

AVAILABLE FOR LEASE



MEADOW GREENS SHOPPING CENTER

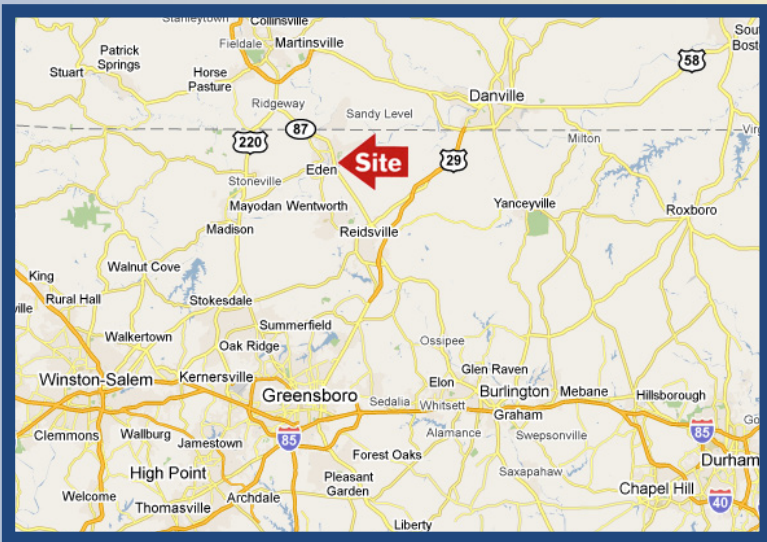
640 S. Van Buren Rd. (Hwy 14)
Eden, NC 27288

Property Details:

- Meadow Greens Shopping Center front the primary retail corridor in Eden, NC and is adjacent to the Walmart Supercenter, Morehead Memorial Hospital and numerous national brand hotels and restaurants.
- ±1,500-4,650 SF Small Shop Space Available
- ±21,174 & ±22,000 SF Anchor Spaces Available.
- Tenants include: Save-A-Lot, Aaron's Rents, It's Fashion, Dollar General, GNC, Salvation Army, Great Clips, Domino's Pizza, Jackson Hewitt, Sakura, Peking Wok, Deep River Rehabilitation and Elizabeth's Pizza.

Demographic Snapshot (2010)

	3mi	5mi	10mi
Population	15,715	23,797	52,693
Ave. HHI	\$43,711	\$44,265	\$46,608
Daytime Pop	7,832	9,396	17,479



Traffic Count (NCDOT 2007 AADT):

S. Van Buren Rd. (Hwy. 14):	21,000
W. Kings Hwy.:	16,000

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Meadow Greens Shopping Center

Eden, North Carolina



FOOD LION
TRACTOR SUPPLY CO.

MURPHY OIL CORPORATION

Publix Super Market

BB&T

Zero Zone

Shell

McDonald's

Walmart
Save money. Live better.

9 goodwill

attel

SHOE SHOW
SALLY BEAUTY
CAIO
A New Statement of Style
AMERICAN GENERAL
Hallmark

Meadow Greens
JACKSON HEWITT THE REALTY
THE SAVINNY SALVARY
Save a lot
it's fashion
GNC Live Well.
Aaron's
Great Clips
DOLLAR GENERAL

COLLETT & ASSOCIATES

Meadow Greens Shopping Center
640 S Van Buren Rd. Eden, North Carolina



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SUMMARY PROFILE

1990-2000 Census, 2010 Estimates with 2015 Projections

Calculated using Proportional Block Groups



Lat/Lon: 36.4917/-79.7398

RS1

640 S Van Buren Rd		3 mi radius	5 mi radius	10 mi radius
Eden, NC 27288-5320				
POPULATION	2010 Estimated Population	15,715	23,797	52,693
	2015 Projected Population	15,799	23,904	52,802
	2000 Census Population	16,554	24,630	53,532
	1990 Census Population	16,250	24,397	51,691
	Projected Annual Growth 2010 to 2015	0.1%	0.1%	-
	Historical Annual Growth 1990 to 2010	-0.2%	-0.1%	0.1%
	2010 Median Age	42.5	42.2	41.3
HOUSEHOLDS	2010 Estimated Households	6,742	10,088	21,833
	2015 Projected Households	6,880	10,280	22,214
	2000 Census Households	6,888	10,127	21,500
	1990 Census Households	6,757	9,813	19,990
	Projected Annual Growth 2010 to 2015	0.4%	0.4%	0.3%
	Historical Annual Growth 1990 to 2010	-	0.1%	0.5%
RACE AND ETHNICITY	2010 Estimated White	75.8%	76.6%	74.8%
	2010 Estimated Black or African American	20.4%	19.7%	21.4%
	2010 Estimated Asian or Pacific Islander	0.9%	0.8%	0.8%
	2010 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
	2010 Estimated Other Races	1.6%	1.5%	1.8%
	2010 Estimated Hispanic	4.5%	4.2%	4.8%
INCOME	2010 Estimated Average Household Income	\$43,711	\$44,265	\$46,608
	2010 Estimated Median Household Income	\$33,997	\$34,906	\$38,342
	2010 Estimated Per Capita Income	\$19,372	\$19,176	\$19,586
EDUCATION (AGE 25+)	2010 Estimated Elementary (Grade Level 0 to 8)	10.5%	10.7%	9.8%
	2010 Estimated Some High School (Grade Level 9 to 11)	13.2%	13.5%	14.3%
	2010 Estimated High School Graduate	35.6%	36.7%	37.6%
	2010 Estimated Some College	21.2%	20.7%	20.5%
	2010 Estimated Associates Degree Only	7.3%	7.3%	7.7%
	2010 Estimated Bachelors Degree Only	8.8%	8.1%	7.5%
	2010 Estimated Graduate Degree	3.3%	2.9%	2.6%
BUSINESS	2010 Estimated Total Businesses	877	1,040	1,778
	2010 Estimated Total Employees	7,832	9,396	17,479
	2010 Estimated Employee Population per Business	8.9	9.0	9.8
	2010 Estimated Residential Population per Business	17.9	22.9	29.6

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