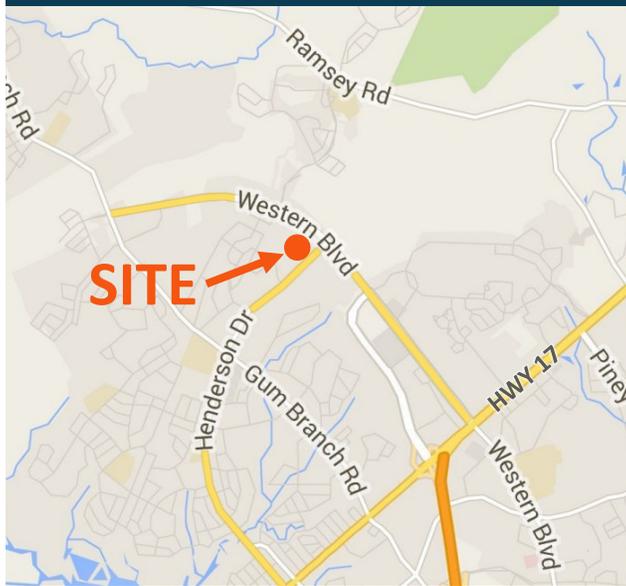


WESTERN FORUM

JACKSONVILLE, NORTH CAROLINA

SHOPPING CENTER / NEW ANCHORED PHASE



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2018 Population	39,556	68,225	129,386
Proj Ann Growth 2016-2021	2.3%	1.1%	1.2%
Avg. HH Income	\$68,278	\$66,711	\$62,800

PROPERTY HIGHLIGHTS

- Thriving coastal military market with strong retail sales volumes
- 41,000 cars/day on Western Boulevard; 15,000 on Henderson Dr
- 62,917 square foot **Academy Sports + Outdoors** opened in 2016
- 50,000 square foot anchor position and up to 19,000 square feet of shop / junior anchor space available for 2019 delivery
- Prime Western Boulevard pads available for sale or lease

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SOUTHEAST**

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