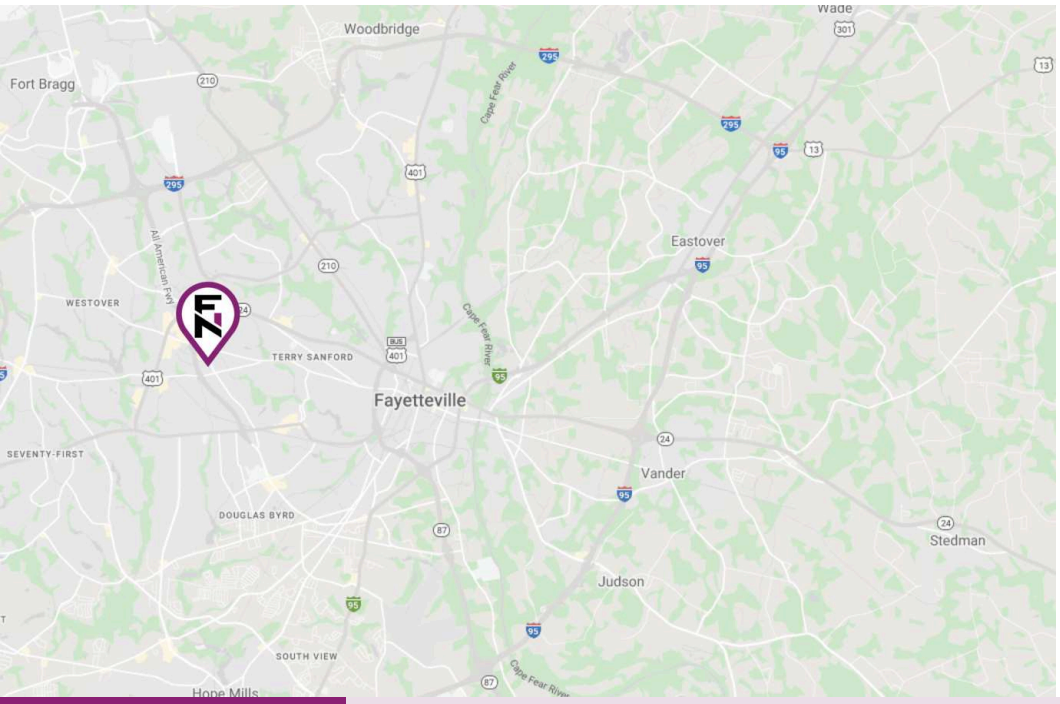
WESTWOOD SHOPPING CENTER

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.

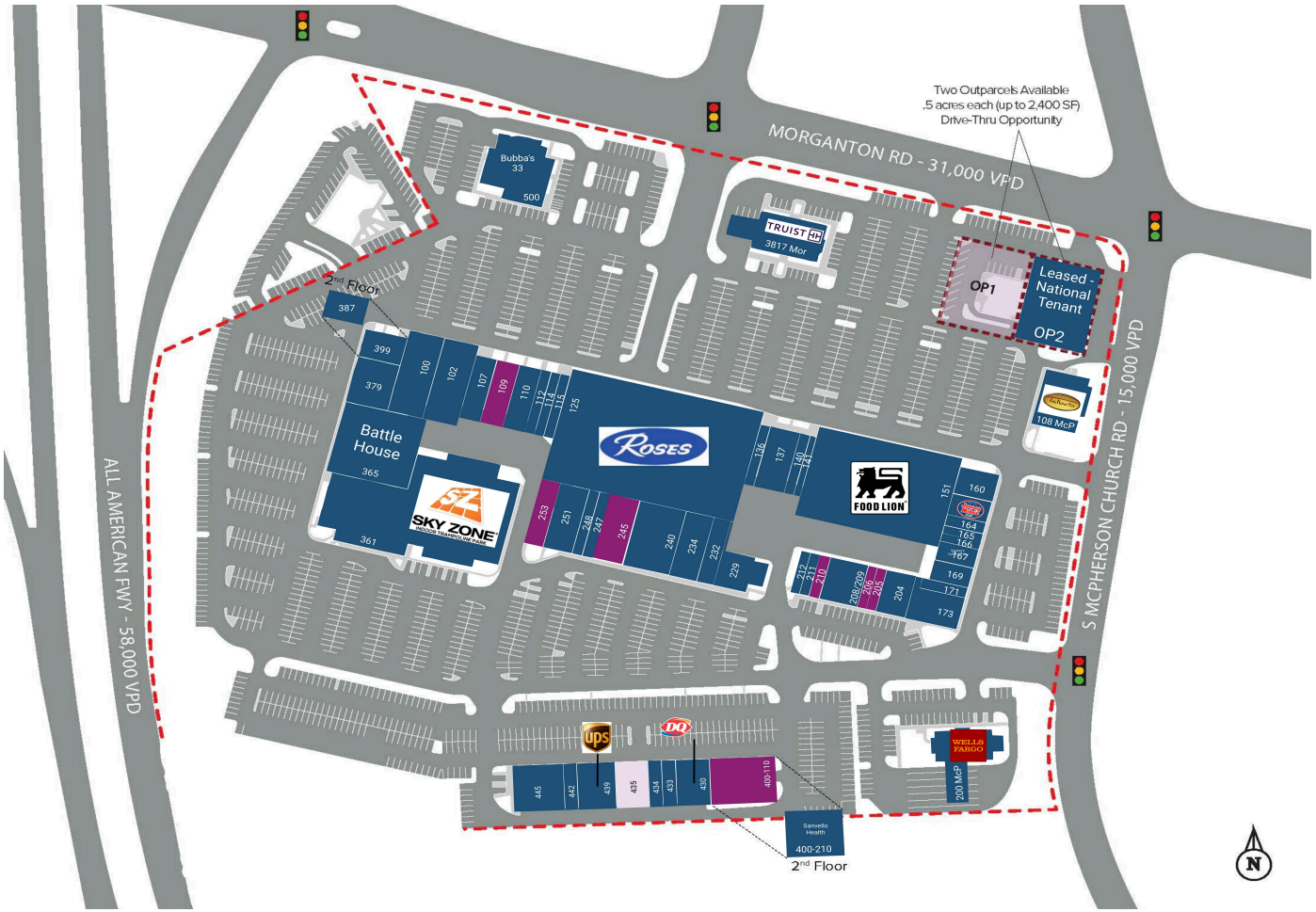
PROPERTY WEBSITE

Jeff Kellams | (856) 501-6735 | jkellams@fnrpusa.com

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AVAILABLE | AVAILABLE SOON | LEASED | NAP (NOT A PART)

SUITE	TENANT NAME	SF
OP1	.5 Acres Outparcel (up to 2,400 SF) Drive-thru opportunity	
OP2	Leased - National Tenant	
100	Smoker's Box	3,959
102	Cumberland Co. ABC	7,917
107	Always Flowers	3,000
108 McP	Talbots	5,704
109	**Available**	**3,000**
110	Back Nine Golf	3,000
112	Custom Caps Express	2,000
114	Heritage Jewelers	2,000
115	Regional Finance	2,000
125	Roses	54,000
136	Bubble Tea Express	1,500
137	Ryu's Taekwondo	4,500
140	Kumon Center	2,434
141	Exclusive Kicks & Apparel	1,485
151	Food Lion	31,240
160	The Pilgrim	2,240
161	Jersey Mike's Subs	2,250
164	Speediprint	750
165	Speediprint	750
166	Westwood Cleaners	750
167	Sharkey's Cuts for Kids	1,500
169	Hong Kong Kitchen	1,500
171	Westwood Nails	937
173	MiCasita Mexican Restaurant	4,845
200 McP	Wells Fargo	5,235
204	QwikMed Pharmacy & Clinic	2,400
205	**Available**	**900**
206	**Available**	**900**
208/209	Girl Scouts	3,000
210	**Available**	**1,200**
211	Blue Store Fayetteville	1,200
212	Edward D. Jones	900
229	Clean Eatz	4,528
232	Kidz Kastle	2,726
234	Gracefully Fit	4,230
240	S&J Gospel Shop	5,171
245	**Available**	**4,700**
247	Ultra Tan	1,880
248	Vietnam Kitchen	1,880
251	Sushi Court	3,231
253	**Available**	**2,838**
361	Sky Zone Trampoline Park	40,440
365	Battle House	14,380
379	Ashby's Menswear	3,600

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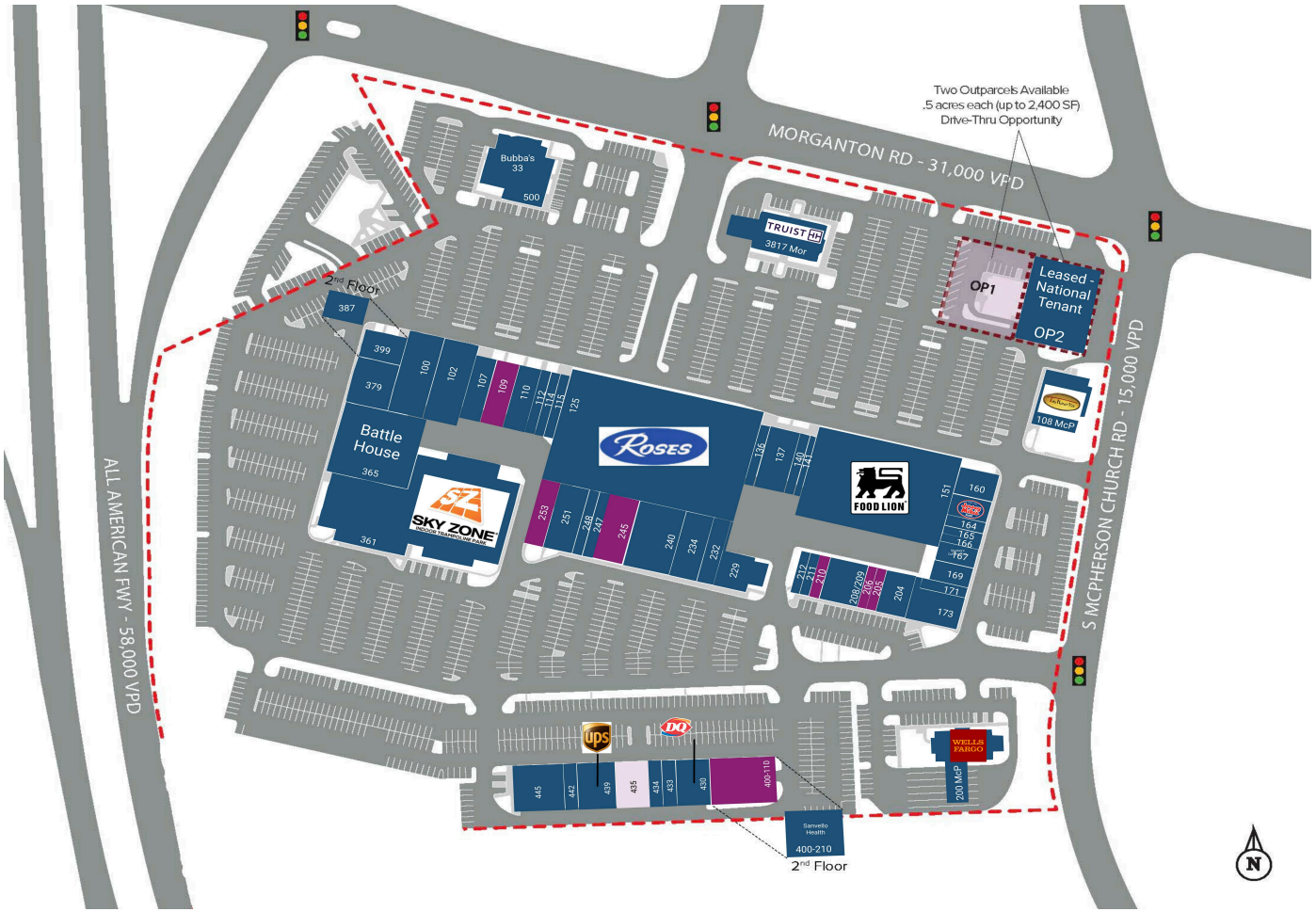
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SUITE	TENANT NAME	SF
387	NC National Guard	3,139
399	Metronet	3,760
400-110	**Available**	**6,403**
400-210	Sanvello Health	6,067
430	Dairy Queen	1,932
433	Marilyn's Beauty Salon	1,200
434	Kid Create Art Studio	1,200
435	**Total Cigar**	**2,349**
439	The UPS Store	4,800
442	Earthhouse Juices	900
445	Tasty Crab	4,728
500	Bubba's 33	8,633
3817 Mor	Truist Bank	10,575

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