

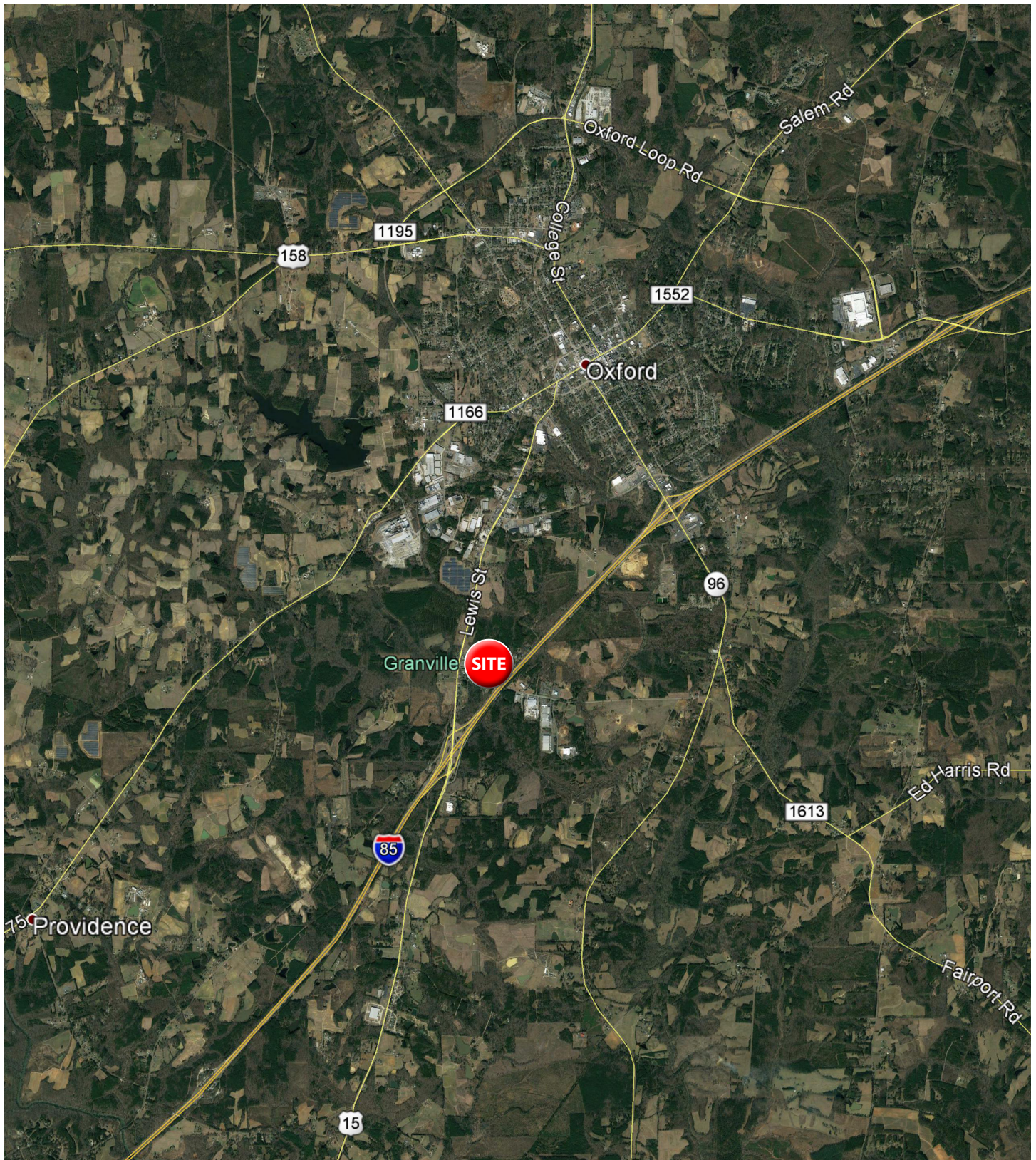
SHOPPES AT OXFORD

1015 LEWIS STREET
OXFORD, NC 27565



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

LOCATION





INLINE RETAIL AVAILABLE

Space	Tenant
1	Verizon
2	Jersey Mike's
3	Cricket Wireless
4 & 5	Cato
6	AVAILABLE 3,150 SF
7	Dollar Tree
8	La Rancherita
9	Aaron's Rents
10	AT&T
11	Dulce Marias Ice Cream & Bakery
12	Zen Tobacco & Vape
13	Internet Cafe
14	Hwy 55 Restaurant

Outparcels	Tenant
1	Contingent
2	Murphy Oil
3	Bojangles



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. | 410 Mill Street, Bldg. 1, Suite 200 | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889



TRADE AREA SNAPSHOT



**Estimated
Population**

50,128



**Estimated
Households**

20,189



**Average HH
Income**

\$83,714



**Median HH
Income**

\$65,941



**Total
Businesses**

1,511



**Total
Employees**

11,528



TRADE AREA DEMOGRAPHICS

Lat/Lon: 36.3214/-78.6174

Trade Area	Trade Area
Population	
2023 Estimated Population	50,128
2028 Projected Population	51,517
2020 Census Population	48,782
2010 Census Population	46,581
Projected Annual Growth 2023 to 2028	0.6%
Historical Annual Growth 2010 to 2023	0.6%
Households	
2023 Estimated Households	20,189
2028 Projected Households	20,926
2020 Census Households	19,408
2010 Census Households	18,149
Projected Annual Growth 2023 to 2028	0.7%
Historical Annual Growth 2010 to 2023	0.9%
Age	
2023 Est. Population Under 10 Years	10.7%
2023 Est. Population 10 to 19 Years	11.7%
2023 Est. Population 20 to 29 Years	10.1%
2023 Est. Population 30 to 44 Years	16.8%
2023 Est. Population 45 to 59 Years	22.0%
2023 Est. Population 60 to 74 Years	20.3%
2023 Est. Population 75 Years or Over	8.5%
2023 Est. Median Age	44.8
Marital Status & Gender	
2023 Est. Male Population	48.1%
2023 Est. Female Population	51.9%
2023 Est. Never Married	31.8%
2023 Est. Now Married	45.5%
2023 Est. Separated or Divorced	15.2%
2023 Est. Widowed	7.5%
Income	
2023 Est. HH Income \$200,000 or More	8.1%
2023 Est. HH Income \$150,000 to \$199,999	6.0%
2023 Est. HH Income \$100,000 to \$149,999	15.8%
2023 Est. HH Income \$75,000 to \$99,999	12.7%
2023 Est. HH Income \$50,000 to \$74,999	16.9%
2023 Est. HH Income \$35,000 to \$49,999	11.2%
2023 Est. HH Income \$25,000 to \$34,999	9.1%
2023 Est. HH Income \$15,000 to \$24,999	9.0%
2023 Est. HH Income Under \$15,000	11.2%
2023 Est. Average Household Income	\$83,714
2023 Est. Median Household Income	\$65,941
2023 Est. Per Capita Income	\$33,906
2023 Est. Total Businesses	1,511
2023 Est. Total Employees	11,528

TRADE AREA DEMOGRAPHICS

Lat/Lon: 36.3214/-78.6174

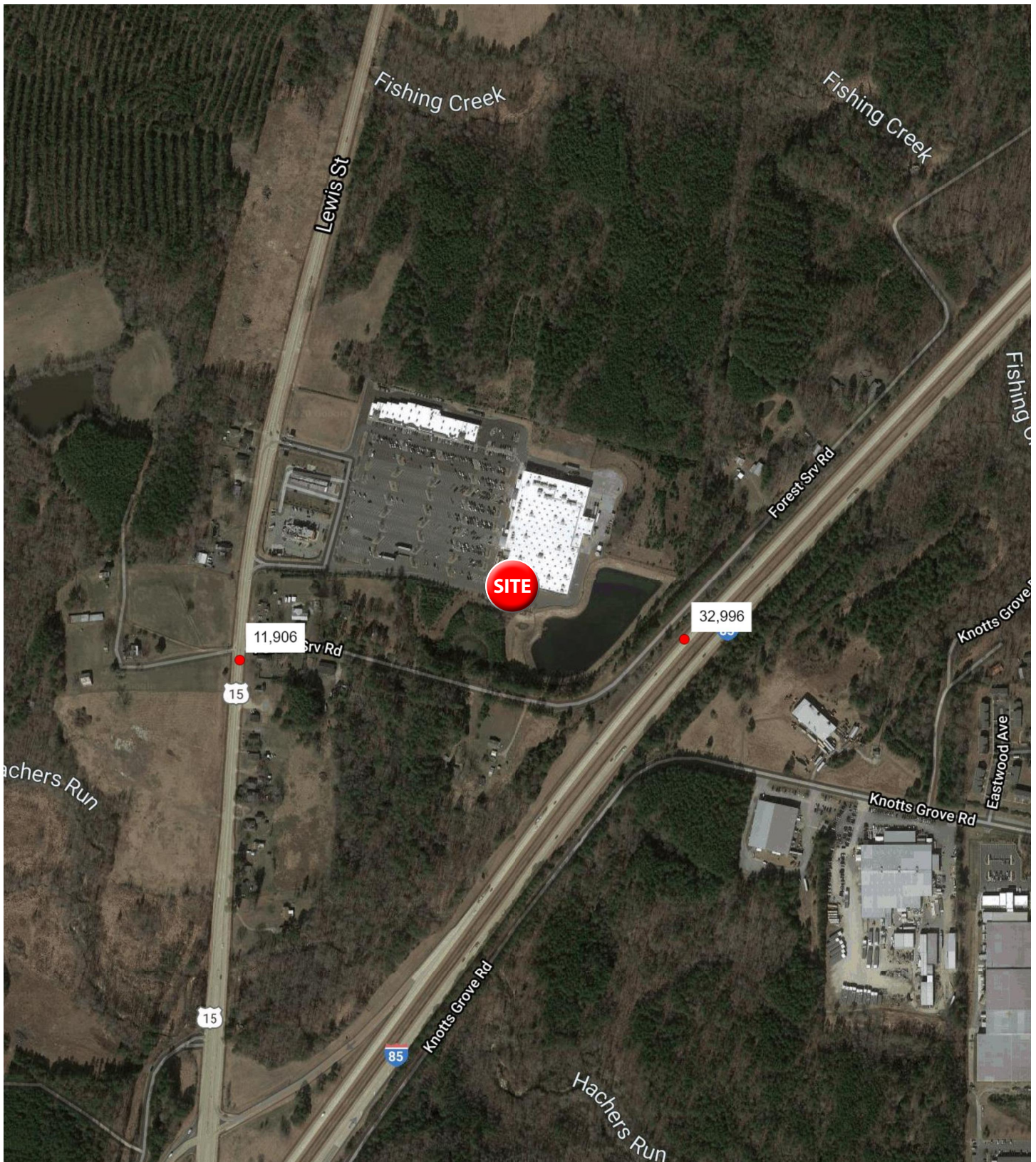
Trade Area	Trade Area
Race	
2023 Est. White	59.7%
2023 Est. Black	31.2%
2023 Est. Asian or Pacific Islander	0.9%
2023 Est. American Indian or Alaska Native	0.3%
2023 Est. Other Races	7.9%
Hispanic	
2023 Est. Hispanic Population	3,919
2023 Est. Hispanic Population	7.8%
2028 Proj. Hispanic Population	7.9%
2020 Hispanic Population	7.9%
Education (Adults 25 & Older)	
2023 Est. Adult Population (25 Years or Over)	36,645
2023 Est. Elementary (Grade Level 0 to 8)	5.1%
2023 Est. Some High School (Grade Level 9 to 11)	7.2%
2023 Est. High School Graduate	31.1%
2023 Est. Some College	21.7%
2023 Est. Associate Degree Only	10.7%
2023 Est. Bachelor Degree Only	16.3%
2023 Est. Graduate Degree	7.9%
Housing	
2023 Est. Total Housing Units	22,434
2023 Est. Owner-Occupied	70.2%
2023 Est. Renter-Occupied	19.8%
2023 Est. Vacant Housing	10.0%
Homes Built by Year	
2023 Homes Built 2010 or later	8.5%
2023 Homes Built 2000 to 2009	17.1%
2023 Homes Built 1990 to 1999	16.8%
2023 Homes Built 1980 to 1989	13.3%
2023 Homes Built 1970 to 1979	10.0%
2023 Homes Built 1960 to 1969	7.8%
2023 Homes Built 1950 to 1959	5.5%
2023 Homes Built Before 1949	11.0%
Home Values	
2023 Home Value \$1,000,000 or More	1.0%
2023 Home Value \$500,000 to \$999,999	5.2%
2023 Home Value \$400,000 to \$499,999	4.7%
2023 Home Value \$300,000 to \$399,999	9.0%
2023 Home Value \$200,000 to \$299,999	22.7%
2023 Home Value \$150,000 to \$199,999	19.4%
2023 Home Value \$100,000 to \$149,999	17.7%
2023 Home Value \$50,000 to \$99,999	12.5%
2023 Home Value \$25,000 to \$49,999	3.0%
2023 Home Value Under \$25,000	4.8%
2023 Median Home Value	\$184,888
2023 Median Rent	\$635

TRADE AREA DEMOGRAPHICS

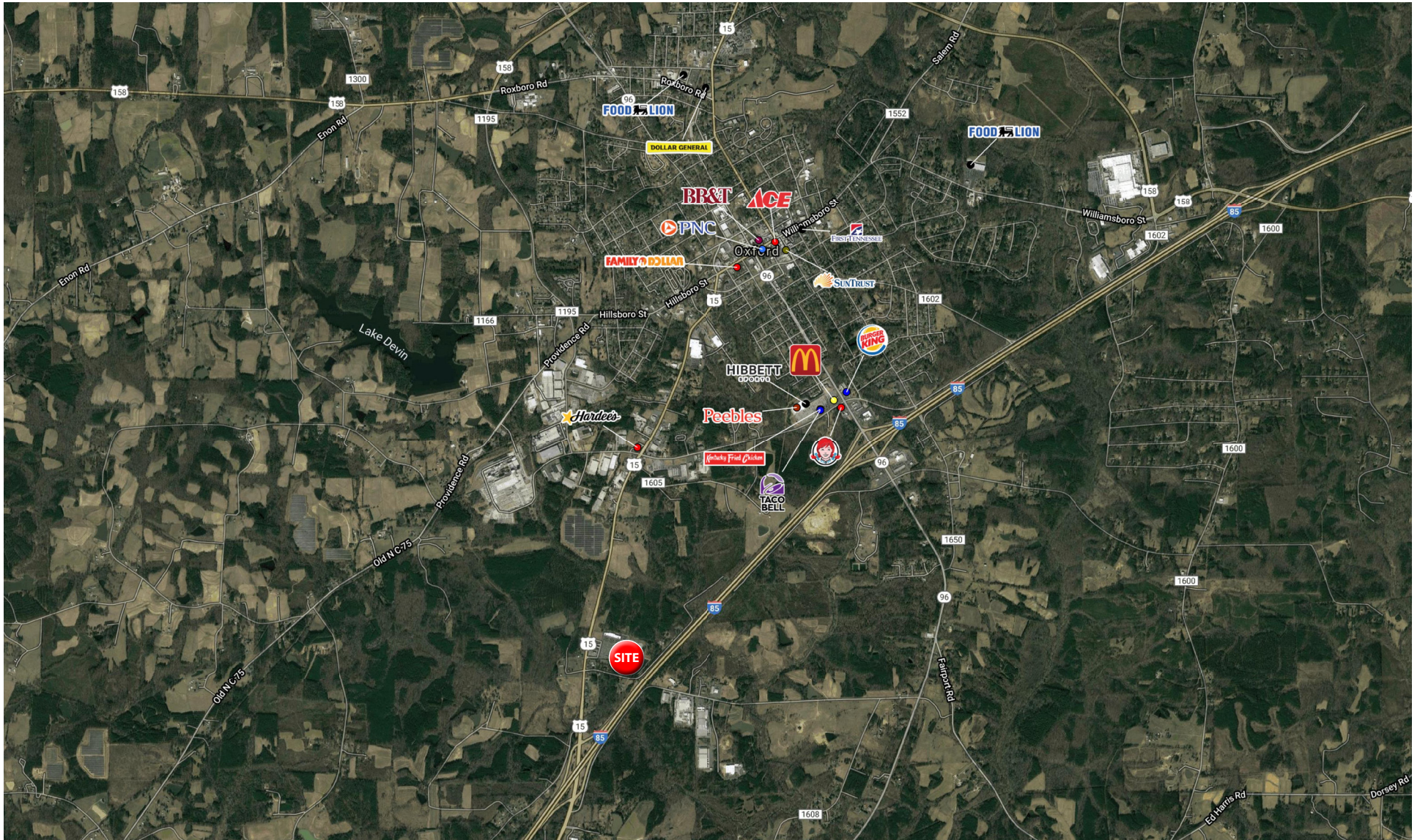
Lat/Lon: 36.3214/-78.6174

Trade Area	Trade Area
Labor Force	
2023 Est. Labor Population Age 16 Years or Over	41,094
2023 Est. Civilian Employed	58.5%
2023 Est. Civilian Unemployed	2.0%
2023 Est. in Armed Forces	-
2023 Est. not in Labor Force	39.4%
2023 Labor Force Males	47.4%
2023 Labor Force Females	52.6%
Occupation	
2023 Occupation: Population Age 16 Years or Over	24,054
2023 Mgmt, Business, & Financial Operations	13.3%
2023 Professional, Related	22.5%
2023 Service	16.1%
2023 Sales, Office	21.9%
2023 Farming, Fishing, Forestry	0.7%
2023 Construction, Extraction, Maintenance	8.1%
2023 Production, Transport, Material Moving	17.5%
2023 White Collar Workers	57.6%
2023 Blue Collar Workers	42.4%
Transportation to Work	
2023 Drive to Work Alone	82.1%
2023 Drive to Work in Carpool	8.0%
2023 Travel to Work by Public Transportation	0.1%
2023 Drive to Work on Motorcycle	-
2023 Walk or Bicycle to Work	1.0%
2023 Other Means	0.9%
2023 Work at Home	7.8%
Travel Time	
2023 Travel to Work in 14 Minutes or Less	20.3%
2023 Travel to Work in 15 to 29 Minutes	32.3%
2023 Travel to Work in 30 to 59 Minutes	39.9%
2023 Travel to Work in 60 Minutes or More	7.5%
2023 Average Travel Time to Work	26.0
Consumer Expenditure	
2023 Est. Total Household Expenditure	\$1.25 B
2023 Est. Apparel	\$43.8 M
2023 Est. Contributions, Gifts	\$72.57 M
2023 Est. Education, Reading	\$39.93 M
2023 Est. Entertainment	\$71.1 M
2023 Est. Food, Beverages, Tobacco	\$191.9 M
2023 Est. Furnishings, Equipment	\$44.09 M
2023 Est. Health Care, Insurance	\$116.49 M
2023 Est. Household Operations, Shelter, Utilities	\$406.01 M
2023 Est. Miscellaneous Expenses	\$23.76 M
2023 Est. Personal Care	\$16.81 M
2023 Est. Transportation	\$228.33 M

TRAFFIC COUNTS



COMMERCIAL AERIAL





WRSINC
REAL ESTATE INVESTMENTS

410 Mill Street, Bldg. 1, Suite 200
Mount Pleasant, SC 29464
843.654.7888 Office
843.654.7889 Fax
www.wrsrealstate.com