

A WRS Inc. Redevelopment



MAYBERRY MALL

Mayberry Mall is the only enclosed regional mall within 40-miles and benefits from a very limited competitive retail environment. Mount Airy is located 40 miles north of Winston-Salem, 65 miles northwest of Greensboro, and less than 5 miles south of the Virginia-North Carolina state border.

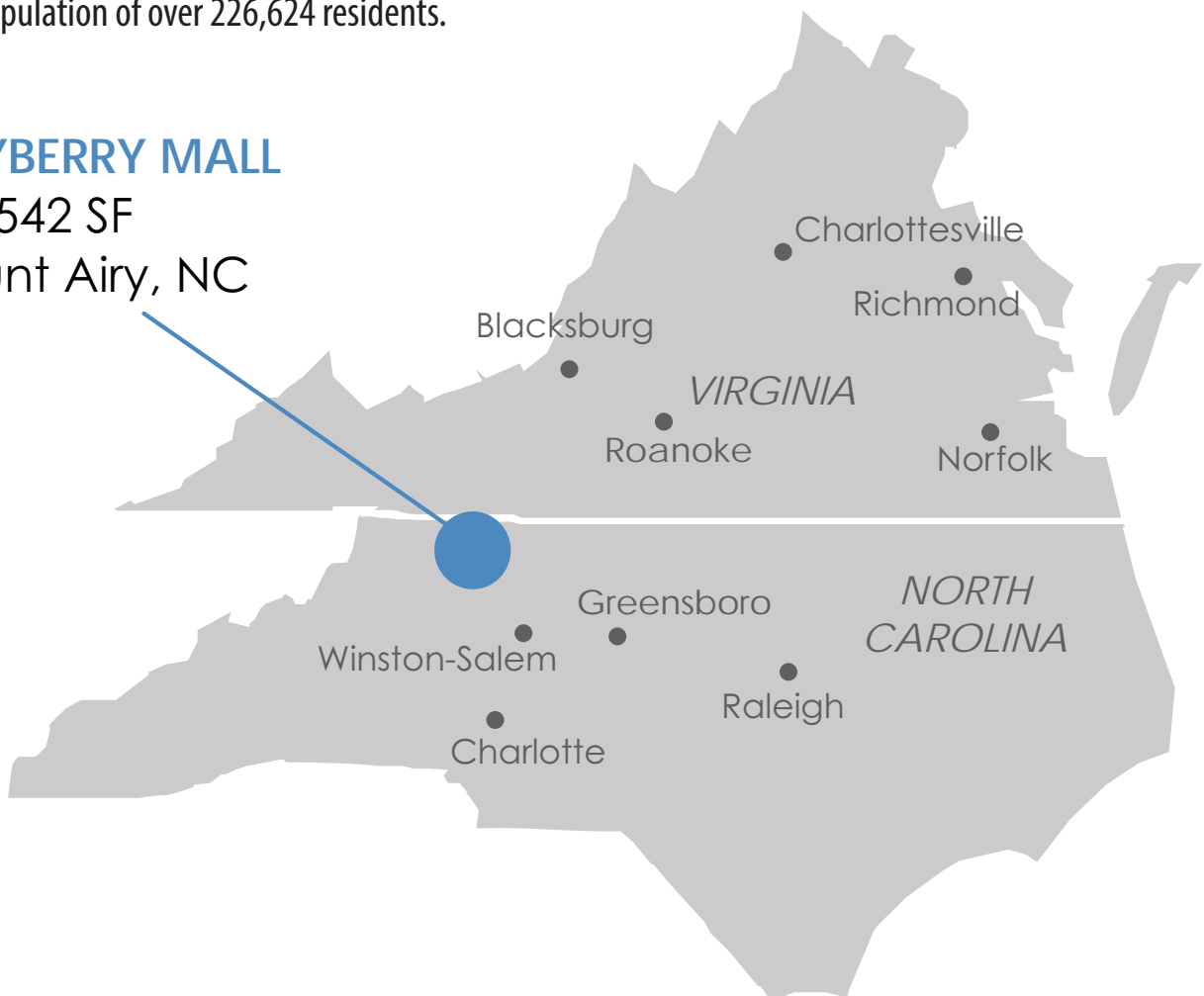
Supported by an expansive trade area, the Mall primarily draws its customer base from a five-county region that extends into southern Virginia and contains a population of over 226,624 residents.

Mount Airy is located in Surry County nestled in the Appalachian foothills, at the crossroads of I-74 and US Highway 54. Mayberry Mall is located on Andy Griffith Highway (US 54), the area's most heavily traveled thoroughfare. The Mall is located 4.5 miles from I-74 and approximately one mile from Mount Airy's quaint downtown district. Tenants in the immediate area include Lowe's, Big Lots, Food Lion, Lowe's Foods, Staples, Walgreens, and Walmart.

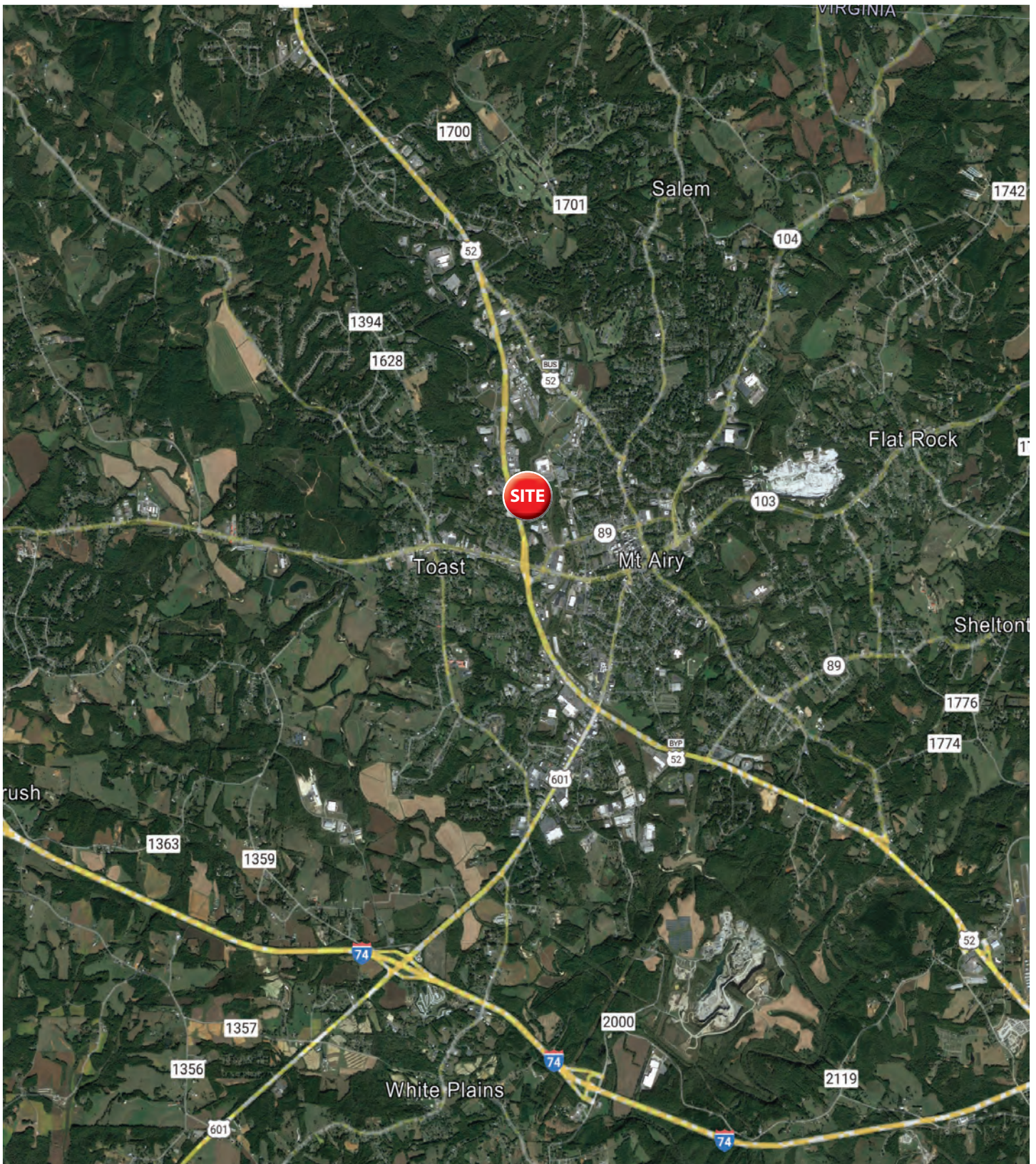
MAYBERRY MALL

207,542 SF

Mount Airy, NC



MAYBERRY MALL LOCATION



SPACE AVAILABLE FOR LEASE



MAYBERRY MALL PHOTOS





MAYBERRY MALL PHOTOS



25 MILE DEMOGRAPHIC SNAPSHOT



**Estimated
Population**

184,432



**Estimated
Households**

79,047



**Average HH
Income**

\$81,121



**Median HH
Income**

\$54,972



**Total
Businesses**

6,030



**Total
Employees**

54,795



Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 36.5064/-80.6222

388 Frederick St		5 mi radius	15 mi radius	25 mi radius
Mt Airy, NC 27030				
Population				
2024 Estimated Population		26,568	77,271	188,278
2029 Projected Population		26,149	77,252	191,154
2020 Census Population		26,999	76,157	185,425
2010 Census Population		27,665	79,022	192,613
Projected Annual Growth 2024 to 2029		-0.3%	-	0.3%
Historical Annual Growth 2010 to 2024		-0.3%	-0.2%	-0.2%
Households				
2024 Estimated Households		11,672	33,048	81,060
2029 Projected Households		11,290	32,374	80,288
2020 Census Households		11,657	32,041	78,558
2010 Census Households		11,739	32,488	79,675
Projected Annual Growth 2024 to 2029		-0.7%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2024		-	0.1%	0.1%
Age				
2024 Est. Population Under 10 Years		10.7%	10.3%	10.2%
2024 Est. Population 10 to 19 Years		12.1%	11.7%	11.3%
2024 Est. Population 20 to 29 Years		11.2%	11.1%	10.7%
2024 Est. Population 30 to 44 Years		16.3%	16.4%	16.3%
2024 Est. Population 45 to 59 Years		19.6%	20.7%	20.6%
2024 Est. Population 60 to 74 Years		19.6%	20.3%	20.9%
2024 Est. Population 75 Years or Over		10.5%	9.4%	10.0%
2024 Est. Median Age		43.8	44.4	45.3
Marital Status & Gender				
2024 Est. Male Population		48.8%	49.6%	49.6%
2024 Est. Female Population		51.2%	50.4%	50.4%
2024 Est. Never Married		21.4%	21.4%	22.4%
2024 Est. Now Married		53.8%	55.6%	53.7%
2024 Est. Separated or Divorced		15.2%	14.6%	15.6%
2024 Est. Widowed		9.6%	8.3%	8.3%
Income				
2024 Est. HH Income \$200,000 or More		4.0%	5.1%	6.9%
2024 Est. HH Income \$150,000 to \$199,999		4.6%	6.6%	6.2%
2024 Est. HH Income \$100,000 to \$149,999		12.4%	15.5%	14.8%
2024 Est. HH Income \$75,000 to \$99,999		14.8%	14.6%	14.6%
2024 Est. HH Income \$50,000 to \$74,999		14.8%	14.8%	15.8%
2024 Est. HH Income \$35,000 to \$49,999		10.5%	10.9%	11.9%
2024 Est. HH Income \$25,000 to \$34,999		11.1%	9.8%	9.5%
2024 Est. HH Income \$15,000 to \$24,999		13.6%	10.3%	9.7%
2024 Est. HH Income Under \$15,000		14.3%	12.4%	10.5%
2024 Est. Average Household Income		\$78,612	\$89,289	\$92,579
2024 Est. Median Household Income		\$53,025	\$61,929	\$64,875
2024 Est. Per Capita Income		\$34,690	\$38,271	\$39,948
2024 Est. Total Businesses		1,396	2,693	6,051
2024 Est. Total Employees		14,543	24,159	55,075

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 36.5064/-80.6222

388 Frederick St Mt Airy, NC 27030		5 mi radius	15 mi radius	25 mi radius
Race				
2024 Est. White		83.5%	86.7%	88.0%
2024 Est. Black		5.6%	3.9%	3.8%
2024 Est. Asian or Pacific Islander		1.2%	0.7%	0.6%
2024 Est. American Indian or Alaska Native		0.3%	0.3%	0.3%
2024 Est. Other Races		9.4%	8.3%	7.2%
Hispanic				
2024 Est. Hispanic Population		3,042	7,510	15,314
2024 Est. Hispanic Population		11.4%	9.7%	8.1%
2029 Proj. Hispanic Population		12.3%	10.8%	9.8%
2020 Hispanic Population		9.9%	9.6%	7.6%
Education (Adults 25 & Older)				
2024 Est. Adult Population (25 Years or Over)		19,001	55,890	137,754
2024 Est. Elementary (Grade Level 0 to 8)		5.5%	6.1%	5.6%
2024 Est. Some High School (Grade Level 9 to 11)		10.3%	9.5%	8.5%
2024 Est. High School Graduate		28.0%	29.7%	31.4%
2024 Est. Some College		25.6%	21.8%	20.9%
2024 Est. Associate Degree Only		9.9%	11.1%	10.7%
2024 Est. Bachelor Degree Only		12.9%	13.8%	14.7%
2024 Est. Graduate Degree		7.8%	7.8%	8.1%
Housing				
2024 Est. Total Housing Units		12,994	38,057	94,180
2024 Est. Owner-Occupied		60.2%	63.6%	63.6%
2024 Est. Renter-Occupied		29.7%	23.2%	22.4%
2024 Est. Vacant Housing		10.2%	13.2%	13.9%
Homes Built by Year				
2024 Homes Built 2010 or later		6.1%	6.5%	5.4%
2024 Homes Built 2000 to 2009		11.7%	12.4%	12.1%
2024 Homes Built 1990 to 1999		11.7%	15.7%	14.9%
2024 Homes Built 1980 to 1989		13.1%	12.4%	12.8%
2024 Homes Built 1970 to 1979		14.4%	14.4%	15.2%
2024 Homes Built 1960 to 1969		10.5%	9.7%	9.3%
2024 Homes Built 1950 to 1959		8.0%	6.2%	6.1%
2024 Homes Built Before 1949		14.3%	9.4%	10.2%
Home Values				
2024 Home Value \$1,000,000 or More		0.7%	0.6%	0.8%
2024 Home Value \$500,000 to \$999,999		4.5%	5.3%	4.7%
2024 Home Value \$400,000 to \$499,999		4.5%	4.0%	4.6%
2024 Home Value \$300,000 to \$399,999		8.5%	8.9%	9.2%
2024 Home Value \$200,000 to \$299,999		23.7%	22.7%	20.5%
2024 Home Value \$150,000 to \$199,999		13.7%	15.3%	17.1%
2024 Home Value \$100,000 to \$149,999		15.9%	14.9%	16.7%
2024 Home Value \$50,000 to \$99,999		16.5%	14.7%	15.3%
2024 Home Value \$25,000 to \$49,999		5.9%	5.8%	4.4%
2024 Home Value Under \$25,000		6.2%	7.7%	6.7%
2024 Median Home Value		\$172,172	\$169,914	\$172,164
2024 Median Rent		\$538	\$522	\$527

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups

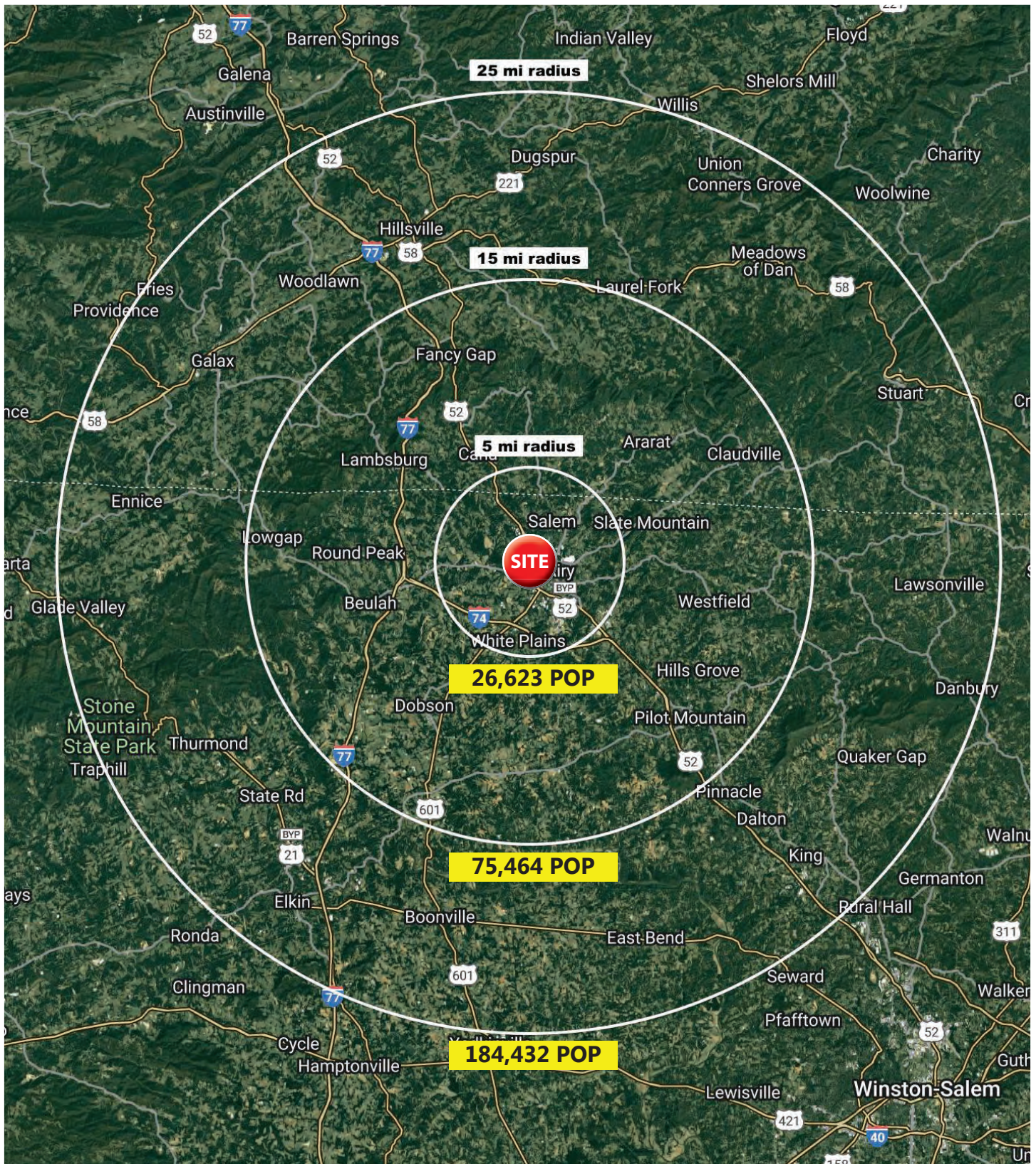
Lat/Lon: 36.5064/-80.6222

388 Frederick St Mt Airy, NC 27030		5 mi radius	15 mi radius	25 mi radius
Labor Force				
2024 Est. Labor Population Age 16 Years or Over		21,800	63,847	156,211
2024 Est. Civilian Employed		57.7%	57.1%	57.0%
2024 Est. Civilian Unemployed		2.4%	2.0%	2.0%
2024 Est. in Armed Forces		-	0.2%	0.2%
2024 Est. not in Labor Force		39.8%	40.7%	40.9%
2024 Labor Force Males		48.6%	49.3%	49.3%
2024 Labor Force Females		51.4%	50.7%	50.7%
Occupation				
2024 Occupation: Population Age 16 Years or Over		12,510	36,336	89,013
2024 Mgmt, Business, & Financial Operations		10.2%	10.5%	12.3%
2024 Professional, Related		15.4%	17.8%	19.4%
2024 Service		16.2%	16.8%	16.6%
2024 Sales, Office		26.6%	22.1%	19.8%
2024 Farming, Fishing, Forestry		1.7%	1.9%	1.2%
2024 Construction, Extraction, Maintenance		7.3%	9.7%	10.3%
2024 Production, Transport, Material Moving		22.6%	21.2%	20.3%
2024 White Collar Workers		52.2%	50.3%	51.5%
2024 Blue Collar Workers		47.8%	49.7%	48.5%
Transportation to Work				
2024 Drive to Work Alone		82.4%	81.9%	81.6%
2024 Drive to Work in Carpool		11.1%	10.9%	10.2%
2024 Travel to Work by Public Transportation		-	0.2%	0.3%
2024 Drive to Work on Motorcycle		-	-	-
2024 Walk or Bicycle to Work		1.6%	1.2%	1.3%
2024 Other Means		0.2%	0.4%	0.6%
2024 Work at Home		4.6%	5.4%	5.9%
Travel Time				
2024 Travel to Work in 14 Minutes or Less		42.8%	28.2%	28.8%
2024 Travel to Work in 15 to 29 Minutes		36.7%	40.6%	36.5%
2024 Travel to Work in 30 to 59 Minutes		16.5%	24.4%	26.9%
2024 Travel to Work in 60 Minutes or More		4.0%	6.8%	7.7%
2024 Average Travel Time to Work		16.1	21.1	21.9
Consumer Expenditure				
2024 Est. Total Household Expenditure		\$667.19 M	\$2.05 B	\$5.19 B
2024 Est. Apparel		\$23.05 M	\$71.07 M	\$180.37 M
2024 Est. Contributions, Gifts		\$37.63 M	\$116.48 M	\$299.24 M
2024 Est. Education, Reading		\$20.3 M	\$63.53 M	\$162.75 M
2024 Est. Entertainment		\$37.19 M	\$115.33 M	\$293.09 M
2024 Est. Food, Beverages, Tobacco		\$102.94 M	\$314.33 M	\$794.34 M
2024 Est. Furnishings, Equipment		\$23.1 M	\$71.67 M	\$181.98 M
2024 Est. Health Care, Insurance		\$62.51 M	\$191.1 M	\$483.72 M
2024 Est. Household Operations, Shelter, Utilities		\$218.27 M	\$665.16 M	\$1.68 B
2024 Est. Miscellaneous Expenses		\$12.62 M	\$38.82 M	\$98.57 M
2024 Est. Personal Care		\$8.96 M	\$27.49 M	\$69.61 M
2024 Est. Transportation		\$120.62 M	\$372.08 M	\$942.07 M

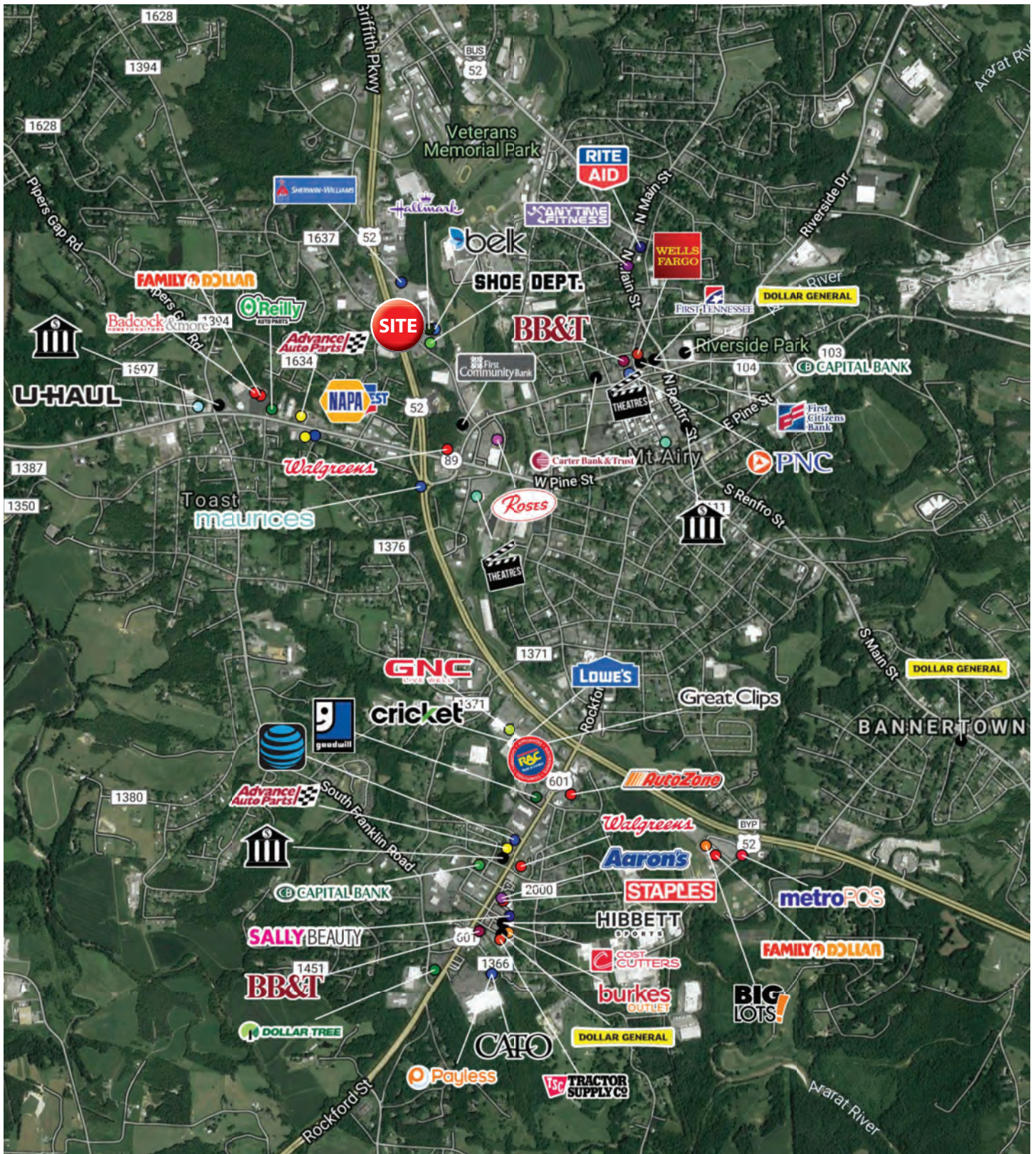
©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RF1

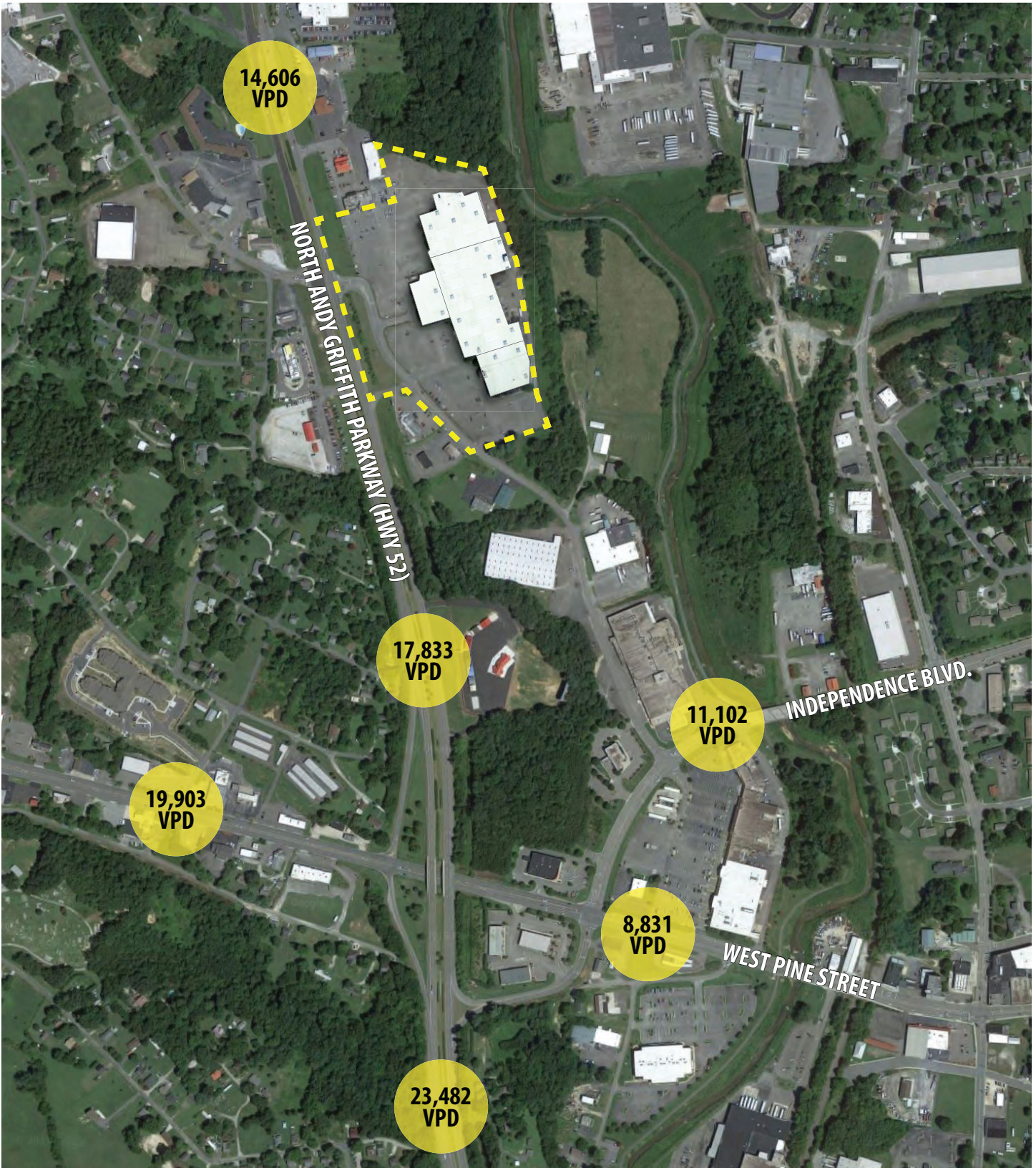
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

DEMOGRAPHIC PROFILE

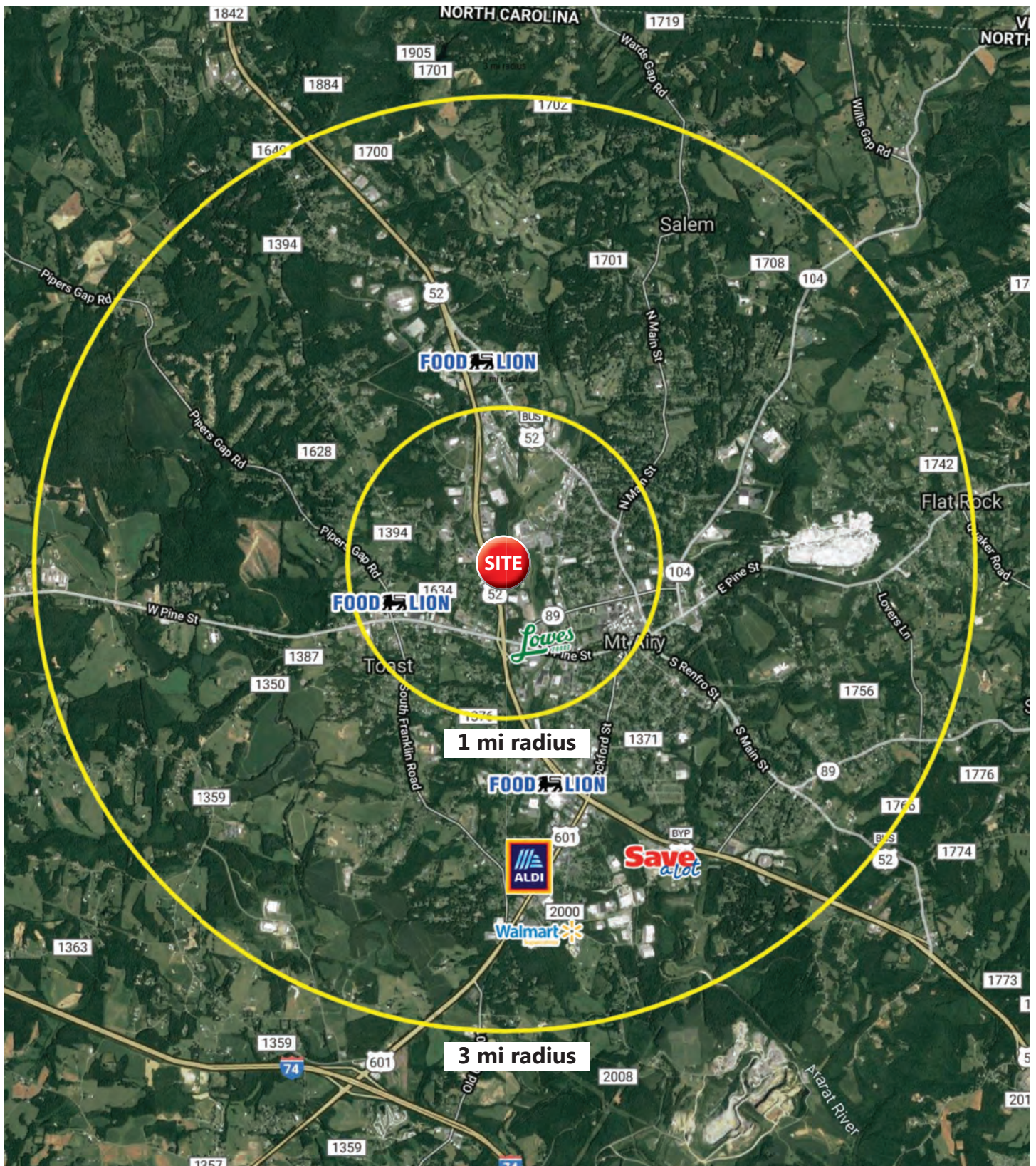


MOUNT AIRY RETAIL

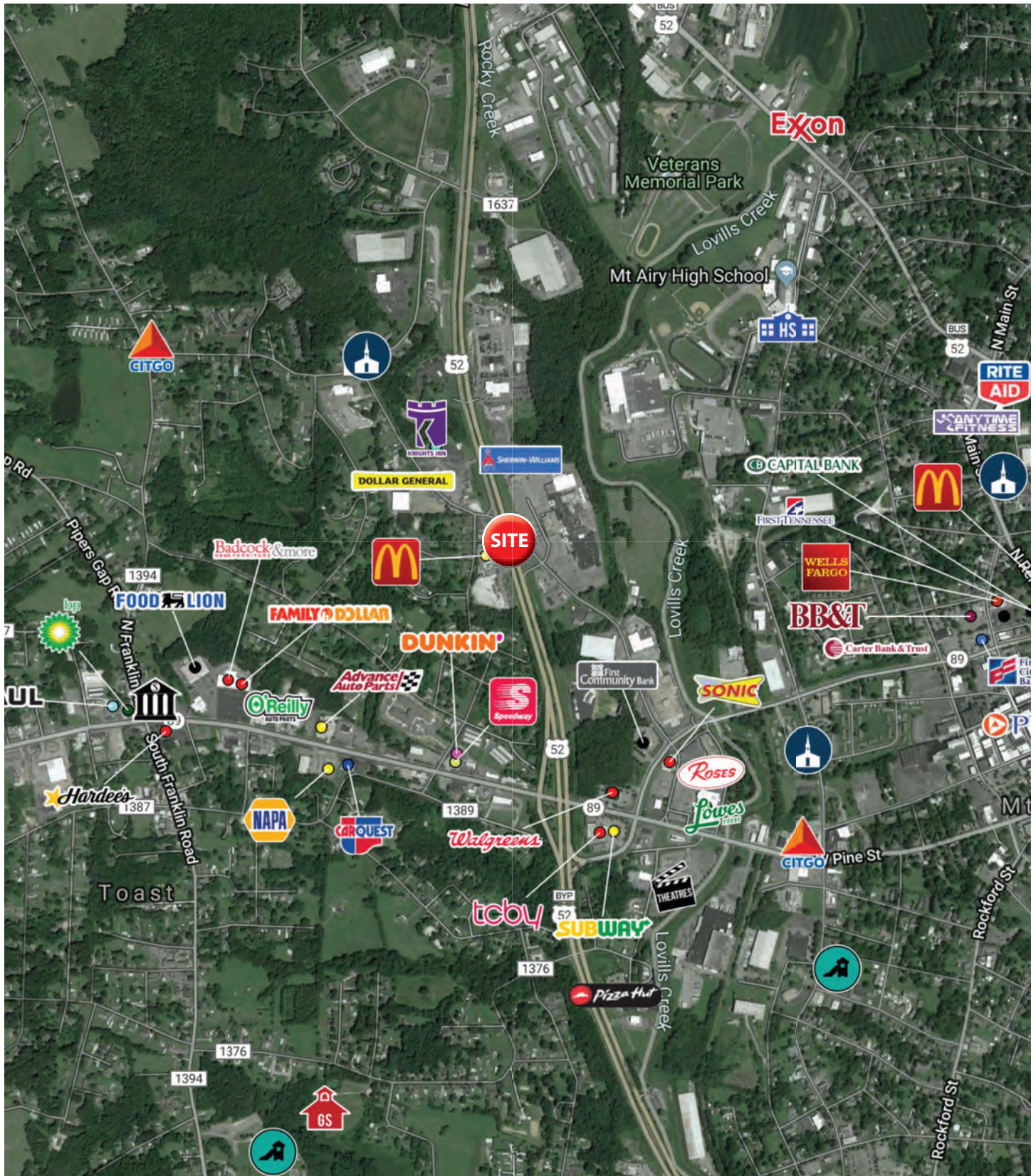




GROCERY STORES - 3 MILE RADIUS



MAYBERRY MALL RETAIL AERIAL





MAYBERRY
MALL



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