

RIVERBIRCH SHOPPING CENTER

1041 Spring Lane Sanford, NC 27330

PROPERTY

Demographics	1 mile	3 miles	30 min Drive Time
Population	4,385	25,264	98,693
Avg. HH Income	\$67,588	\$63,432	\$66,541
Total Households	1,823	9,624	38,365

HIGHLIGHTS

- Close proximity to the intersection of Highway 501 and Highway 421.
- Benefits from a large trade-radius extending over 25 miles.
- Near 137-bed Central Carolina Hospital and the Central Carolina Community College Lee County Campus.

NOTES

- GLA: 203,781 SF
- Availabilities: 1,037 SF - 9,958 SF
- Traffic Count: 25,999 U.S. HWY 1
9,300 VPD Spring Lane Sanford

NOTABLE TENANTS

- Belk & Roses



MASON
ASSET MANAGEMENT

T: 516 371.5858
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Great Neck, NY, 11024
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SITE PLAN



Suite	Tenant	Square Feet
1/2	Roses	34,500
3	Available	6,000
4	Available	3,865
5	Available	1,380
6	My Nails	1,380
7	Bath & Body Works	2,600
8	Available	2,044
9	Available	1,037
10	Maurices	5,753
11	Available	33,506
12	Available	9,354
15	CosmoProf	2,030
16	Available	4,830
17	Available	1,155
18	Belk (Men's)	40,936
19A	Belk (Women's)	25,031
19B	Available	9,958
20	Rite Aid (Dark)	8,640
21	Sakura Japan	3,500
22	Available	1,051
23	Available	2,102
24	Available	1,051
25	Available	1,051
26	Dryclean Express	2,145
OP1	Carolina Automax	1,665

Leased Available



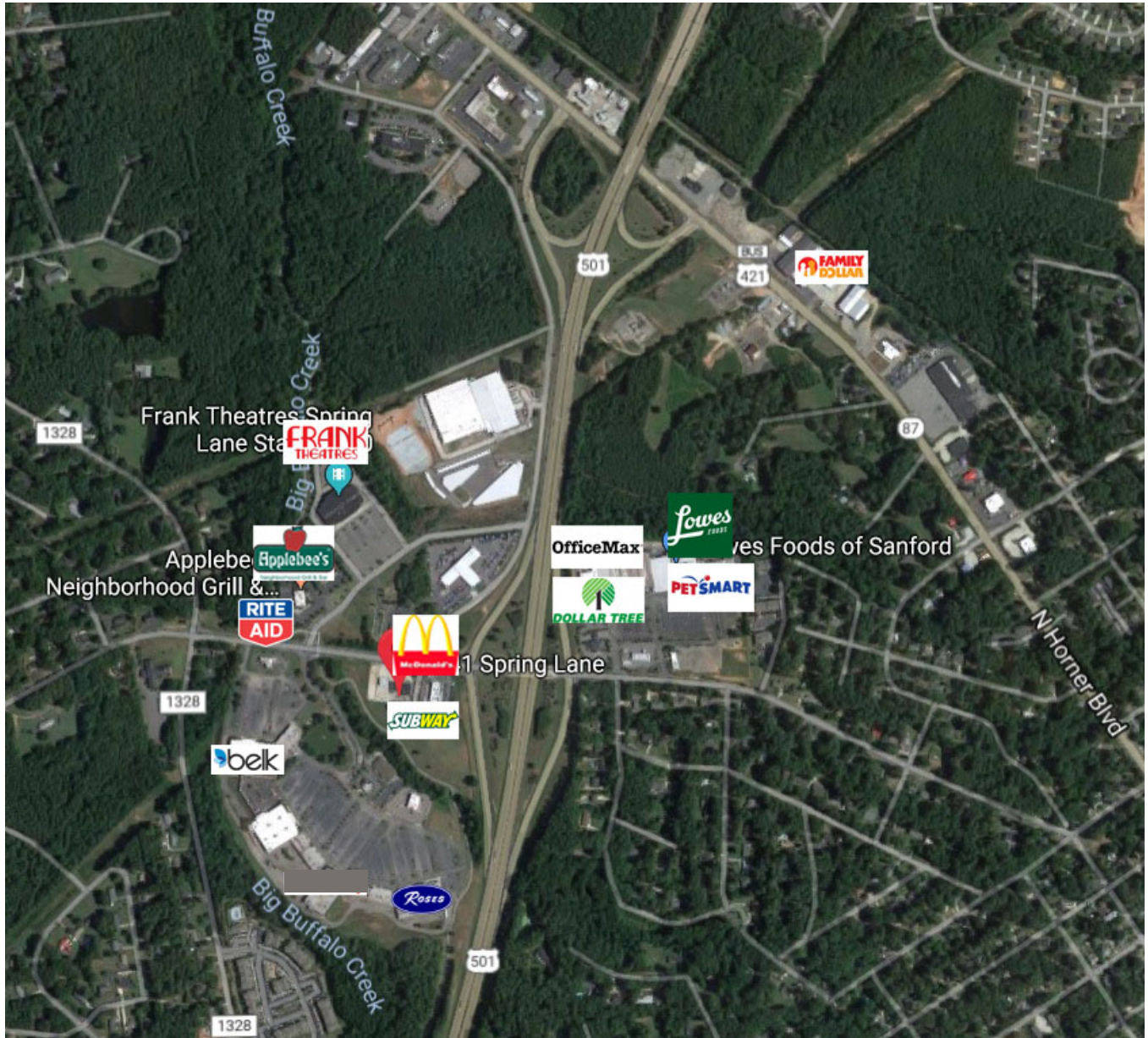
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RETAILER MAP



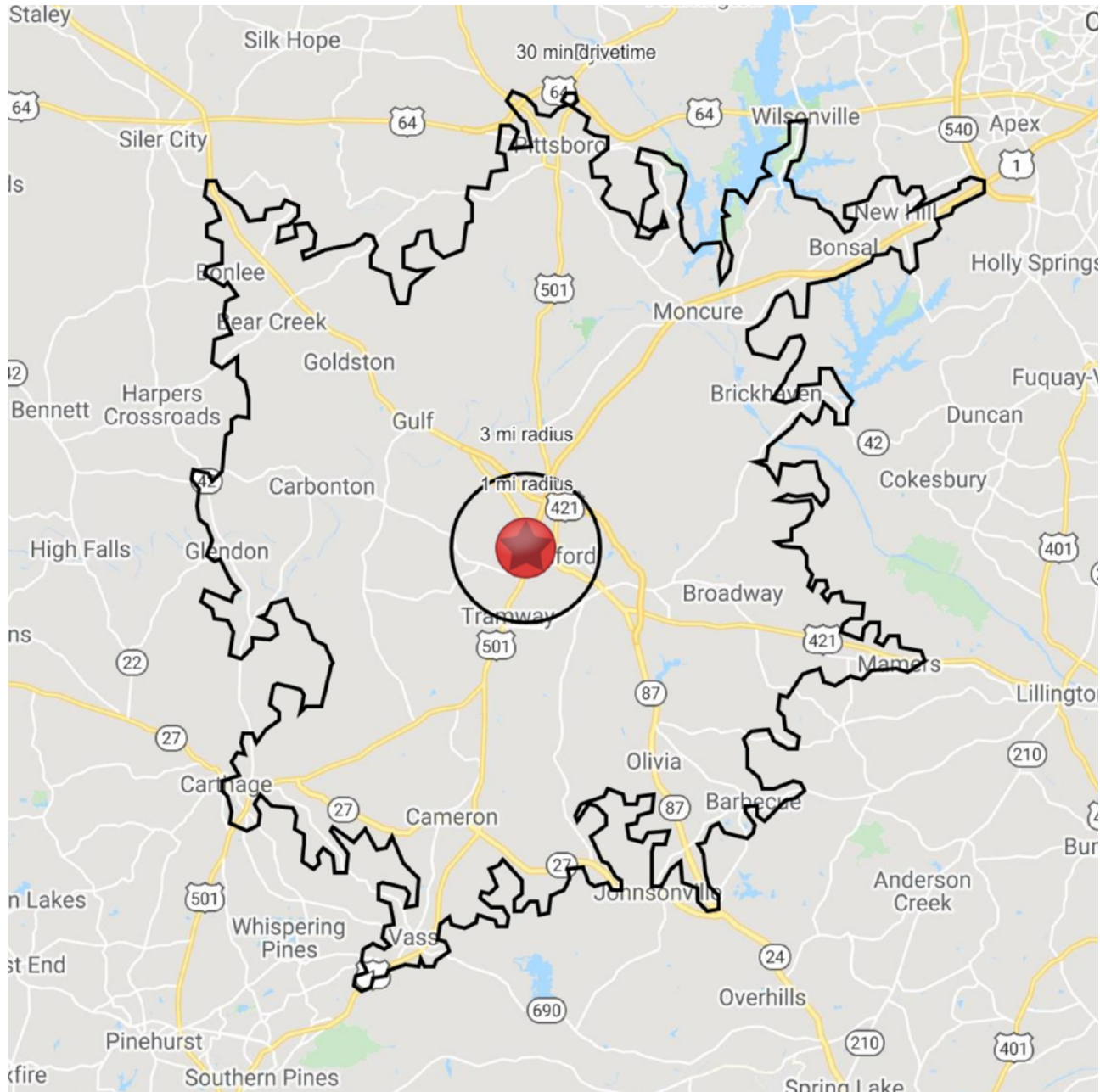
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RADIUS MAP



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