

GOLDEN EAST CROSSING MALL

1100 N. Wesleyan Blvd.
Rocky Mount, NC 27804



3445 Peachtree Road, Suite 465
Atlanta, GA 30326

Leasing Contacts

For Leasing Information:

Permanent Leasing Contact:

Shannon Mullinax

404-926-1534

shannon@hendonproperties.com

Temporary and Cart Leasing Contact:

Sheena Jerman

252-977-6464 ext. 27

sjerman@goldeneastcrossing.com

Site Summary

LOCATION: 1100 N. Wesleyan Blvd.
(Hwy. 301 & Hwy. 43)
Rocky Mount, NC 27804

SIZE: 589,000 sq. ft.

TENANTS:

Aeropostale	American Eagle
Bed Bath & Beyond	Belk
Books-A-Million	Dunham Sports
Foot Locker	Hibbet Sports
JC Penney	Justice
Petco	Ross Dress for Less
Rue 21	Sears
The Children's Place	Victoria's Secret

DEMOGRAPHICS:

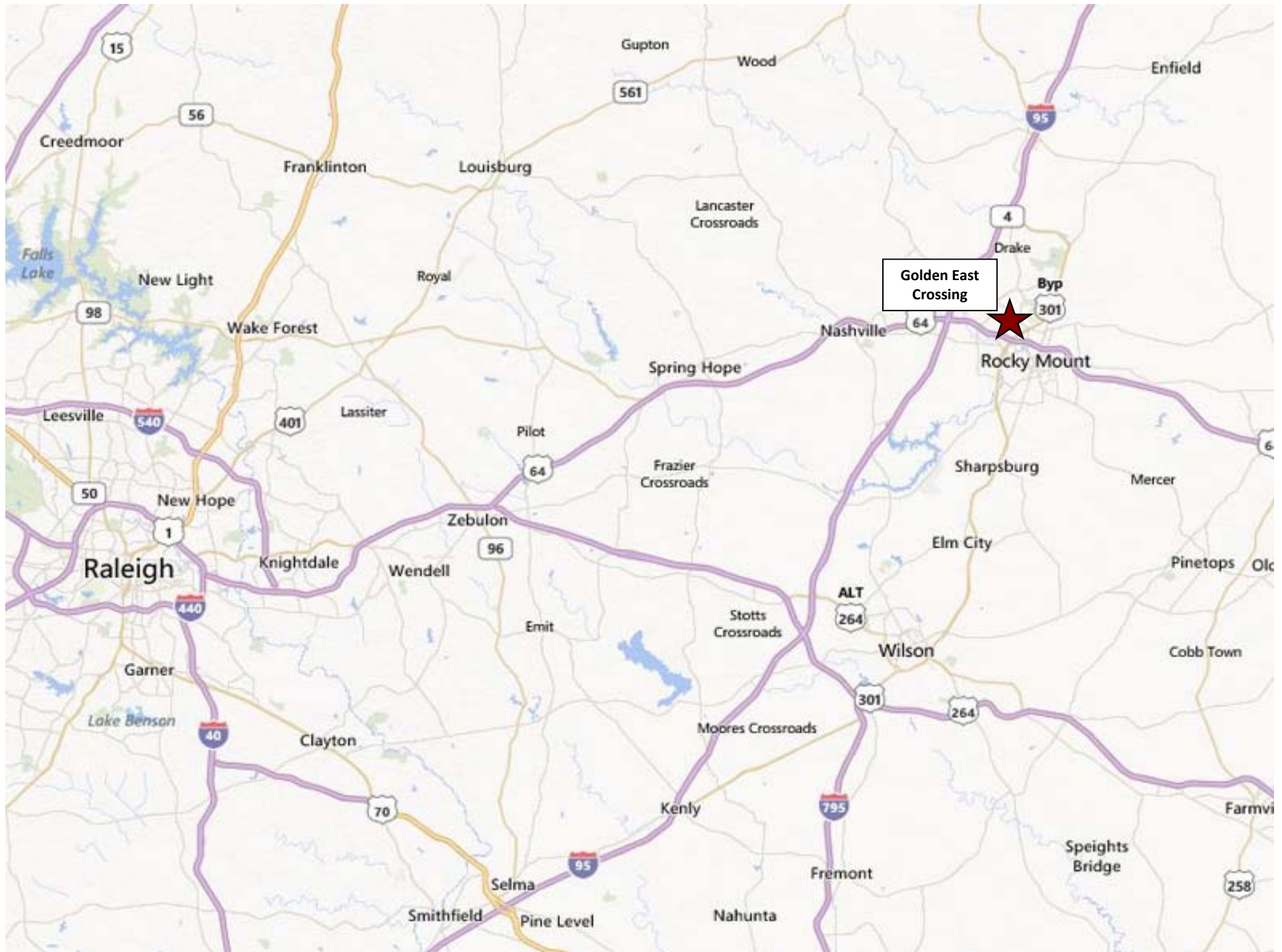
<u>Radius:</u>	<u>5 Miles</u>	<u>10 Miles</u>	<u>15 Miles</u>
Total Households	23,942	36,461	83,079
Average HH Income	\$51,465	\$54,486	\$51,668
Residential Population	59,361	91,341	211,077
Employee Population	27,324	36,285	75,694

<u>Drivetime:</u>	<u>5 Minutes</u>	<u>10 Minutes</u>	<u>20 Minutes</u>
Total Households	426	16,770	39,657
Average HH Income	\$61,170	\$51,802	\$54,384
Residential Population	855	40,997	100,133
Employee Population	3,173	23,594	39,737

TRAFFIC COUNTS:

Benvenue Road	21,300
N Wesleyan Blvd	31,500
Jeffreys Road	11,200





Golden East Crossing





Walmart

**BEALLS
Outlet**

**TACO
BELL**

**Office
DEPOT**

LANE BRYANT

Michaels

Jeffrey's Road (AADT 11,200)

Benvenue Rd (Hwy 43) AADT 21,500

ALDI

JCPenney

**Dunham's
SPORTS**

**BAM!
BOOKS-A-MILLION**

PETCO
Where the pets go.

**BED BATH &
BEYOND**

ROSS
DRESS FOR LESS

belk
MODERN. SOUTHERN. STYLE.

Applebee's

**Olive
Garden**

TRADE-IT

N. Wesleyan Blvd (Hwy 301) AADT 31,500

Firestone

**STEAK & MORE
WESTERN
SIZZLIN'
RESTAURANT**

**Skate
& Play**

LATEST REVISION: APRIL 10, 2013

STORE NAMES SHOWN ON THIS PLAN REPRESENT
THOSE LISTED BELOW AND LOCATED BY THE
SIGNATURE, OR IN REGISTRATION.

ALL STORE LOCATIONS ARE APPROVED FROM THE
DUNHAM LEASE TO THE INTERIOR FACE OF EXISTING
WALLS OF THE EXISTING OR PROPOSED STORE
WALLS WHICH SERVICE THE CORRIDOR WALLS.

OWNER OF THE CURRENT STORE ON THE GROUND PLAN
ARE INDICATED AS FOLLOWS: ON PROPOSED
STORES WHICH HAVE NO REGISTRATION
THE FUTURE DEVELOPMENT WILL OCCUR AS SHOWN.

THIS PLAN IS ONLY REPRESENTATIVE OF THE
AND ALL PORTION OF THE CLASSIFIED AREA.
FORWARD AREA AND OTHER DEVELOPMENT
FACTORS IN AN EFFORT TO COMPLETE
INCLUDING ALL OF WHICH AREAL, DESIGNERS
AND LOCATIONS ARE SUBJECT TO CHANGE FROM
TO TIME IN ACCORDANCE WITH THE PROVISIONS
OF THE LEASE, THE PRESENT LOCATION AND
EXACT DIMENSIONS OF THE PROPOSED AREAS
ON THE LEASE OUTLINE SHOWN.



AREA SUMMARY	
NAME	AREA
BELK'S	112,957 SF
DUNHAM'S	77,090 SF
JC PENNEY	81,729 SF
ROSS	30,411 SF
BED, BATH & BEYOND	24,075 SF
VACANT	22,458 SF
BOOKS-A-MILLION	17,474 SF
PETCO	16,000 SF
MALL SHOPS	191,978 SF
ALDI	16,815 SF
OLIVE GARDEN	7,441 SF
GRAND TOTAL	598,428 SF
TOTAL PARKING SPACES	3,157

SCALE: 1" = 120'-0"

0 60 120 240

MASTER LEASING SITE PLAN
FOR

GOLDEN EAST
CROSSING

1100 N. WESLEYAN BLVD.
ROCKY MOUNT, NC 27804
NASH COUNTY

HENDON
PROPERTIES

3445 PEACHTREE RD.
SUITE 465
ATLANTA, GA 30326
(404) 262-7400

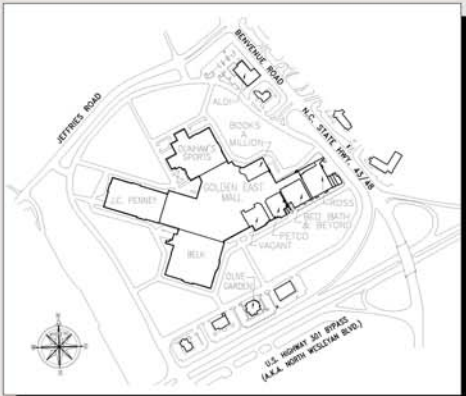
TENANT NAMES SHOWN ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXISTING, OR FOR NEGOTIATION, OR IN PROCESSING.

ALL TENANT LEASE AREAS ARE MEASURED FROM THE EXISTING LEASE LINE TO THE OUTSIDE FACE OF EXTERIOR WALLS OR THE COVERING OF ADJACENT TRAMP SPRING WALLS AND/OR SERVICE ENTRANCE WALLS.

LOCATIONS OF THE ELEMENTS SHOWN ON THE ABOVE PLAN ARE INDICATED AS FUTURE OR PROPOSED. GOLDEN EAST MALL, HOWEVER, HAS REPRESENTED THAT THE FUTURE DEVELOPMENT WILL OCCUR AS SHOWN.

THIS EXHIBIT IS ONLY AN ILLUSTRATION OF THE SIZE AND RELATIONSHIP OF THE LEASABLE AREAS, COMMON AREAS AND OTHER BUILDINGS AND FACILITIES IN OR ADJACENT TO GOLDEN EAST CROSSING. ALL OF WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE. THE PRECISE LOCATION AND EXACT DIMENSIONS OF THE PREMISES APPEAR ON THE LEASE OUTLINE DRAWINGS.

SITE PLAN



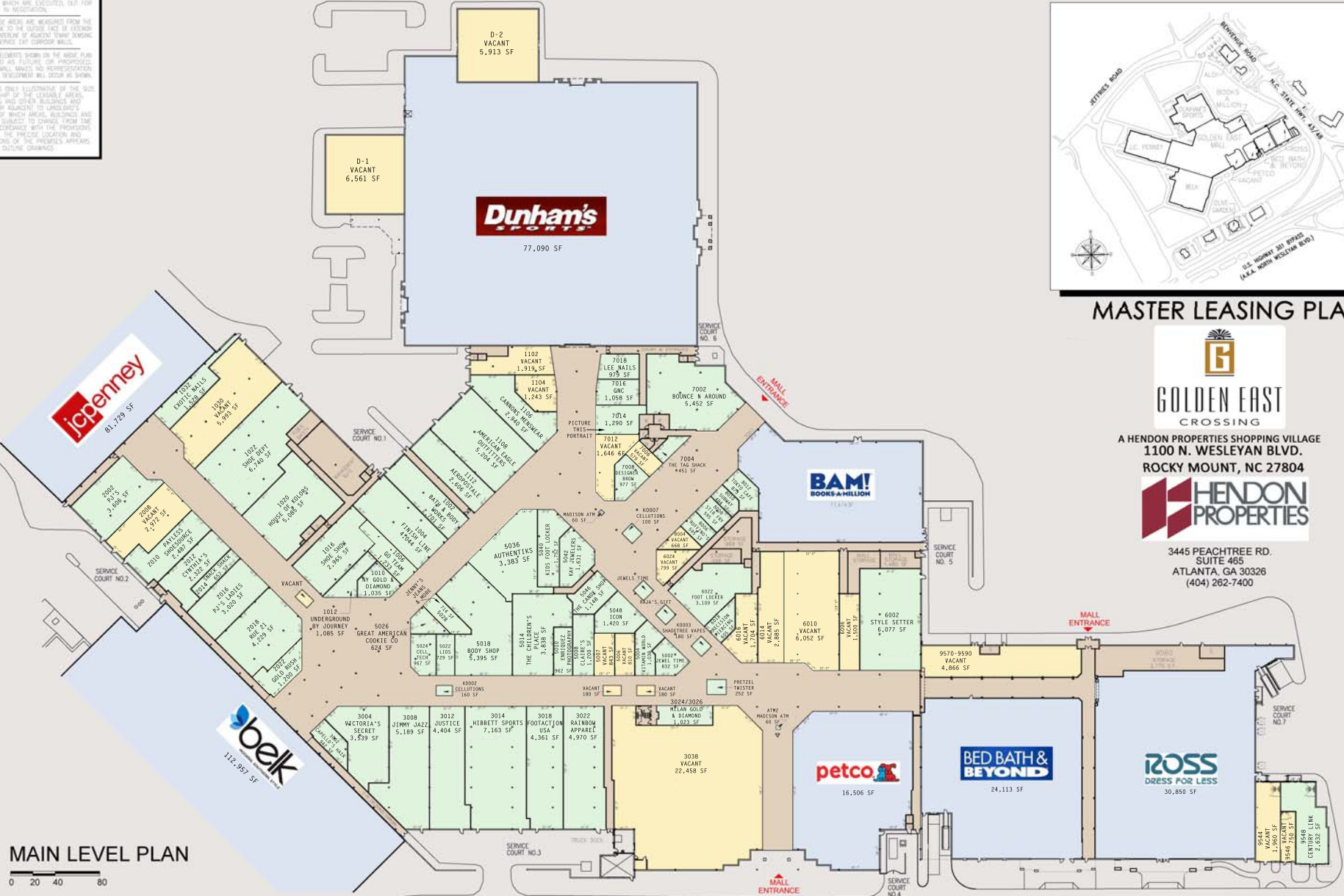
MASTER LEASING PLAN



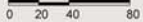
GOLDEN EAST CROSSING
A HENDON PROPERTIES SHOPPING VILLAGE
1100 N. WESLEYAN BLVD.
ROCKY MOUNT, NC 27804



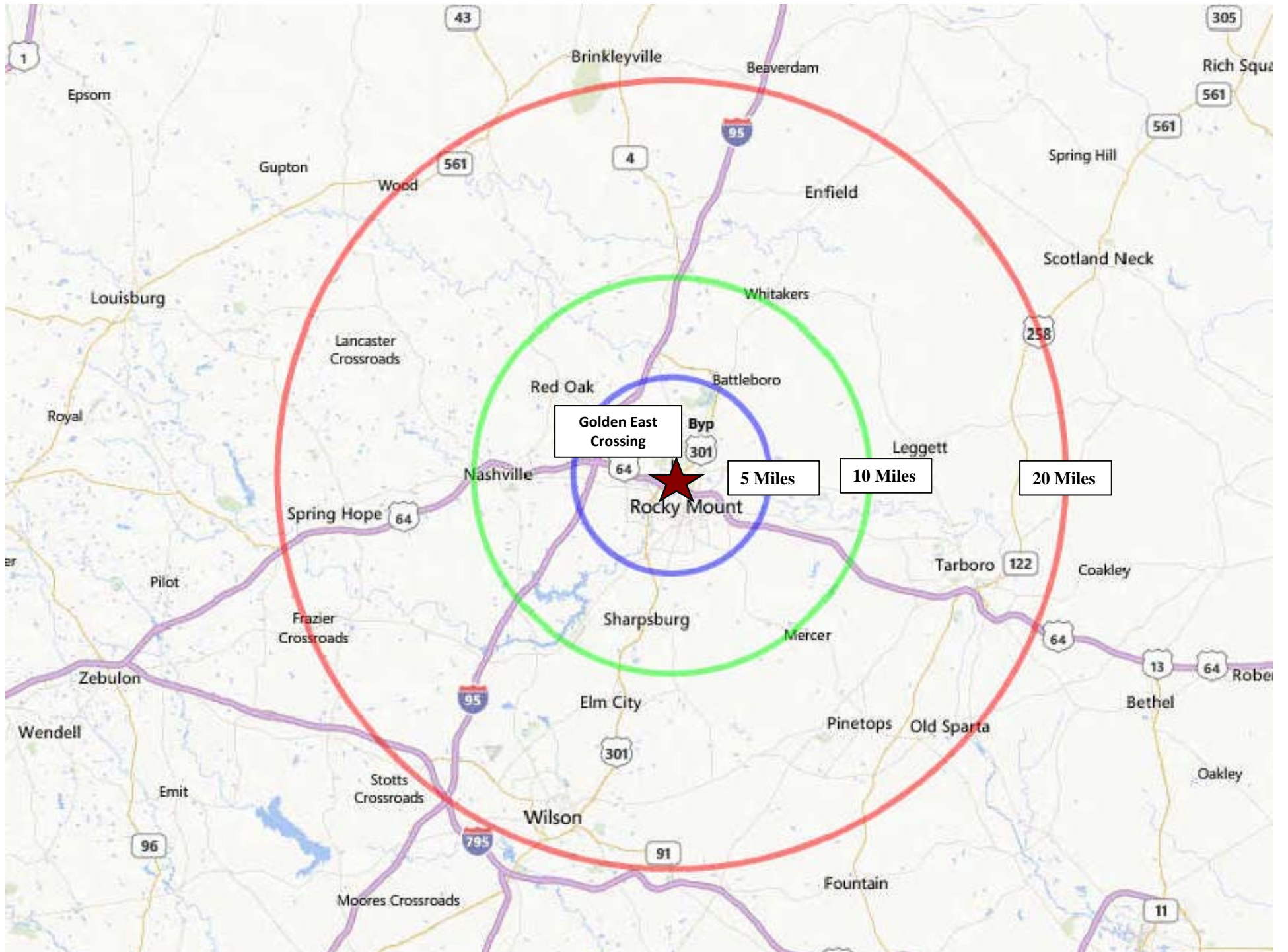
3445 PEACHTREE RD.
SUITE 465
ATLANTA, GA 30326
(404) 262-7400



MAIN LEVEL PLAN



LATEST UPDATE: JUNE 1, 2014



Executive Summary

Golden East Crossing Mall
Rings: 5, 10, 20 mile radii

Prepared by Shannon Mullinax

Latitude: 35.974847
Longitude: -77.806949

	5 miles	10 miles	20 miles
Population			
2000 Population	61,416	87,657	197,723
2010 Population	59,676	91,234	210,189
2013 Population	59,361	91,341	211,077
2018 Population	58,967	91,329	212,418
2000-2010 Annual Rate	-0.29%	0.40%	0.61%
2010-2013 Annual Rate	-0.16%	0.04%	0.13%
2013-2018 Annual Rate	-0.13%	0.00%	0.13%
2013 Male Population	46.3%	46.9%	47.5%
2013 Female Population	53.7%	53.1%	52.5%
2013 Median Age	39.6	40.4	40.2

In the identified area, the current year population is 211,077. In 2010, the Census count in the area was 210,189. The rate of change since 2010 was 0.13% annually. The five-year projection for the population in the area is 212,418 representing a change of 0.13% annually from 2013 to 2018. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 40.2, compared to U.S. median age of 37.3.

Race and Ethnicity

2013 White Alone	34.7%	45.1%	45.7%
2013 Black Alone	59.4%	49.6%	46.9%
2013 American Indian/Alaska Native Alone	0.6%	0.6%	0.8%
2013 Asian Alone	1.2%	1.0%	0.8%
2013 Pacific Islander Alone	0.0%	0.0%	0.0%
2013 Other Race	2.3%	2.1%	4.0%
2013 Two or More Races	1.7%	1.6%	1.6%
2013 Hispanic Origin (Any Race)	4.2%	3.8%	6.5%

Persons of Hispanic origin represent 6.5% of the population in the identified area compared to 17.4% 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 62.3 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

2000 Households	23,298	33,326	75,037
2010 Households	23,995	36,301	82,438
2013 Total Households	23,942	36,461	83,079
2018 Total Households	23,903	36,645	84,022
2000-2010 Annual Rate	0.30%	0.86%	0.95%
2010-2013 Annual Rate	-0.07%	0.14%	0.24%
2013-2018 Annual Rate	-0.03%	0.10%	0.23%
2013 Average Household Size	2.42	2.45	2.48

The household count in this area has changed from 82,438 in 2010 to 83,079 in the current year, a change of 0.24% annually. The five-year projection of households is 84,022, a change of 0.23% annually from the current year total. Average household size is currently 2.48, compared to 2.49 in the year 2010. The number of families in the current year is 55,598 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 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

	5 miles	10 miles	20 miles
Median Household Income			
2013 Median Household Income	\$35,065	\$38,282	\$36,840
2018 Median Household Income	\$40,758	\$45,487	\$43,356
2013-2018 Annual Rate	3.05%	3.51%	3.31%
Average Household Income			
2013 Average Household Income	\$51,465	\$54,486	\$51,668
2018 Average Household Income	\$59,369	\$62,774	\$58,870
2013-2018 Annual Rate	2.90%	2.87%	2.64%
Per Capita Income			
2013 Per Capita Income	\$20,984	\$21,936	\$20,560
2018 Per Capita Income	\$24,297	\$25,377	\$23,510
2013-2018 Annual Rate	2.98%	2.96%	2.72%

Current median household income is \$36,840 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$43,356 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$51,668 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$58,870 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$20,560 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$23,510 in five years, compared to \$32,073 for all U.S. households

Housing			
2000 Total Housing Units	26,340	37,418	83,621
2000 Owner Occupied Housing Units	13,239	20,745	47,263
2000 Owner Occupied Housing Units	10,059	12,581	27,774
2000 Vacant Housing Units	3,042	4,092	8,584
2010 Total Housing Units	27,939	41,362	92,830
2010 Owner Occupied Housing Units	13,043	22,016	50,319
2010 Renter Occupied Housing Units	10,952	14,285	32,119
2010 Vacant Housing Units	3,944	5,061	10,392
2013 Total Housing Units	28,150	41,689	93,924
2013 Owner Occupied Housing Units	12,639	21,572	49,409
2013 Renter Occupied Housing Units	11,303	14,889	33,670
2013 Vacant Housing Units	4,208	5,228	10,845
2018 Total Housing Units	28,592	42,319	95,574
2018 Owner Occupied Housing Units	12,704	21,822	50,321
2018 Renter Occupied Housing Units	11,199	14,823	33,702
2018 Vacant Housing Units	4,689	5,674	11,552

Currently, 52.6% of the 93,924 housing units in the area are owner occupied; 35.8%, renter occupied; and 11.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 92,830 housing units in the area - 54.2% owner occupied, 34.6% renter occupied, and 11.2% vacant. The annual rate of change in housing units since 2010 is 0.52%. Median home value in the area is \$123,454, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 4.88% annually to \$156,690.