

MARKETPLACE MALL

2101 Peters Creek Parkway, Winston-Salem, NC 27127

RETAIL SPACE AVAILABLE FOR LEASE:
14,985 SF with great visibility and adjacent to Veterans Affairs Facility
also Available: 3,525 SF | 3,387 SF | 2,375 SF



Marketplace Mall is a Community Center on Peters Creek Parkway, situated in a prime location along the main thoroughfare and between several main arteries in Winston-Salem, North Carolina - the center of retail activity.

The property is only a quarter of a mile away from Highway I-40, which is a major highway in North Carolina. The enclosed mall is located approximately 100 miles west of Raleigh/Durham, and 20 miles west of Greensboro in the city of Winston-Salem in Forsyth County.

This property sits on 25 acres with approximately 1,000 parking spaces. The modernized multidimensional Marketplace Mall has high visibility with a great tenant mix.

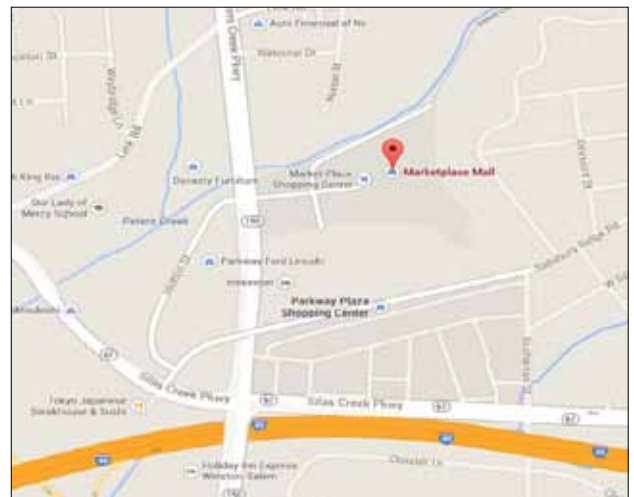
Anchor Tenant: Dollar Tree, Hamrick's, Dress Barn, Burlington

Gross Leasable Area: 166,000 SF

Parking: 1,199 free surface spaces

Traffic Count: 27,000 + ADT

Features: Enclosed Mall, Freeway Visibility, Kiosk, Pylon Sign, Signalized Intersection

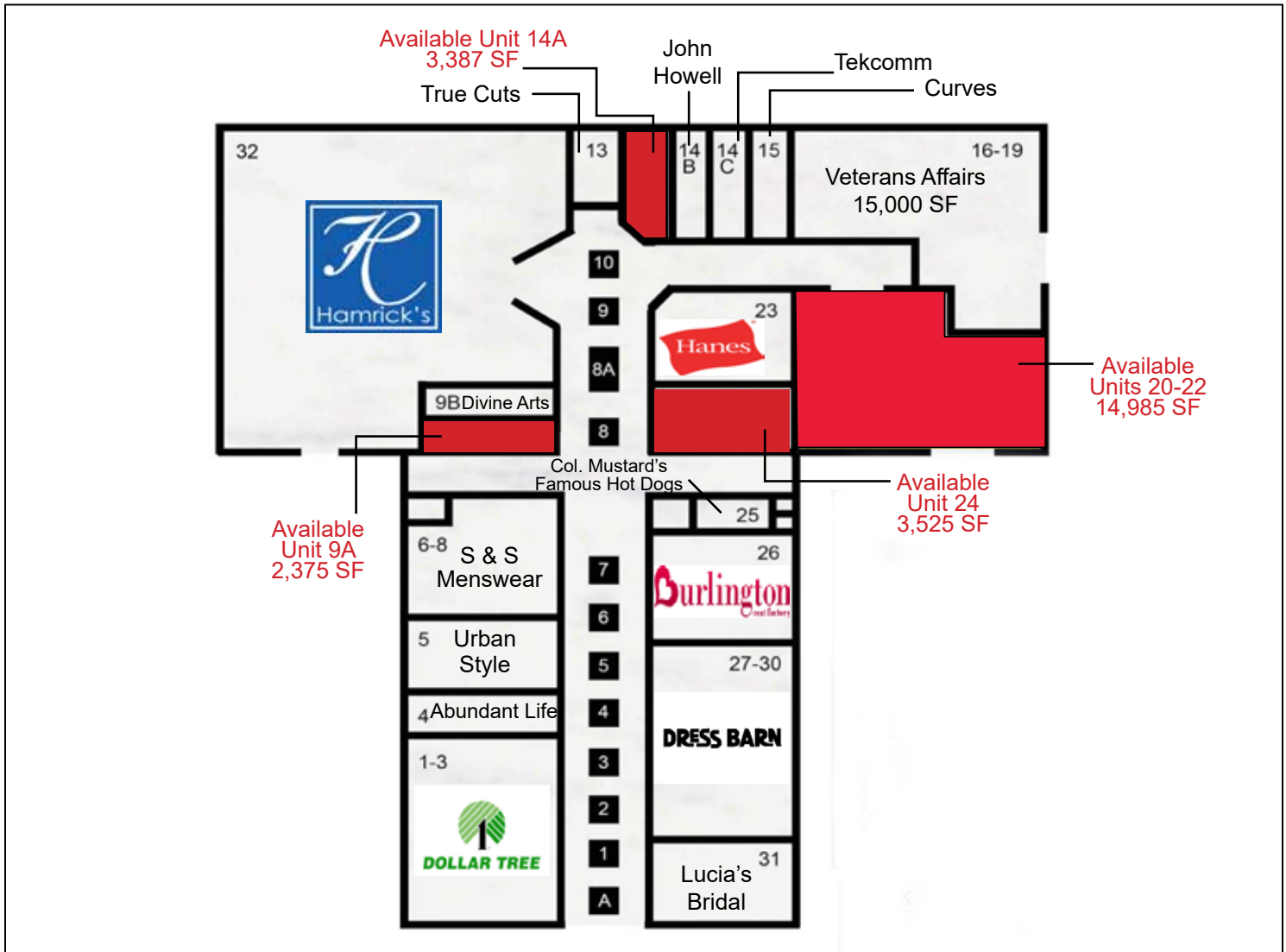


2013 Demographics	1 Mile	3 Mile	5 Mile
Population	8,766	69,393	144,432
Daytime Population	3,911	61,218	90,169
Total Households	3,369	28,126	57,353
Average Household Income	\$45,168	\$52,140	\$56,496



For more information on Leasing, please contact:
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Stacey Cachat | direct: 561.901.6332 | email: scachat@thurassociates.com

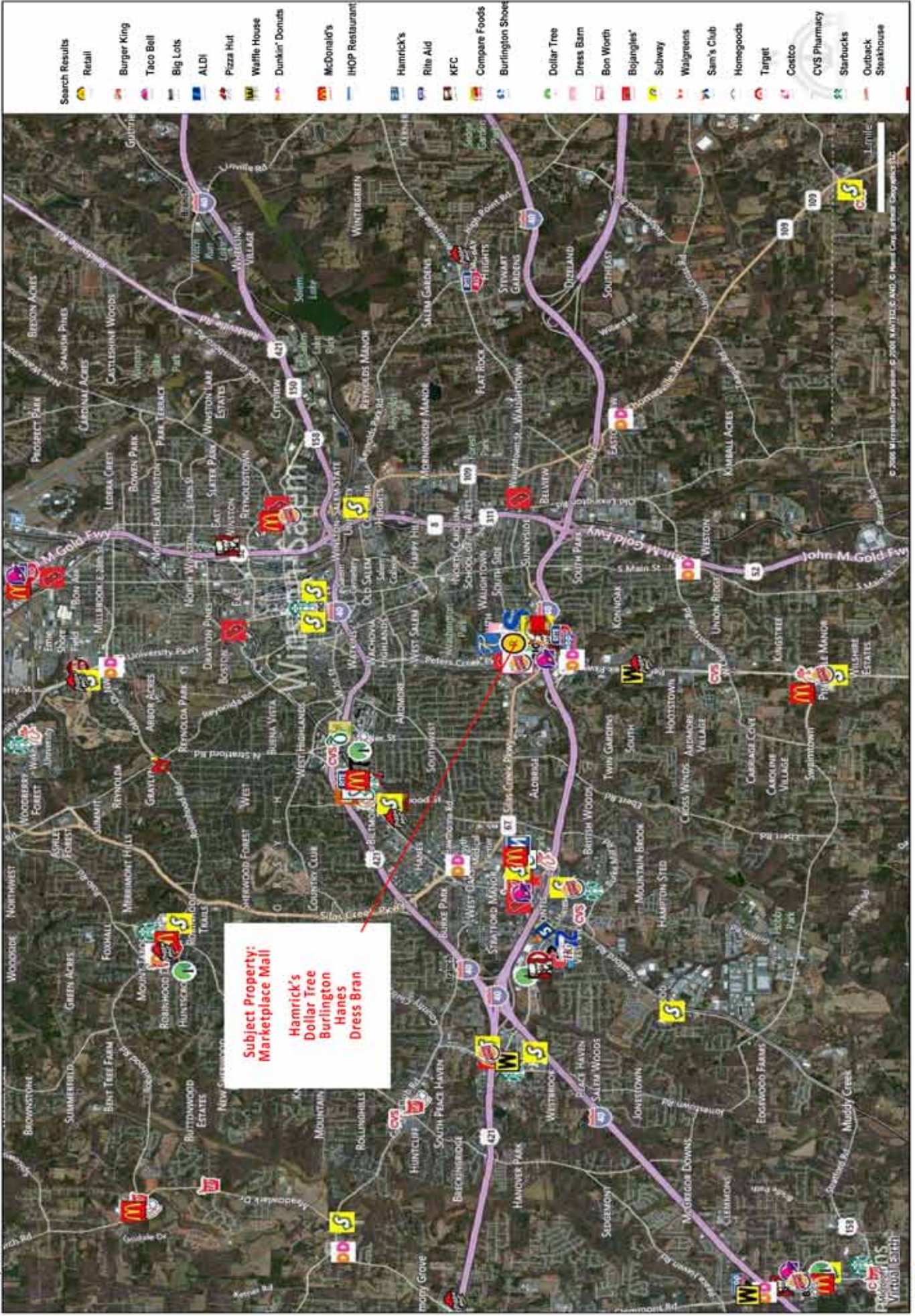
Florida Office: 327 Plaza Real Blvd Suite 301, Boca Raton, FL 33432 | p: 561.395.2441
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 www.thurretail.com



Unit	Tenant	Category	SF
1-3	Dollar Tree	Dollar Store	10,075
4	Abundant Life	Vitamins/Medical Supplies	2,500
5	Urban Style	Apparel - Men's	4,000
6-8	S & S Menswear	Apparel - Men's	6,220
9A	Available - former Women's Apparel		2,375
9B	Divine Arts	Dance Studio	2,325
13	True Cuts	Hair Salon	1,800
14A	Available - former Hovatter (Trading Post)		3,387
14B	John Howell	Apparel - Women's Formal Wear	2,113
14C	Tekcomm	Electronic/Cell Phone Repairs	2,000
15	Curves	Weight Loss	2,000
16-19	Veteran's Affairs	Veteran's Office/Medical Clinic	15,000
20-22	Available - former Merchandise Mart		14,985
23	Hanes	Apparel - Casual/Undergarments	5,875
24	Available - former Bon Worth (Apparel - Women's)		3,525
25	Col. Mustard's Famous Hot Dogs	Food/Hot Dogs	841
26	Burlington Shoes	Discount Department Store	6,750
27-30	Dress Barn	Apparel - Women's	11,000
31	Lucia's Bridal	Apparel - Formal Wear	4,000
32	Hamricks	Department Store	48,355

Kiosk	Store	Category
A	Available - former Candy Apple	
1	Morton's Arts & Gifts	Framed Art
2	Sheila's Avon	Cosmetics
3	Lucia's Alteration	Alterations
4	Big Con Tattoo	Tattoo Equipment
5	OK Chu Bandy	Beauty Supplies
6	Gold Jewelers	Jewelry
7	Johnnie Hinton	Insurance
8	Treasures of Asia	Oriental Themed Gifts
8A	Available - former coffee stand	
9	Amusement Kiosk	Kids Rides
10	Watkins By Shirley	Beauty Skin Company

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Marketplace Mall



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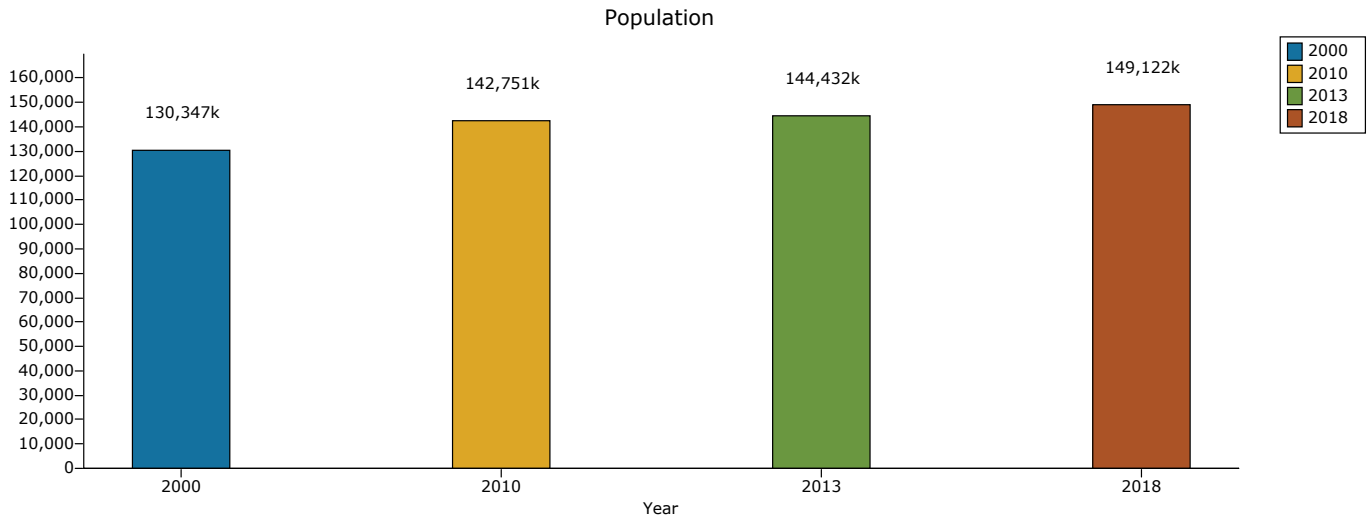
Executive Summary with Charts

Marketplace Mall
 2101 Peters Creek Pky, Winston Salem, North Carolina, 271...
 Rings: 1, 3, 5 mile radii

Prepared by Shary Thur
 Latitude: 36.070292558
 Longitude: -80.25790654

	1 mile	3 miles	5 miles
Population			
2000 Population	7,921	63,720	130,347
2010 Population	8,505	68,306	142,751
2013 Population	8,766	69,393	144,432
2018 Population	9,203	71,835	149,122
2000-2010 Annual Rate	0.71%	0.70%	0.91%
2010-2013 Annual Rate	0.93%	0.49%	0.36%
2013-2018 Annual Rate	0.98%	0.69%	0.64%
2013 Male Population	49.0%	47.1%	47.0%
2013 Female Population	51.0%	52.9%	53.0%
2013 Median Age	31.1	34.1	34.2

In the identified area, the current year population is 144,432. In 2010, the Census count in the area was 142,751. The rate of change since 2010 was 0.36% annually. The five-year projection for the population in the area is 149,122 representing a change of 0.64% annually from 2012 to 2017. Currently, the population is 47.0% male and 53.0% female.



Median Age

The median age in this area is 34.2, compared to U.S. median age of 37.3.

Race and Ethnicity

2013 White Alone	46.4%	48.0%	48.7%
2013 Black Alone	21.4%	34.5%	35.3%
2013 American Indian/Alaska Native Alone	0.6%	0.5%	0.4%
2013 Asian Alone	1.5%	1.8%	2.0%
2013 Pacific Islander Alone	0.1%	0.1%	0.1%
2013 Other Race	26.8%	12.4%	10.8%
2013 Two or More Races	3.3%	2.8%	2.6%
2013 Hispanic Origin (Any Race)	37.9%	18.9%	17.2%

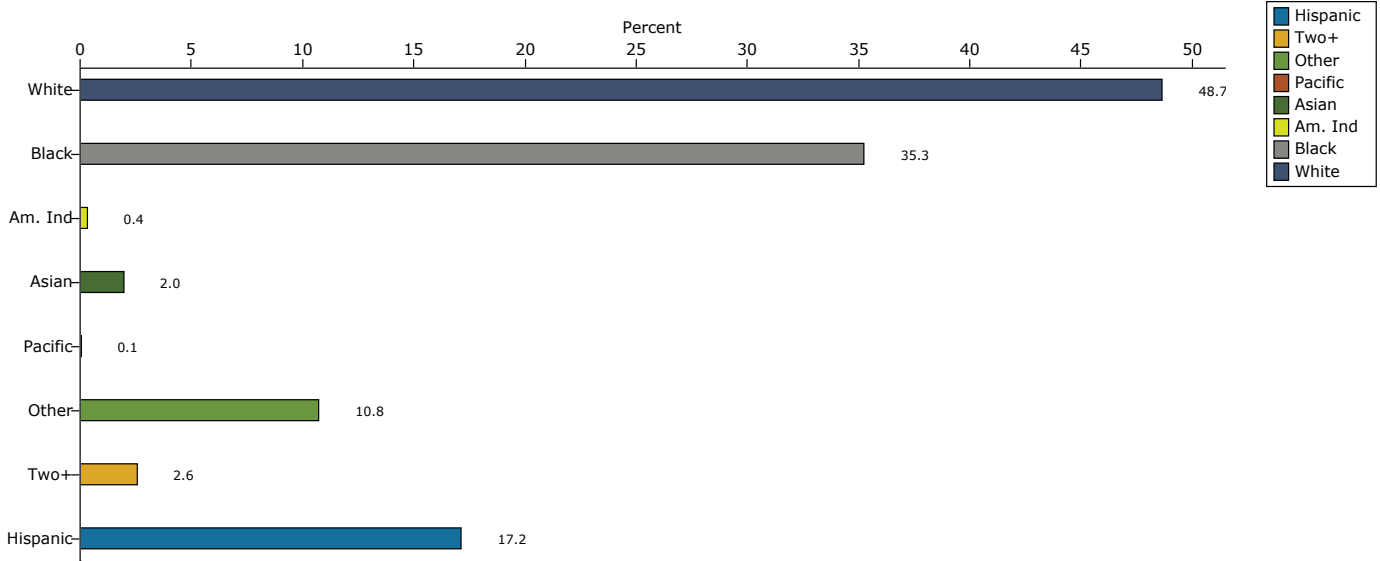
Persons of Hispanic origin represent 17.2% of the population in the identified area compared to 16.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 74.1 in the identified area, compared to 61.4 for the U.S. as a whole.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

1 mile 3 miles 5 miles

Race and Ethnicity 2013

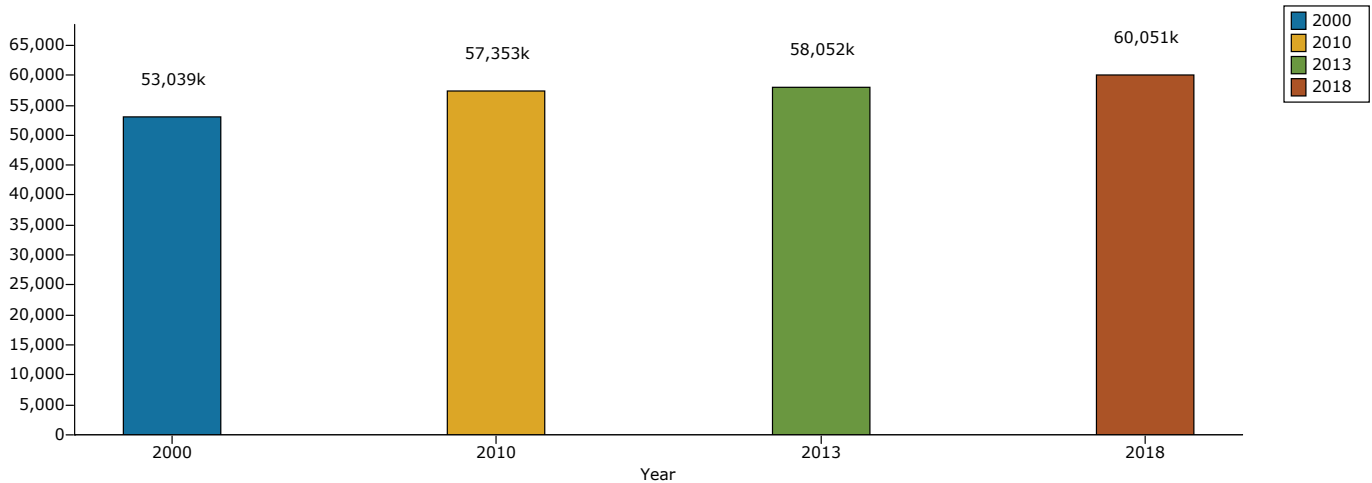


Households

2000 Households	3,345	26,655	53,039
2010 Households	3,282	28,126	57,353
2013 Total Households	3,369	28,620	58,052
2018 Total Households	3,532	29,720	60,051
2000-2010 Annual Rate	-0.19%	0.54%	0.78%
2010-2013 Annual Rate	0.81%	0.54%	0.37%
2013-2018 Annual Rate	0.95%	0.76%	0.68%
2013 Average Household Size	2.60	2.26	2.34

The household count in this area has changed from 57,353 in 2010 to 58,052 in the current year, a change of 0.37% annually. The five-year projection of households is 60,051, a change of 0.68% annually from the current year total. Average household size is currently 2.34, compared to 2.34 in the year 2010. The number of families in the current year is 33,438 in the specified area.

Households



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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.