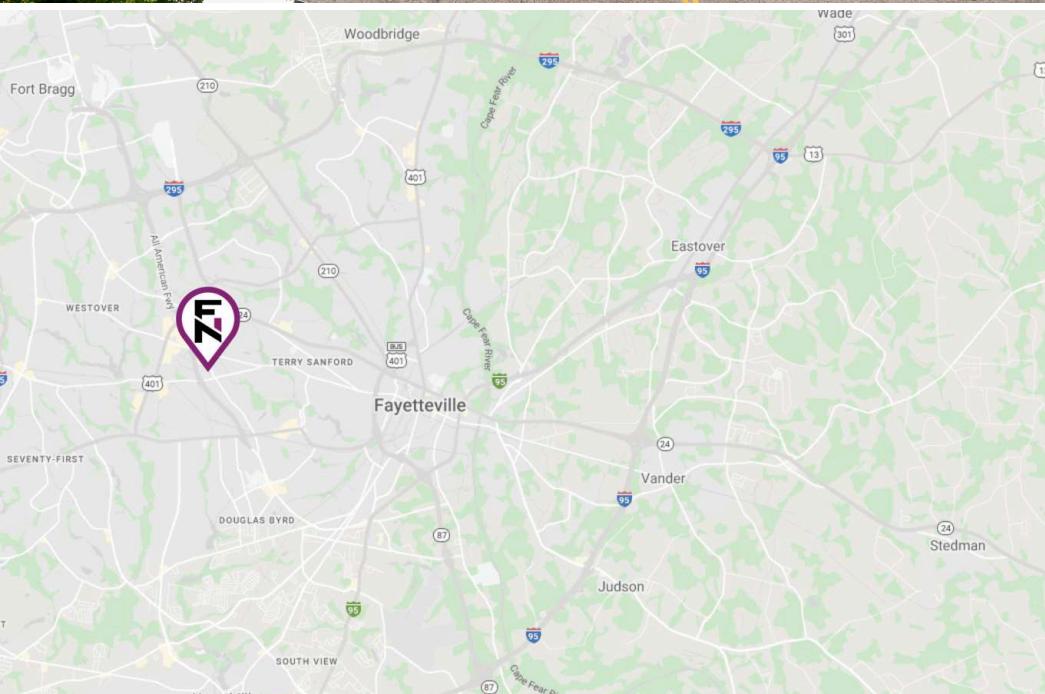


WESTWOOD SHOPPING CENTER

400 Westwood Shopping Center, Fayetteville, NC 28314

FIRST NATIONAL
REALTY PARTNERS



HIGHLIGHTS

MSA Fayetteville
COUNTY Cumberland
GLA 307,126
ACRES 35.48
PARKING 1,886

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
	7,327	66,959	153,231
	3,317	30,564	64,543
	\$98,017	\$75,378	\$70,324

PROPERTY FEATURES

- Westwood Shopping Center is a 307,126 square foot shopping center anchored by a 31,420 square-foot Food Lion grocery store.
- Situated in a densely populated retail corridor approximately 5 miles west of downtown Fayetteville and 5 Miles South of Fort Bragg which is the world's largest military installation.
- Located at the intersection of Morganton Rd, South McPherson and All American Freeway with combined traffic counts of over 104,000 VPD.
- Within a 5-mile radius of the property the population is over 153,000 people, and within a 1-mile radius, the average household income is over \$98,000 dollars.



PROPERTY
WEBSITE

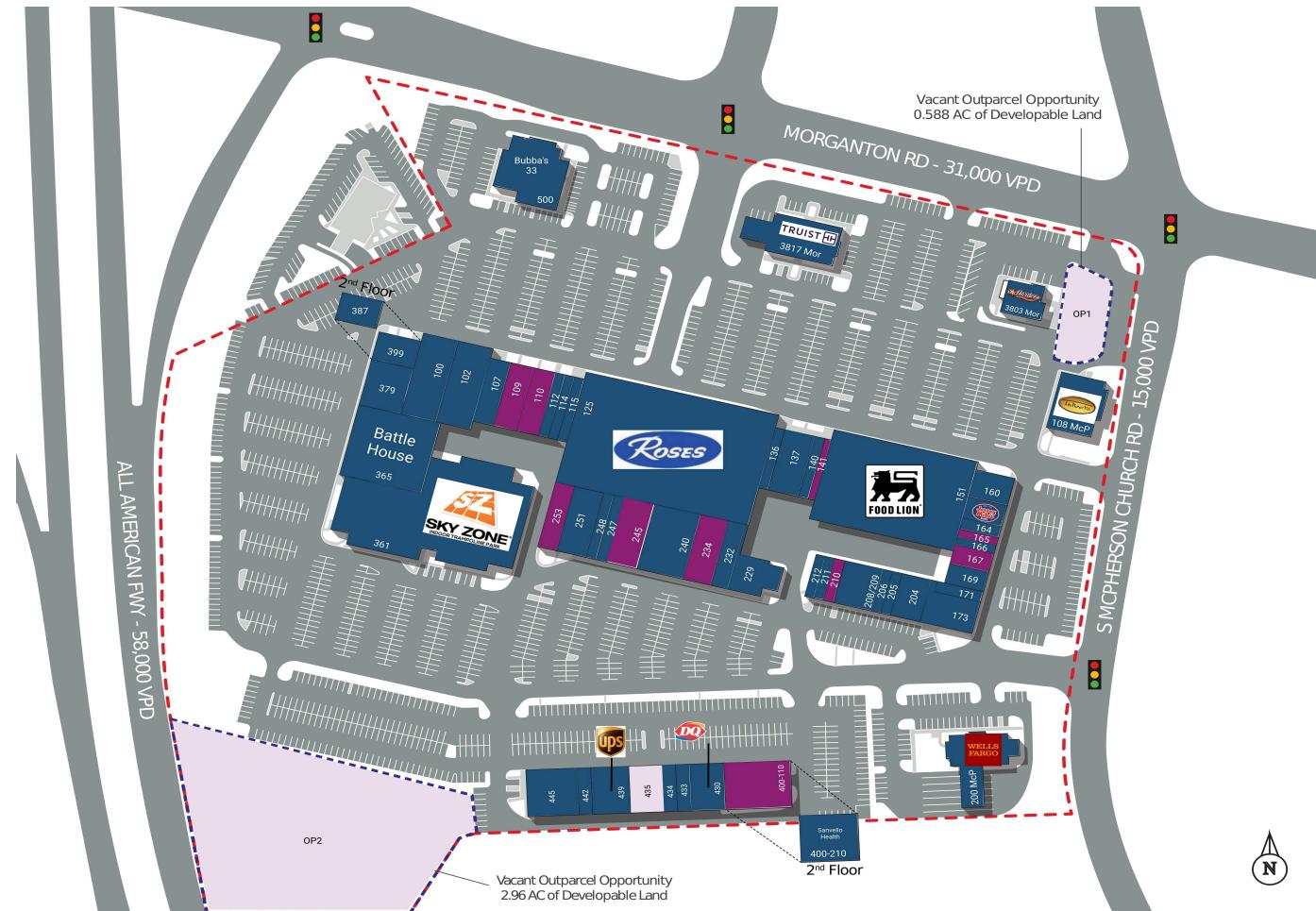
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■ AVAILABLE □ AVAILABLE SOON ■ LEASED □ NAP (NOT A PART)

SUITE	TENANT NAME	SF
OP1	0.588 Acre Outparcel	3,959
OP2	2.96 Acre Outparcel	7,917
100	Smoker's Box	3,000
102	Cumberland Co. ABC	5,704
107	Always Flowers	
Talbots		
108 McP	Available	3,000
109	Available	3,000
110	Custom Caps Express	2,000
112	Heritage Jewelers	2,000
114	Regional Finance	2,000
115	Roses	54,000
125	Bubble Tea Express	1,500
136	Ryu's Taekwondo	4,500
137	Kumon Center	2,434
140	Available	1,546
141	Food Lion	31,240
151	The Pilgrim	2,240
160	Jersey Mike's Subs	2,250
161	Speediprint	750
164	Available	750
165	Westwood Cleaners	750
166	Available	1,500
167	Hong Kong Kitchen	1,500
169	Westwood Nails	937
171	MiCasita Mexican Restaurant	4,845
173	Wells Fargo	5,235
200 McP	QwikMed Pharmacy & Clinic	2,400
204	365 Stores	900
205	Hearing Life	900
206	Girl Scouts	3,000
208/209	Available	1,200
210	Blue Store Fayetteville	1,200
211	Edward D. Jones	900
212	Clean Eatz	4,528
229	Kidz Kastle	2,726
232	Available	4,230
234	S&J Gospel Shop	5,171
240	Available	4,700
245	Ultra Tan	1,880
247	Vietnam Kitchen	1,880
248	Sushi Court	3,231
251	Available	2,838
253	Sky Zone Trampoline Park	40,440
361	Battle House	14,380
365	Ashby's Menswear	3,600
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PROPERTY
WEBSITE

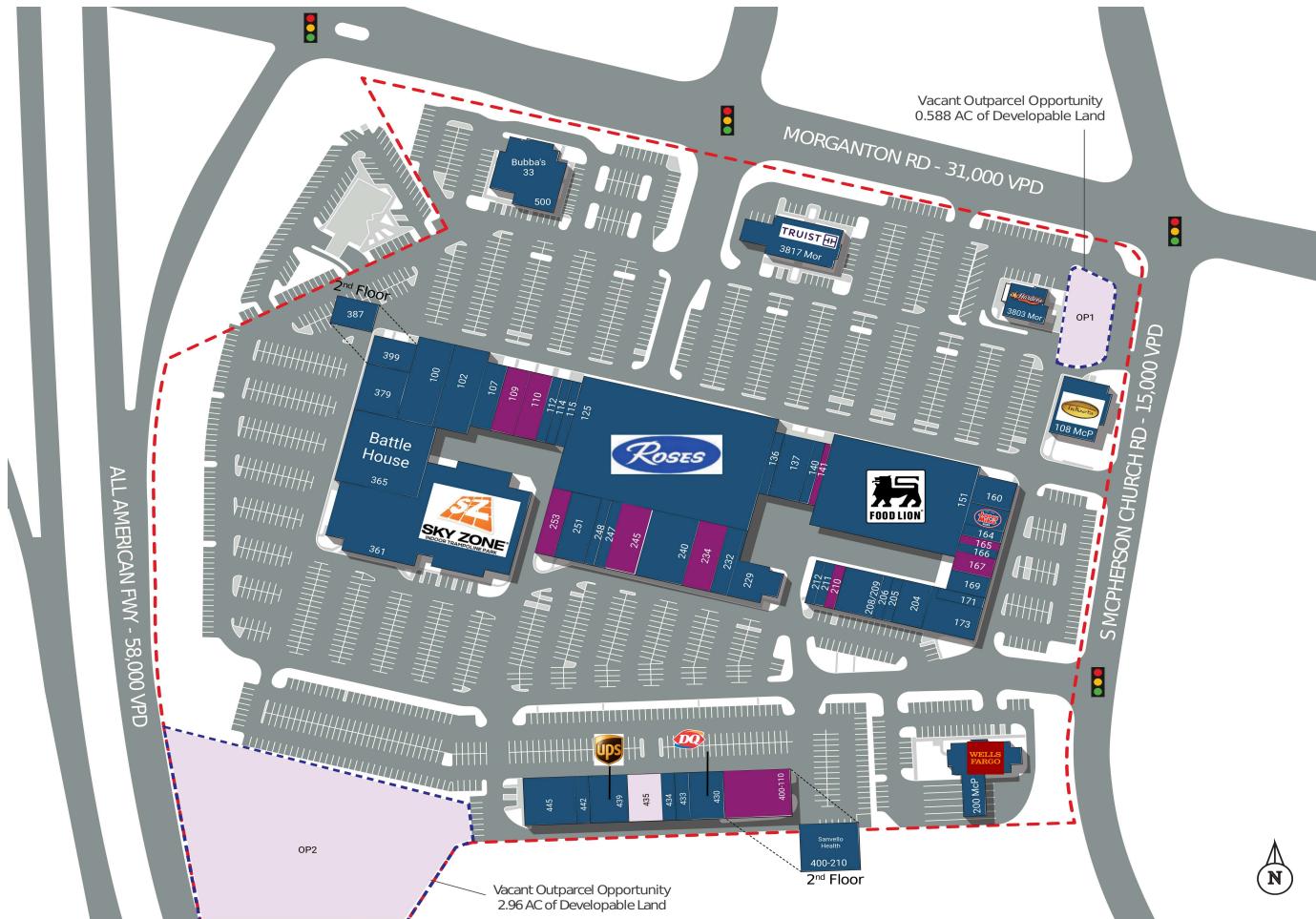
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SUITE	TENANT NAME	SF
387	NC National Guard	3,139
399	Metronet	3,760
400-110	Available	6,403
400-210	Sanvello Health	6,006
430	Dairy Queen	1,932
433	Marilyn's Beauty Salon	1,200
434	Kid Create Art Studio	1,200
435	Total Cigar	2,349
439	The UPS Store	4,800
442	Earthhouse Juices	900
445	Tasty Crab	4,728
500	Bubba's 33	8,633
3803 Mor	Hardee's	2,840
3817 Mor	TRUIST Bank	10,575

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PROPERTY
WEBSITE

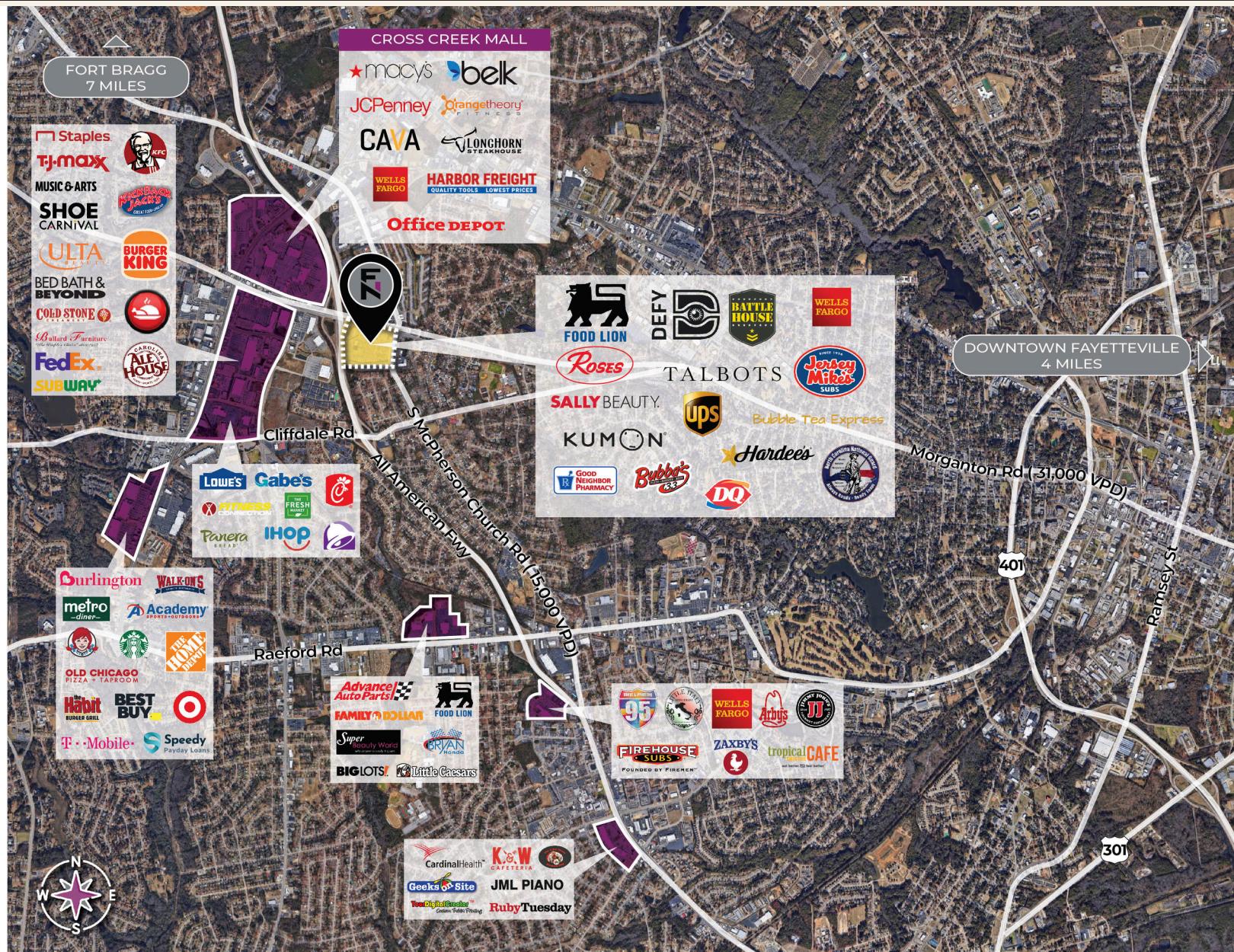
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