



SIZE

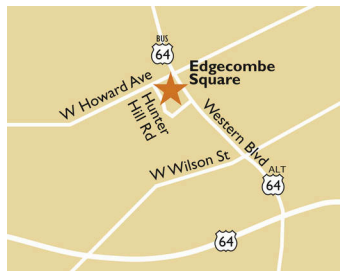
81,070 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
4,687	13,467	16,985
Households		
1,891	5,289	6,564
Median HH Income (\$)		
39,908	41,424	44,156

MAJOR TENANT(S)

Food Lion
Hibbett Sports



LOCATION

1102 Western Boulevard | Tarboro, NC 27886

PROPERTY HIGHLIGHTS

- Anchored by Food Lion, Hibbett Sports and Farmers Furniture
- Located in Tarboro's major retail corridor on U.S. 64 in the center of a rapidly growing region around the Rocky Mount, North Carolina, MSA
- Population exceeds 16,900 within a five-mile radius with an average household income over \$60,700

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



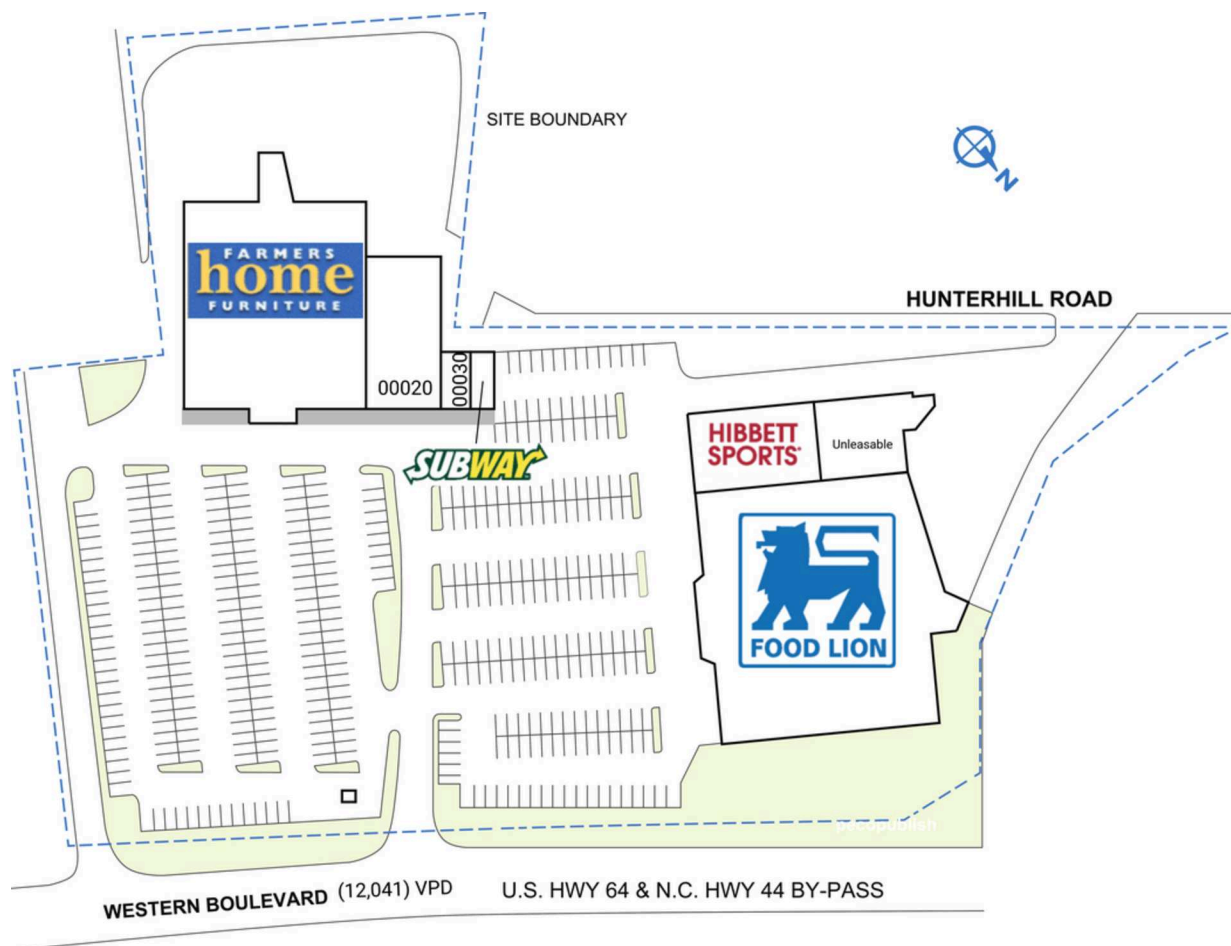
EDGECOMBE SQUARE

1102 Western Boulevard | Tarboro, NC 27886

SPACE	TENANT	SQ. FT.
OUT1	Heritage Bank	
00010	Farmers Home Furniture	25,000 SF
00020	B & G Fitness	8,450 SF
00030	No 1 Chinese Restaurant	1,250 SF
00040	Subway	1,000 SF
00050	Hibbett Sports	7,370 SF
00060	Food Lion	38,000 SF
TOTAL SQ. FT.		81,070

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



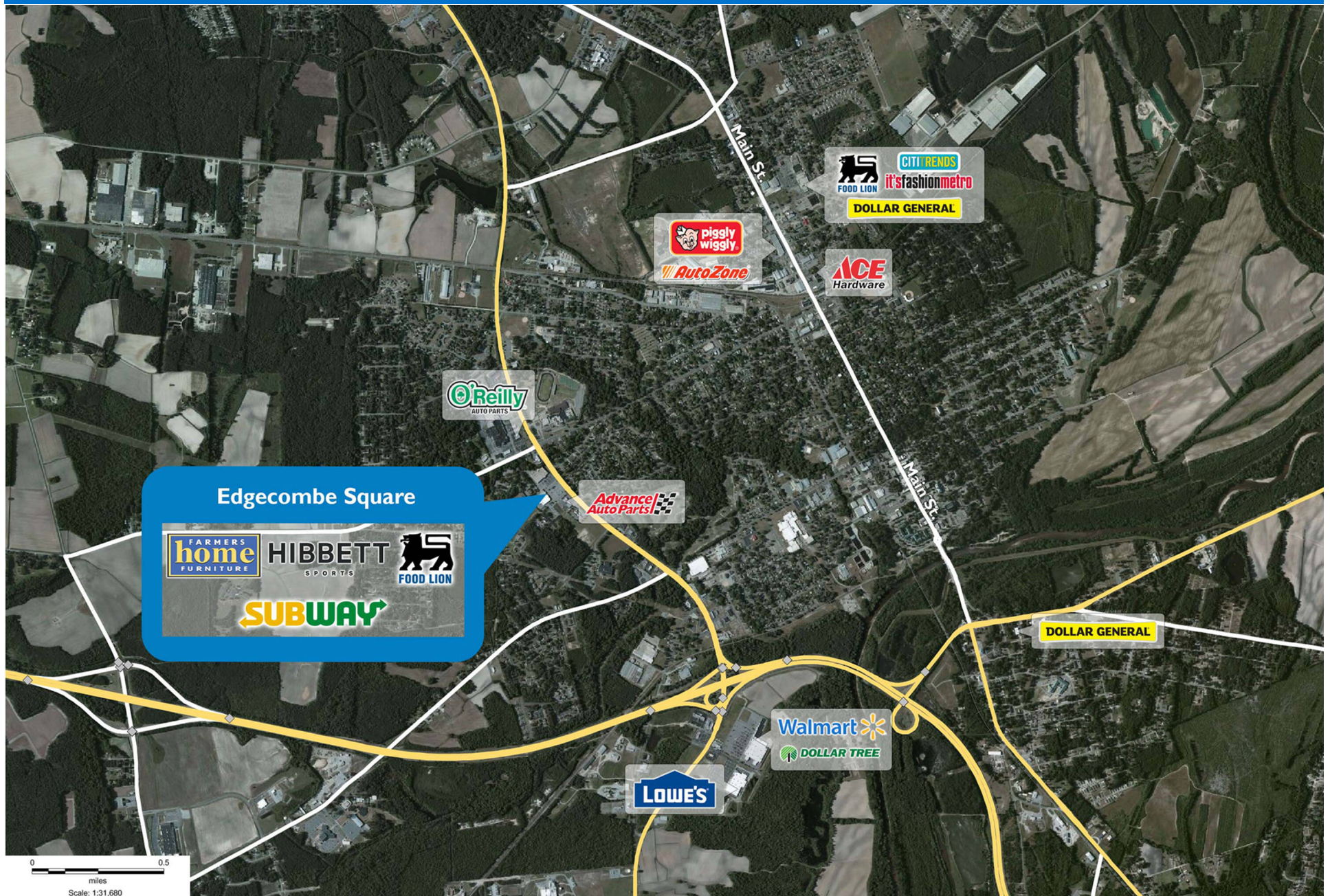
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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Edgecombe Square Tarboro, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	4,687	13,467	16,985
	2027 Projected Population	4,637	13,314	16,790
	2010 Census Population	4,895	14,086	17,798
	2000 Census Population	4,609	12,650	16,521
	1990 Census Population	4,377	14,478	18,291
	Historical Annual Growth 1990 to 2000	0.52%	-1.34%	-1.01%
	Historical Annual Growth 2000 to 2010	0.60%	1.08%	0.75%
	Estimated Annual Growth 2010 to 2022	-0.34%	-0.35%	-0.37%
	Projected Annual Growth 2022 to 2027	-0.21%	-0.23%	-0.23%
	Median Age	43.6	40.3	40.4
Households	Q2 2022 Estimated Households	1,891	5,289	6,564
	2027 Projected Households	1,867	5,223	6,482
	2010 Census Households	1,987	5,543	6,890
	2000 Census Households	1,867	4,899	6,226
	1990 Census Households	1,831	5,485	6,742
	Historical Annual Growth 1990 to 2000	0.19%	-1.12%	-0.79%
	Historical Annual Growth 2000 to 2010	0.63%	1.24%	1.02%
	Estimated Annual Growth 2010 to 2022	-0.39%	-0.37%	-0.38%
	Projected Annual Growth 2022 to 2027	-0.26%	-0.25%	-0.25%
	Population per Household	2.18	2.41	2.47
Population by Race	White	52.6%	39.9%	39.7%
	Black or African American	42.7%	52.8%	51.1%
	Asian & Pacific Islander	0.3%	0.3%	0.2%
	Other Races	1.3%	1.2%	1.4%
	Hispanic Population	3.0%	5.9%	7.5%
Income	Average Household Income	\$54,316	\$58,510	\$60,754
	Median Household Income	\$39,908	\$41,424	\$44,156
	Per Capita Income	\$25,089	\$24,443	\$24,722
Education (Age 25+)	Elementary	3.0%	5.4%	6.4%
	Some High School	11.3%	9.8%	9.6%
	High School Graduate	32.6%	36.4%	37.1%
	Some College	19.9%	19.1%	19.0%
	Associates Degree Only	7.8%	6.5%	7.0%
	Bachelors Degree Only	16.4%	15.5%	14.4%
	Graduate Degree	9.1%	7.3%	6.6%
Business	Number of Businesses	105	389	431
	Total Number of Employees	2,382	8,708	9,672
	Employees per Business	22.61	22.39	22.45
	Residential Population per Business	44.49	34.62	39.43

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