

TRAMWAY CROSSING

SANFORD, NORTH CAROLINA



SIZE

62,382 square feet

MAJOR TENANTS

Food Lion

Family Dollar



LOCATION

2242 Jefferson Davis Road | Sanford, North Carolina 27330

PROPERTY HIGHLIGHTS

- Anchored by Food Lion
- National tenants include Family Dollar, Subway, H&R Block
- U.S. 1 traffic of 30,000+ cars per day, with an additional 10,000 cars per day on Center Church Road
- Population exceeds 35,100 within 5 mile radius
- Average house income over \$55,800 in 5 mile radius
- Strong manufacturing base in the trade area with Pfizer, Caterpillar, Tyson Foods, Moen and five other Fortune 500 companies operating locally

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY

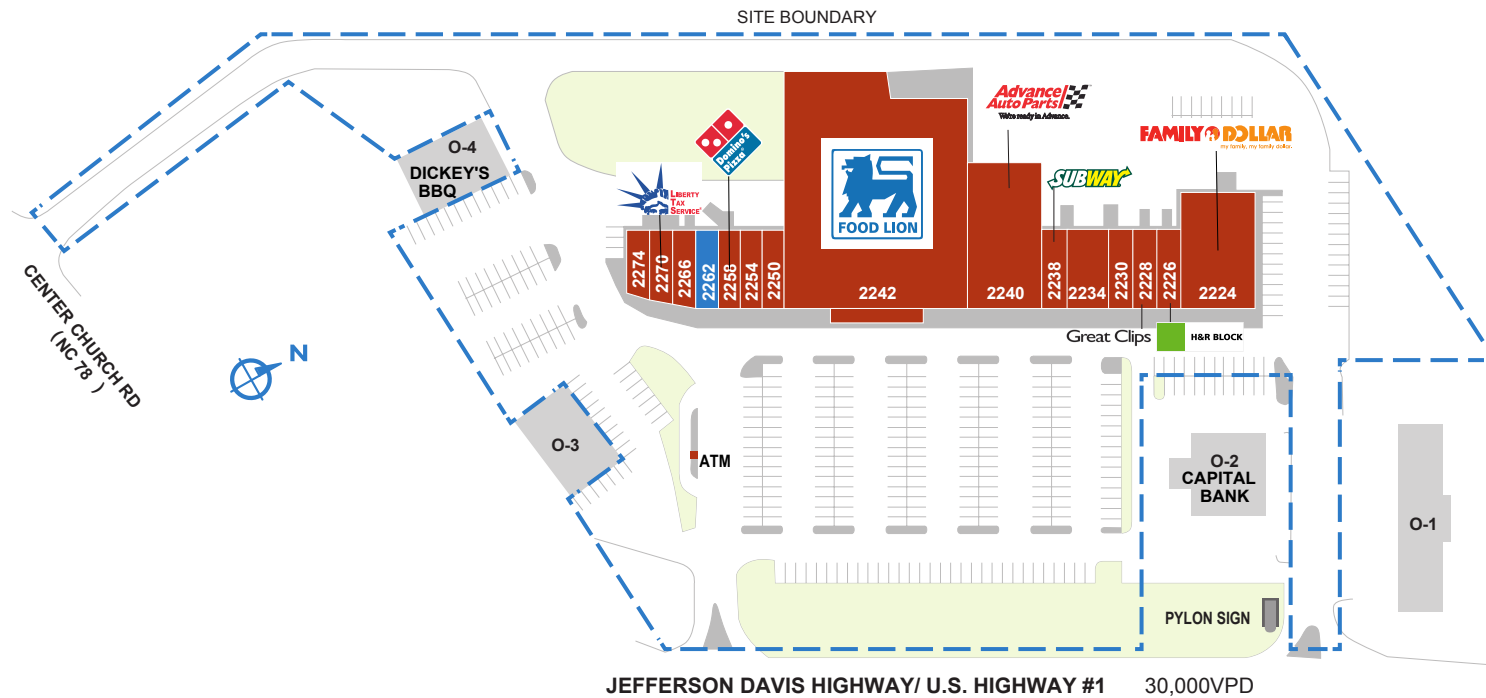
TRAMWAY CROSSING

2242 JEFFERSON DAVIS ROAD | SANFORD, NC 27330

SPACE	TENANT	SQ. FT.	SPACE	TENANT	SQ. FT.	SPACE	TENANT	SQ. FT.
2224	Family Dollar	7,200	2240	Advance Auto Parts	8,450	2274	#1 Hibachi	1,140
2226	H&R Block	1,400	2242	Food Lion	29,000	ATM	Branch Banking & Trust	0
2228	Great Clips	1,400	2250	Love Nails	1,400			
2230	Express Personnel Services	1,400	2254	Tobacco Road Outlet	1,400			
			2258	Domino's Pizza	1,400			
2234	San Felipe Mexican Restaurant	2,800	2262	Leased AVAILABLE	1,400			
2238	Subway	1,400	2266	Golden China	1,348			
			2270	Liberty Tax service	1,244			
						TOTAL SQ. FT.		62,382

SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others



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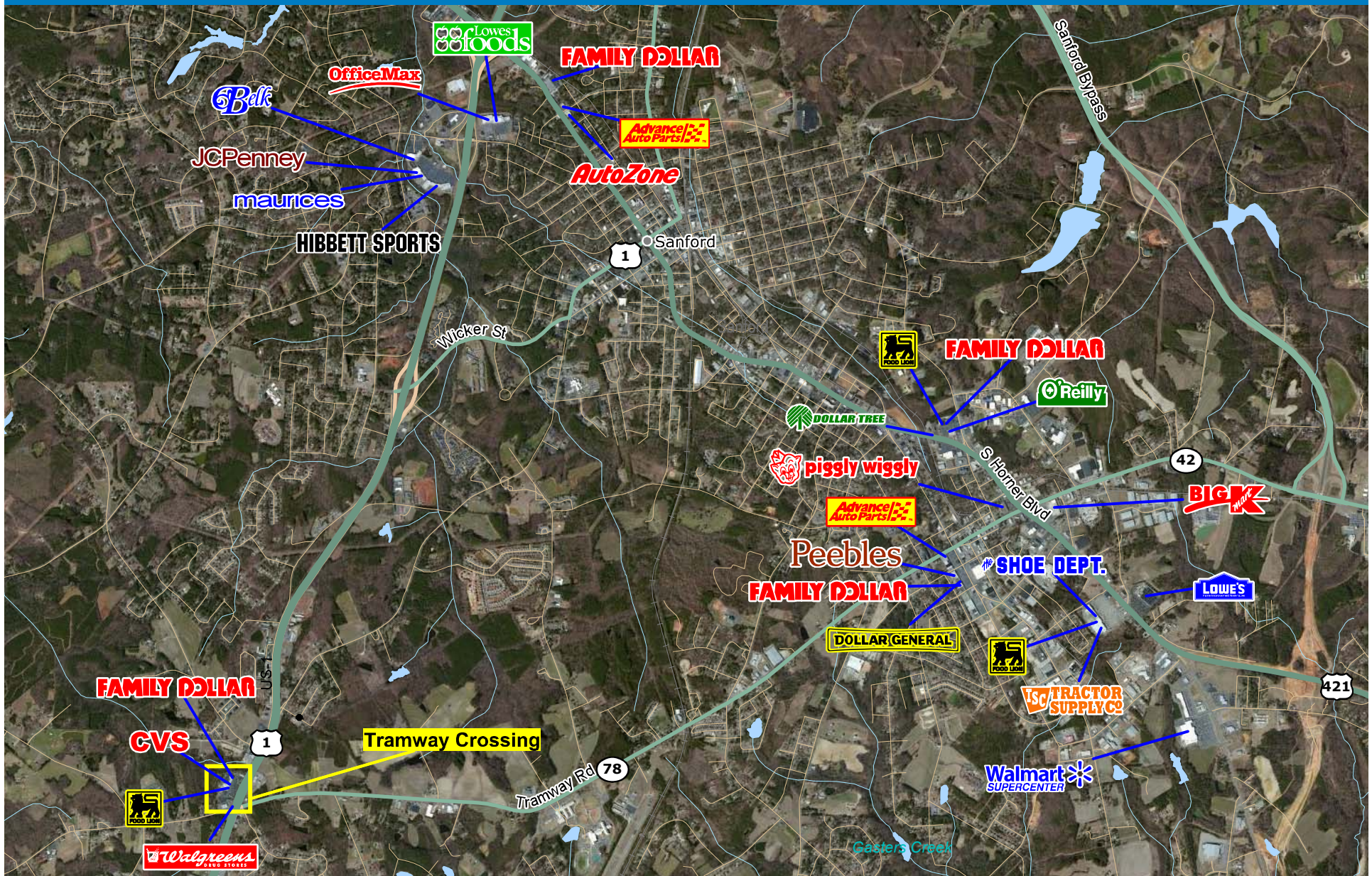
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Demographic Summary Report

1990 - 2000 Census, 2013 Estimates & 2018 Projections

Calculated using TAS Retrieval Retrieval



Mar 7, 2014

Latitude: 35.438798 Longitude: -79.21952

Tramway Crossing Sanford, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
Population	Q4 2013 Estimated Population	1,646	10,632	35,329	63,687
	2018 Projected Population	1,768	11,382	37,882	69,199
	2010 Census Population	1,608	10,393	34,452	61,504
	2000 Census Population	1,328	8,037	29,559	52,639
	1990 Census Population	1,159	6,926	25,578	43,323
	Historical Annual Growth 1990 to 2000	1.36%	1.50%	1.46%	1.97%
	Historical Annual Growth 2000 to 2010	1.94%	2.60%	1.54%	1.57%
	Estimated Annual Growth 2010 to 2013	0.62%	0.61%	0.67%	0.93%
	Projected Annual Growth 2013 to 2018	1.43%	1.37%	1.40%	1.67%
	Median Age	39.6	38.0	36.7	37.9
Households	Q4 2013 Estimated Households	657	4,206	13,352	24,271
	2018 Projected Households	706	4,504	14,340	26,393
	2010 Census Households	642	4,113	13,006	23,421
	2000 Census Households	498	3,069	11,031	19,882
	1990 Census Households	438	2,657	9,897	16,571
	Historical Annual Growth 1990 to 2000	1.28%	1.45%	1.09%	1.84%
	Historical Annual Growth 2000 to 2013	2.57%	2.97%	1.66%	1.65%
	Estimated Annual Growth 2000 to 2013	0.62%	0.60%	0.70%	0.96%
	Projected Annual Growth 2013 to 2018	1.44%	1.38%	1.44%	1.69%
	Population per Household	2.48	2.50	2.58	2.58
Population by Race	White	73.0%	65.1%	52.4%	60.1%
	Black or African American	12.5%	16.8%	23.6%	19.5%
	Asian & Pacific Islander	1.0%	1.2%	0.9%	0.8%
	Other Races	1.5%	2.0%	2.0%	2.1%
	Hispanic Population	12.0%	14.9%	21.1%	17.6%
Income	Average Household Income	\$70,469	\$65,383	\$56,758	\$57,163
	Median Household Income	\$59,255	\$55,550	\$44,334	\$45,204
	Per Capita Income	\$28,334	\$26,109	\$21,771	\$21,999
Education (Age 25+)	Elementary	5.2%	8.6%	11.5%	9.8%
	Some High School	9.8%	8.4%	11.2%	10.4%
	High School Graduate	27.6%	26.9%	28.7%	29.1%
	Some College	22.8%	20.1%	18.7%	21.2%
	Associates Degree Only	9.0%	10.8%	10.0%	10.0%
	Bachelors Degree Only	19.7%	19.5%	14.2%	14.2%
	Graduate Degree	5.9%	5.7%	5.6%	5.2%
Business	Number of Businesses	30	235	1,132	1,424
	Total Number of Employees	521	4,489	21,310	25,929
	Employees per Business	17.45	19.13	18.82	18.21
	Residential Population per Business	55.15	45.31	31.21	44.72

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