

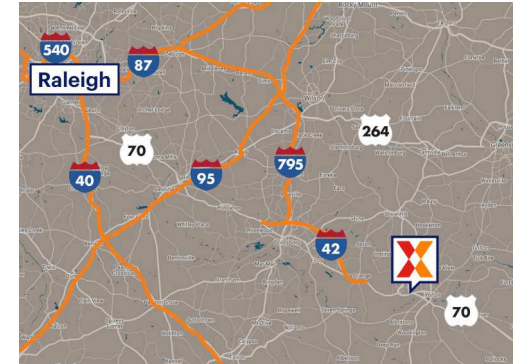


Kinston Pointe

Kinston, NC

35.2621, -77.6445
4104 West Vernon Avenue | Kinston, NC 28504

Center Size: 250,580 SF



| Demographics | 3 Mile | 5 Mile | 7 Mile |
|--------------|----------|----------|----------|
| | 8,733 | 29,632 | 37,211 |
| | 3,561 | 12,381 | 15,464 |
| | \$69,355 | \$53,729 | \$53,997 |

Centrally located on Kinston's retail corridor between Goldsboro and New Bern

Walmart Super Center anchors the property and has a regional draw

Features a diverse mix of national retailers including Dollar Tree, Citi Trends, Aaron's & Sally Beauty Supply, drawing an estimated 7,200 visits/day and 2.6M+ visits/year

Excellent visibility on Hwy 70 and Vernon Ave from 27,000+ vehicles daily

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Available Space

| | |
|----|----------|
| 10 | 1,000 SF |
| 26 | 1,200 SF |

Pad Opportunities

| | |
|-------|--------|
| PAD A | 0 SF/0 |
|-------|--------|

Current Retailers

| | | |
|---------|-----------------------------|------------|
| N.A.P. | Hardee's | 0 SF |
| N.A.P.1 | Arby's | 0 SF |
| N.A.P.2 | Occupied | 0 SF |
| N.A.P.3 | Quickilube | 0 SF |
| 06 | Walmart Supercenter | 185,786 SF |
| 07 | Subway | 1,240 SF |
| 08 | A & T Vape | 750 SF |
| 09 | All Cellular | 750 SF |
| 11 | A To Z Cellular | 1,000 SF |
| 12 | GameStop | 2,000 SF |
| 13 | Lendmark Financial Services | 1,900 SF |
| 15 | Dollar Tree | 25,000 SF |
| 17 | Golden China Buffet | 3,600 SF |
| 18 | SHOE DEPT. | 4,800 SF |
| 20 | Citi Trends | 10,357 SF |
| 21 | Aaron's | 6,697 SF |
| 22 | K&A Tobacco Shop | 900 SF |
| 23 | Cricket | 900 SF |
| 24 | Sally Beauty Supply | 1,500 SF |
| 25 | H&R Block | 1,200 SF |

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