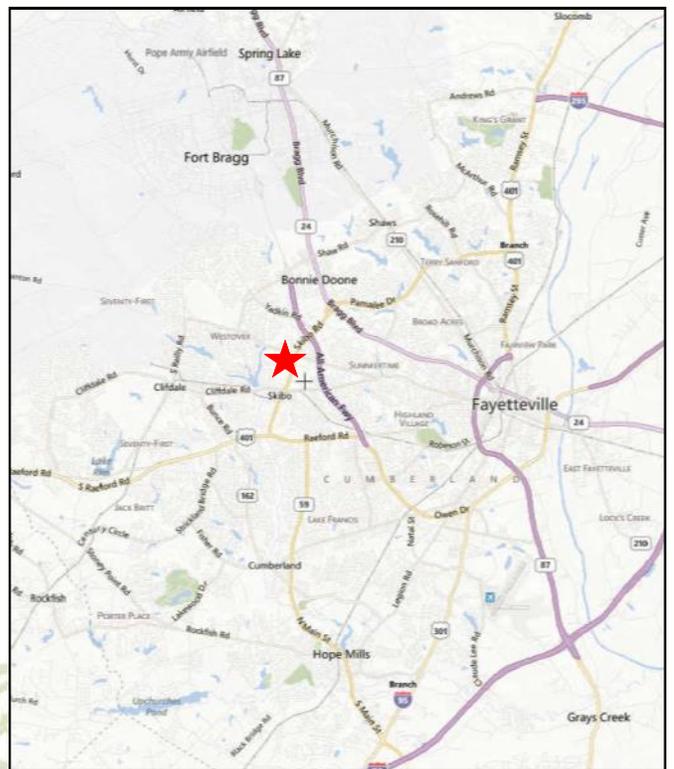


Available for Lease



Property Highlights

- Anchors: 15-screen Carmike Cinema, Gander Mountain, and H.H. Gregg
- Spaces from 1,887 SF - 22,833 SF
- Prime location adjacent from CBL's successful Cross Creek Mall
- Less than 10 minutes from Fort Bragg
- 49,000 vehicles per day on Skibo Rd
- Population (10 mi): 300,740
- Average HH Income (10 mi): \$51,889
- # of Households (10 mi): 127,254
- Expected Delivery: Q1 2014



(910) 829-1617 office

www.GrantMurrayRE.com

Neil Grant

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Marketfair Redevelopment

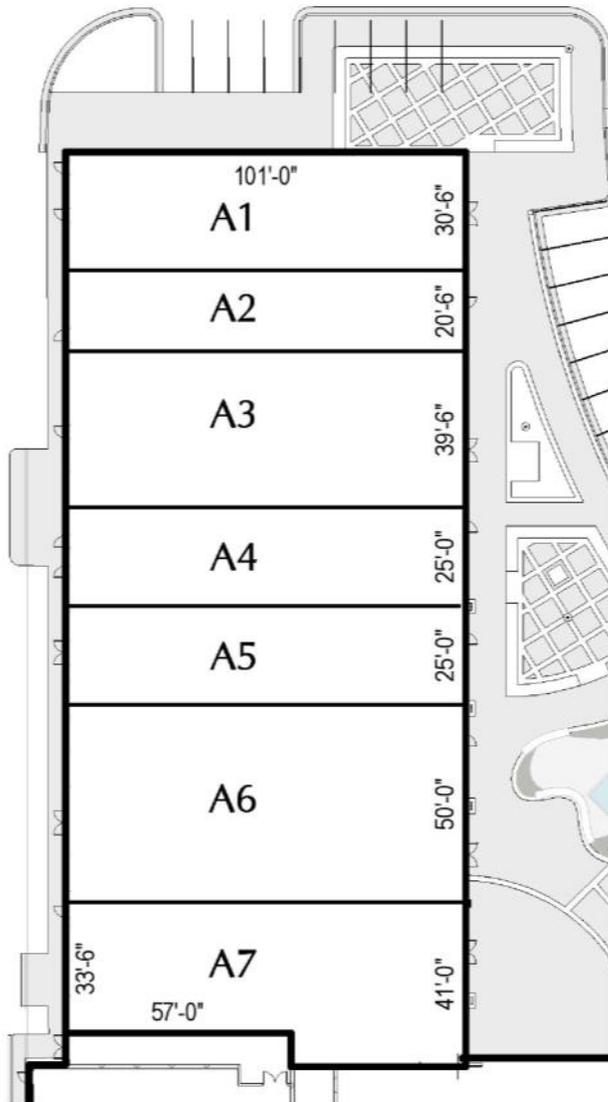
1916 Skibo Rd, Fayetteville, NC 28314



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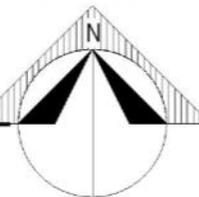
Available Space	
A1	3,059
A2	2,009
A3	4,068
A4	2,534
A5	2,530
A6	5,079
A7	3,734
B2a	22,833
C1	Cato
C2	5,100
C3	5,707
C4	1,887
Total (SF)	58,540

1
SK-3

BLDG. 'A' MARKETING PLAN

SCALE: 1" = 50'-0"

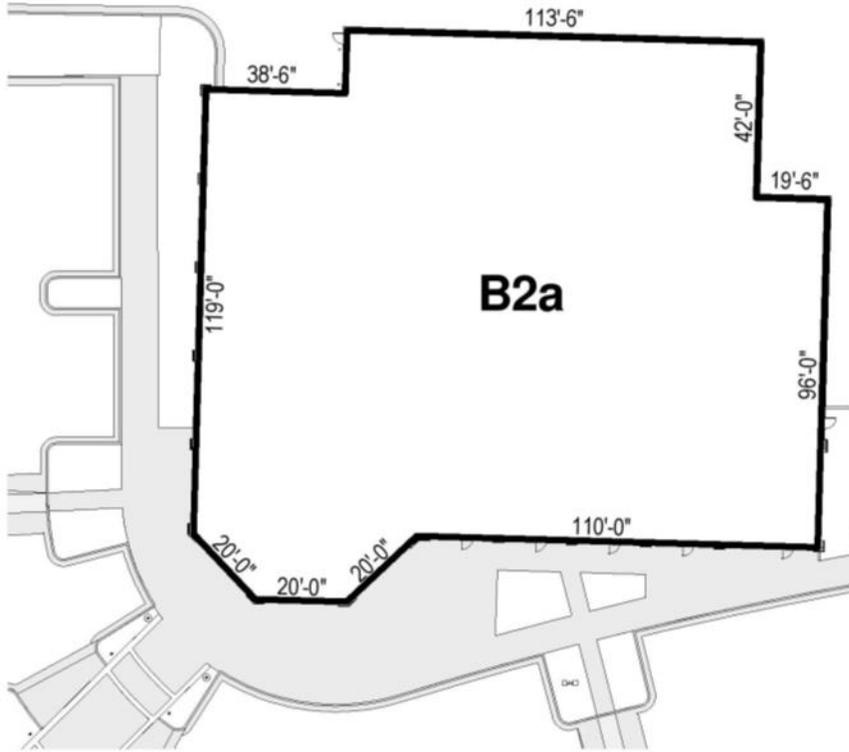
JOB NORTH



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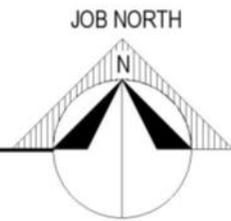


Available Space	
A1	3,059
A2	2,009
A3	4,068
A4	2,534
A5	2,530
A6	5,079
A7	3,734
B2a	22,833
C1	Cato
C2	5,100
C3	5,707
C4	1,887
Total (SF)	58,540

1
 Sk-5.1

BLDG. 'B2a' MARKETING PLAN

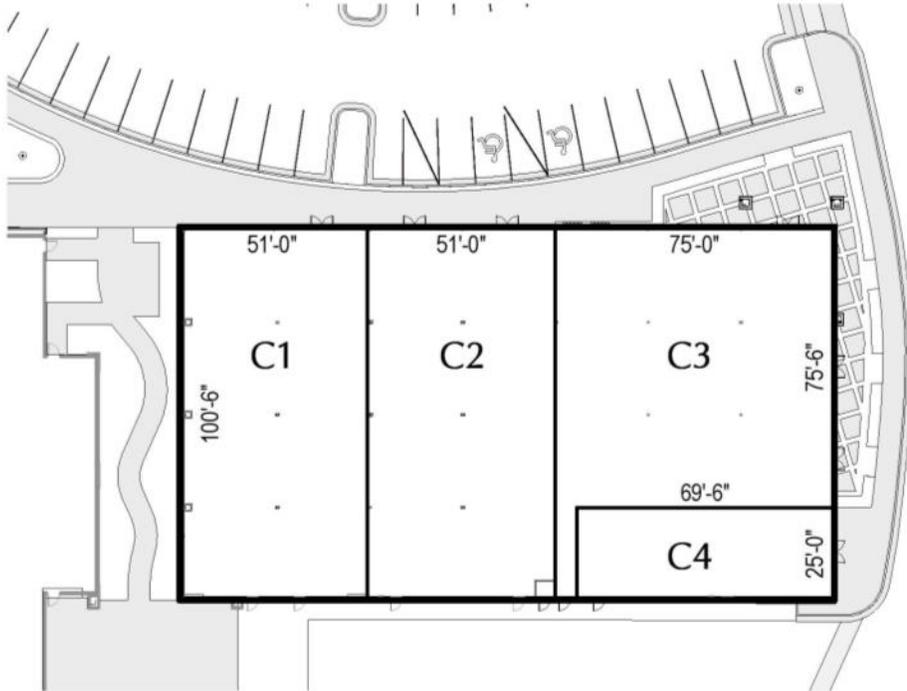
SCALE: 1" = 50'-0"



(910) 829-1617 office
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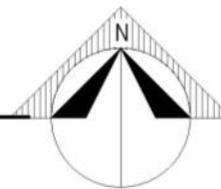
Neil Grant
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Available Space	
A1	3,059
A2	2,009
A3	4,068
A4	2,534
A5	2,530
A6	5,079
A7	3,734
B2a	22,833
C1	Cato
C2	5,100
C3	5,707
C4	1,887
Total (SF)	58,540

JOB NORTH



1 BLDG. 'C' MARKETING PLAN
 SK-4.2 SCALE: 1" = 50'-0"

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Grant-Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

Marketfair Redevelopment

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Fort Bragg
3.5 miles

SITE

22,000

49,000

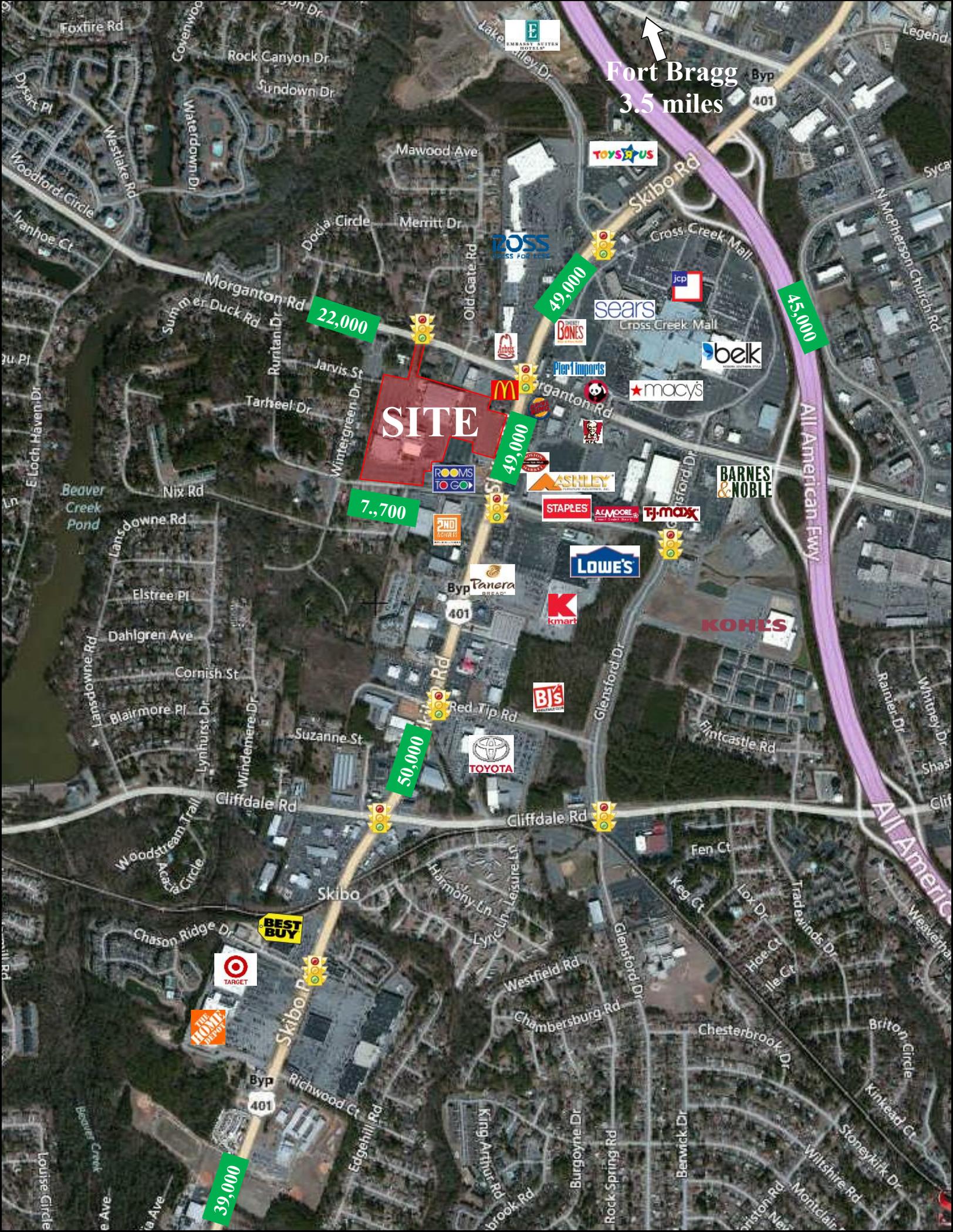
45,000

49,000

7,700

50,000

39,000





Executive Summary

Marketfair Mall Site
Rings: 3, 5, 10 mile radii

Prepared by Thomas Murray

Latitude: 35.069439
Longitude: -78.969697

	3 miles	5 miles	10 miles
Population			
2000 Population	65,830	149,912	277,514
2010 Population	68,727	150,468	292,114
2012 Population	70,220	154,313	300,740
2017 Population	74,400	163,867	322,753
2000-2010 Annual Rate	0.43%	0.04%	0.51%
2010-2012 Annual Rate	0.96%	1.13%	1.30%
2012-2017 Annual Rate	1.16%	1.21%	1.42%
2012 Male Population	47.7%	47.5%	48.2%
2012 Female Population	52.3%	52.5%	51.8%
2012 Median Age	30.9	31.0	30.3

In the identified area, the current year population is 300,740. In 2010, the Census count in the area was 292,114. The rate of change since 2010 was 1.30% annually. The five-year projection for the population in the area is 322,753 representing a change of 1.42% annually from 2012 to 2017. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 30.3, compared to U.S. median age of 37.3.

Race and Ethnicity

2012 White Alone	46.4%	45.8%	49.9%
2012 Black Alone	39.3%	41.2%	37.3%
2012 American Indian/Alaska Native Alone	1.0%	1.1%	1.5%
2012 Asian Alone	4.0%	3.0%	2.6%
2012 Pacific Islander Alone	0.4%	0.4%	0.3%
2012 Other Race	3.9%	3.6%	3.5%
2012 Two or More Races	4.9%	4.8%	4.8%
2012 Hispanic Origin (Any Race)	11.6%	11.1%	11.0%

Persons of Hispanic origin represent 11.0% 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 68.7 in the identified area, compared to 61.4 for the U.S. as a whole.

Households

2000 Households	26,255	55,924	97,681
2010 Households	29,549	61,216	112,096
2012 Total Households	29,950	62,225	114,451
2017 Total Households	32,249	67,103	124,693
2000-2010 Annual Rate	1.19%	0.91%	1.39%
2010-2012 Annual Rate	0.60%	0.73%	0.93%
2012-2017 Annual Rate	1.49%	1.52%	1.73%
2012 Average Household Size	2.33	2.42	2.54

The household count in this area has changed from 112,096 in 2010 to 114,451 in the current year, a change of 0.93% annually. The five-year projection of households is 124,693, a change of 1.73% annually from the current year total. Average household size is currently 2.54, compared to 2.52 in the year 2010. The number of families in the current year is 76,106 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

April 13, 2013



Executive Summary

Marketfair Mall Site
Rings: 3, 5, 10 mile radii

Prepared by Thomas Murray

Latitude: 35.069439
Longitude: -78.969697

	3 miles	5 miles	10 miles
Median Household Income			
2012 Median Household Income	\$39,857	\$39,210	\$39,858
2017 Median Household Income	\$46,281	\$45,776	\$47,135
2012-2017 Annual Rate	3.03%	3.14%	3.41%
Average Household Income			
2012 Average Household Income	\$53,890	\$52,377	\$51,889
2017 Average Household Income	\$59,149	\$57,432	\$56,771
2012-2017 Annual Rate	1.88%	1.86%	1.81%
Per Capita Income			
2012 Per Capita Income	\$23,125	\$21,782	\$20,699
2017 Per Capita Income	\$25,774	\$24,160	\$22,850
2012-2017 Annual Rate	2.19%	2.09%	2.00%

Current median household income is \$39,858 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$47,135 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$51,889 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$56,771 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$20,699 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$22,850 in five years, compared to \$29,882 for all U.S. households

Housing			
2000 Total Housing Units	28,950	61,754	107,921
2000 Owner Occupied Housing Units	14,121	30,762	55,401
2000 Renter Occupied Housing Units	12,134	25,162	42,280
2000 Vacant Housing Units	2,695	5,830	10,240
2010 Total Housing Units	32,833	67,932	124,303
2010 Owner Occupied Housing Units	13,449	30,185	59,637
2010 Renter Occupied Housing Units	16,100	31,031	52,459
2010 Vacant Housing Units	3,284	6,716	12,207
2012 Total Housing Units	33,288	69,127	126,822
2012 Owner Occupied Housing Units	13,163	29,763	59,353
2012 Renter Occupied Housing Units	16,787	32,462	55,098
2012 Vacant Housing Units	3,338	6,902	12,371
2017 Total Housing Units	35,075	73,023	135,380
2017 Owner Occupied Housing Units	14,255	32,295	65,402
2017 Renter Occupied Housing Units	17,994	34,808	59,291
2017 Vacant Housing Units	2,826	5,920	10,687

Currently, 46.8% of the 126,822 housing units in the area are owner occupied; 43.4%, renter occupied; and 9.8% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 124,303 housing units in the area - 48.0% owner occupied, 42.2% renter occupied, and 9.8% vacant. The annual rate of change in housing units since 2010 is 0.90%. Median home value in the area is \$145,216, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 1.91% annually to \$159,592.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



Site Map

Marketfair Mall Site
Ring: 3, 5, 10 Miles

Prepared by Thomas Murray

Latitude: 35.069439

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