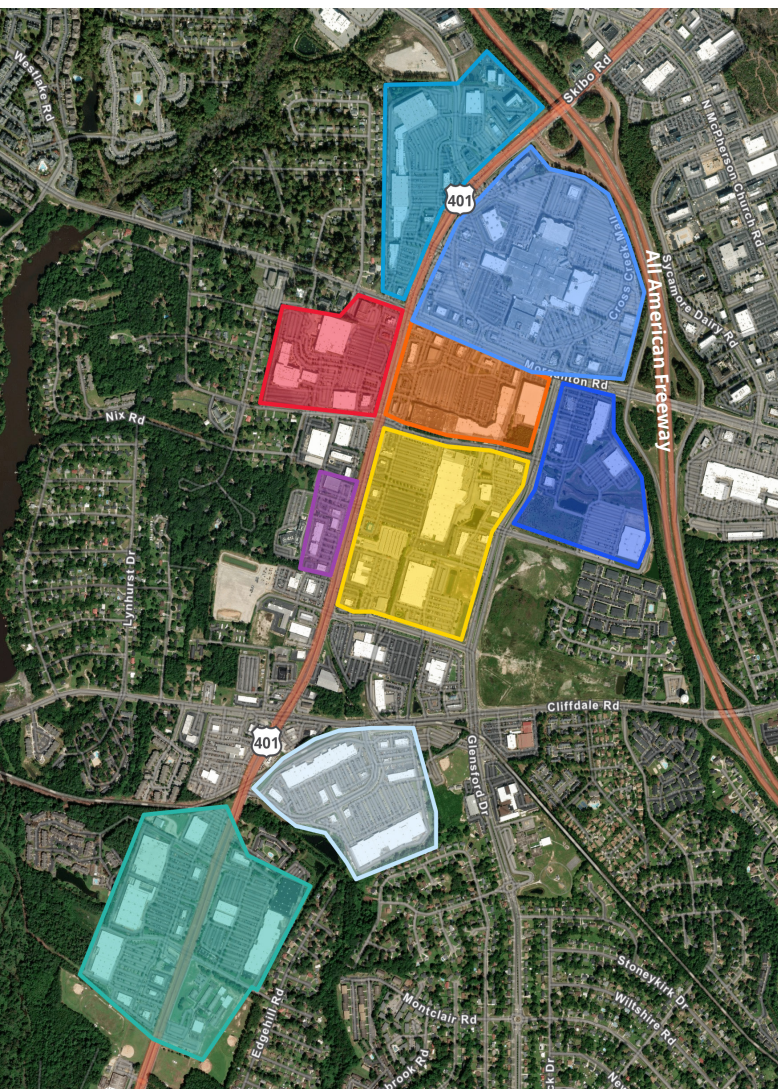
Summary

Lease Rate	\$36.50 / SF NNN
Total Size	350,838 SF
Available SF	Space # 12 - 1,200 SF
	Space # 22 - 2,678 SF
	Space # 26 - 1,558 SF
	Space # 31 - 4,324 SF
Lot Size	38.3 Acres

Colliers

Property Overview

	3 miles	5 miles	10 miles	15 miles	25 miles
Current Estimated Population	72,919	153,682	316,084	392,747	535,453
Population Projected Annual Growth 2025 to 2030	-0.12%	0.03%	0.10%	0.17%	0.31%
Median Age	35	34.8	33.5	33.8	35.1
Current Estimated Households	32,314	64,075	123,431	150,801	205,642
Current Average Household Income	\$80,464	\$81,576	\$83,134	\$84,998	\$85,632
2025 Total Full Time Employees	32,464	65,053	126,450	156,322	215,658
2025 Total Daytime Population	95,066	170,426	352,564	413,007	525,014



HIGHWAY 401 RETAIL OVERVIEW

Freedom Town Center Sprouts Hobby Lobby Dick's Sporting Goods Nothing Bundt Cakes World Market Five Guys Petco Jason's Deli La-Z-Boy Beall's First Watch HomeGoods	Marketfair Mall Chipotle Jimmy John's Great Clips AMC Theatres Lumber Liquidators Going, Going, Gone Planet Fitness Lidl AT&T McDonald's El Cazaror Funcity Park
Fayetteville Commons Home Depot Target Burlington Fayetteville Pavillion Marshalls Michaels PetSmart Starbucks Academy Sports Wendy's Food Lion Buffalo Wild Wings Urban Air	Cross Creek Plaza Golden Corral Ross Dress for Less Edible Arrangements Harbor Freight Orangetheory Fitness Bad Daddy's Burger Bar Boot Barn Hampton Inn Days Inn Discount Tire Arby's
Skibo Square BJ's Wholesale Club Applebee's Grill + Bar IHOP Fitness Connection Gabe's Lowe's Panera Bread Fitness Connection Taco Bell Chick-fil-a The Fresh Market Bonefish Grill	Cross Creek Mall LongHorn Office Depot Panda Express Chili's Red Robin Bahama Beeze Macy's Belk H&M JCPenney Rooms to Go CAVA
Skibo Marketplace McAlister's Deli Wingstop World of Beer MOD Pizza Smoothie King Tropical Smoothie Kohl's Haverty's Furniture Carolina Ale House On the Border Barnes & Noble Old Navy	Glensford Commons Kohl's Haverty's Furniture Carolina Ale House On the Border Barnes & Noble Old Navy
Cross Pointe Centre Burger King Kickback Jack's KFC Staples Ashley Home Store TJ Maxx The Vitamin Shoppe Ulta Beauty Subway Sport Clips Music & Arts Shoe Carnival Cold Stone Creamery Take 5 Car Wash	

Site Plan



#	Tenant	#	Tenant	#	Tenant
1	Sprouts	12	1,200 SF AVAILABLE (Mathnasium)	25	Prime
2	Bealls	13	Cuppa Yo Frozen Yogurt	26	1,558 SF AVAILABLE
3	Petco	14	Sharonview	27	Yoga Six
4	DSW	15	Nothing Bundt Cakes	28	Poki Bowl
5	La-Z-Boy	16	Spectrum	29	Crave
6	World Market	17	Hot Works & Maple Street	30	Stretch Lab
7	Five Below	18	Hobby Lobby	31	4,324 SF AVAILABLE
8A	Troy University	19	Homegoods	32	Maxwell's Mochi
8B	L'amour Nails	20	Dick's Sporting Goods	33	Jason's Deli
8C	Bath & Body Works	21	Just Love Coffee Cafe	34	First Watch
9	Escapology & Mezeh	22	2,678 SF AVAILABLE (Cycle Bar)	35	The Good Feet Store
10	Salsarita's Fresh Mexican Grill	23	Clean Juice	36	Club Pilates
11	Five Guys	24	Sweet Factory	37	Alpaca

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