

RETAIL FOR LEASE

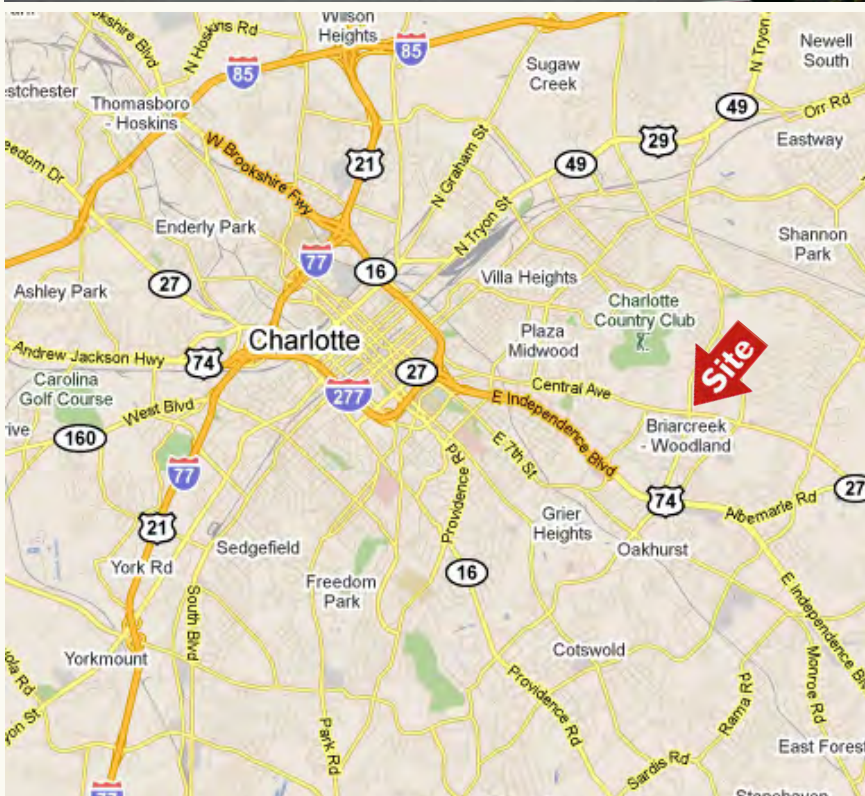
EASTWAY CROSSING



**Eastway Drive & Central Avenue
Charlotte, NC 28205**

Property Details:

- Eastway Crossing is a 254,608 SF Community Center located at the busy intersection of Eastway Drive and Central Avenue.
- ±1,127-3,600 SF Small Shops Available.
- ± 114,513 SF Anchor Space Available (Wal-Mart relocating 2012).
- Controlled access from Eastway Drive.
- Located less than 4 miles from Uptown Charlotte.
- Traffic Counts:
Eastway Dr north of Central Ave - 29,700 AADT
Eastway Dr north of Monroe Rd - 36,400 AADT
Central Ave west of Kilborne Dr - 23,500 AADT
Central Ave east of Briar Creek Rd - 22,500 AADT



Demographic Snapshot (2010)

	1mi	3mi	5mi
Population	15,440	109,623	257,195
Ave. HHI	\$47,648	\$58,614	\$69,296



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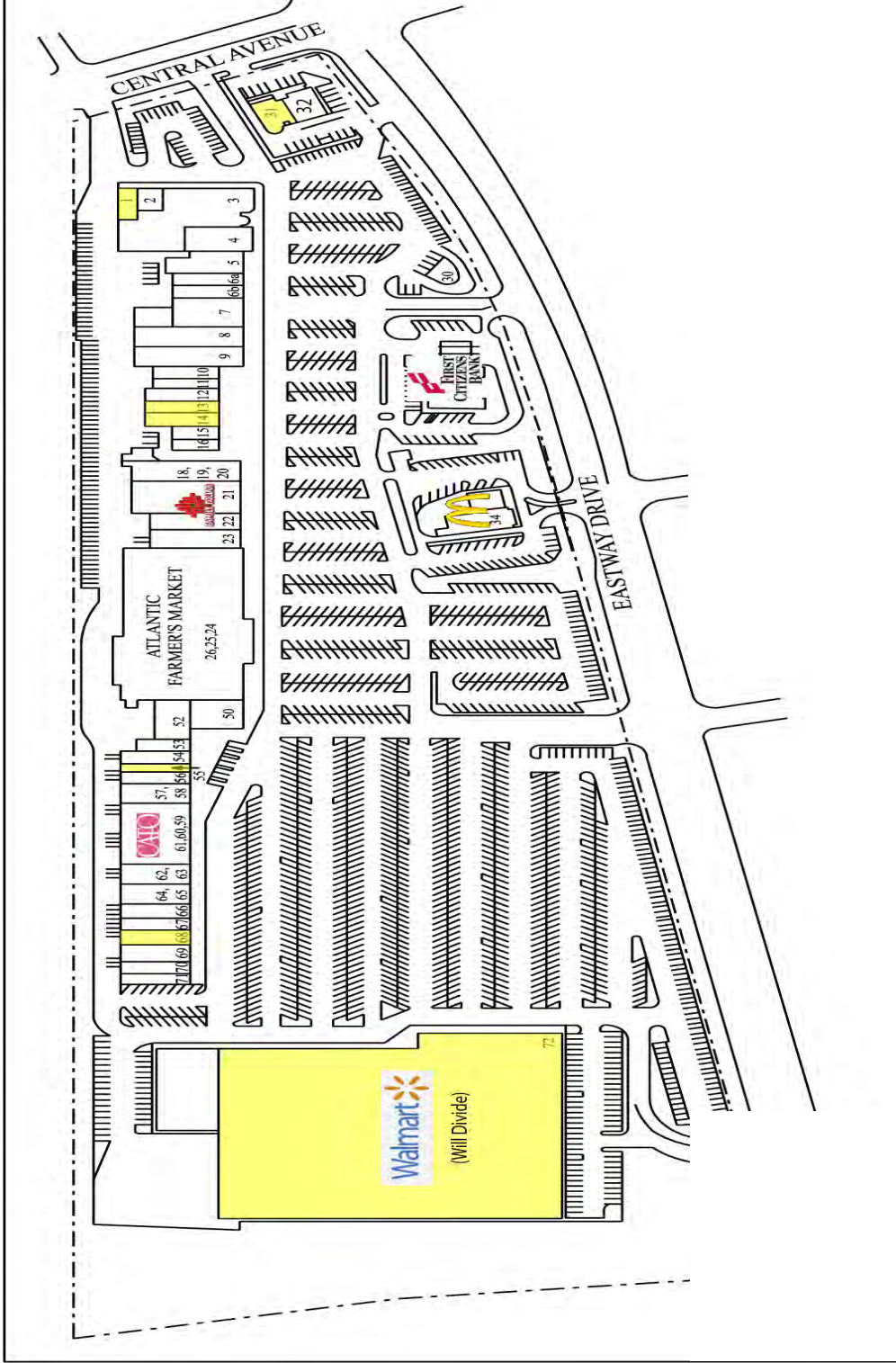
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EASTWAY CROSSING AERIALS



EASTWAY CROSSING SITE PLAN



UNIT	TENANT	AREA (SF)
1	AVAILABLE	1,127
2	ENVISIONS DE DINERO	1,286
3	ESQUIRE BIG AND TALL	11,087
4	POLICE DEPARTMENT	3,000
5	POLICE DEPARTMENT	3,200
6A	POLICE DEPARTMENT	1,600
6B	CRICKET COMMUNICATIONS	1,600
7	PBS BEAUTY SUPPLY	4,000
	CHARLOTTE COMMUNITY HEALTH CLINIC	4,260
8	CLINIC	4,260
9	US POST OFFICE	4,260
10	EASTWAY HAIR/TANNING	1,500
11	PIZZA HUT	1,500
12	LE FAMILY PHARMACY	1,600
13	AVAILABLE	1,600
14	AVAILABLE	2,000
15	STARS WIRELESS	1,000
16	NAIL TRIX	1,000
17	STORAGE	630
18-20	EASTWAY PAINT	4,270
21	FAMILY DOLLAR	6,669
22	FAMILY DOLLAR	3,000
23	RENT-A-CENTER	3,500
24-26	ATLANTIC FARMERS MARKET	33,974
30	MORETEL	392
31	AVAILABLE	2,225
32	EL POTRERO WESTERN WEAR	1,505
33	FIRST CITIZENS BANK	OUTPARCEL
34	MCDONALDS	OUTPARCEL
50-51	PORTORINO'S ITALIAN RESTAURANT	2,950
52	DUKE ENERGY	2,000
53	ELIZABETH SALON	1,200
54	SALLY BEAUTY SUPPLY	1,600
55	AVAILABLE	1,200
56	MEN'S FASHIONS	1,600
57-58	LITTLE CHINA RESTAURANT	2,800
59-61	CATO'S FASHION	8,400
62-63	PAYLESS SHOE SOURCE	2,800
64-65	RAINBOW APPAREL	2,800
66	RAINBOW APPAREL	2,000
67	JACKSON HEWITT TAX SERVICE	1,600
68	AVAILABLE	2,000
69	ARMED FORCES RECRUITING CENTER	2,400
70	WING ZONE	1,600
71	MOZELS	1,360
72	WALMART	114,513
	TOTAL	254,608

Summary Demographic Profile

Census, Estimates & Projections

Lon: -80.78075 / Lat: 35.21561

February 2011

Central Ave And Eastway Charlotte, NC	1.00 Mile	3.00 Miles	5.00 Miles
Population			
(2010) Estimated Population	15,440	109,623	257,195
(2015) Projected Population	16,874	118,360	282,627
(2000) Census Population	14,724	103,191	234,504
(1990) Census Population	12,524	95,452	211,786
Historical Annual Growth 1990 to 2010	1.6 %	1.0 %	1.4 %
Projected Annual Growth 2010 to 2015	1.9 %	1.6 %	2.0 %
(2010) Median Age	30	33	34
Households			
(2010) Estimated Households	6,328	44,676	106,178
(2015) Projected Households	6,975	48,535	118,267
(2000) Census Households	6,017	42,363	96,196
(1990) Census Households	5,765	41,023	88,510
Historical Annual Growth 1990 to 2010	0.7 %	0.6 %	1.3 %
Projected Annual Growth 2010 to 2015	2.0 %	1.7 %	2.3 %
Race & Ethnicity (Estimated)			
(2010) White	40.7 %	43.2 %	47.0 %
(2010) Black or African American	36.0 %	41.2 %	39.8 %
(2010) Asian & Pacific Islander	4.6 %	4.1 %	3.5 %
(2010) American Indian & Native Alaskan	0.7 %	0.6 %	0.5 %
(2010) Other Races	17.9 %	10.9 %	9.2 %
(2010) Hispanic	37.3 %	21.8 %	17.7 %
Income (Estimated)			
(2010) Average Household Income	\$47,648	\$58,614	\$69,296
(2010) Median Household Income	\$37,857	\$43,970	\$51,228
(2010) Per Capita Income	\$19,984	\$25,024	\$29,538
Education (Age 25 +)			
(2010) Elementary	8.8 %	8.1 %	6.7 %
(2010) Some High School	9.5 %	9.9 %	8.6 %
(2010) High School Graduate	27.7 %	24.8 %	22.2 %
(2010) Some College	19.2 %	19.2 %	19.1 %
(2010) Associates Degree Only	7.8 %	7.1 %	7.4 %
(2010) Bachelors Degree Only	19.3 %	20.8 %	23.7 %
(2010) Graduate Degree	7.9 %	9.9 %	12.4 %
Business			
Number of Businesses	435	5,427	14,447
Total Number of Employees	3,095	61,016	192,452
Employee Population per Business	7.1	11.2	13.3
Residential Population per Business	35.5	20.2	17.8

Demographic Source: Applied Geographic Solutions / TIGER Geography

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