



SIZE

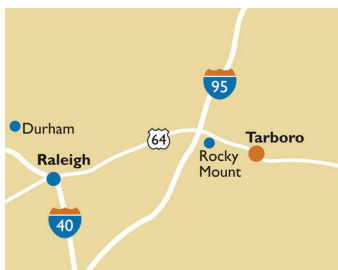
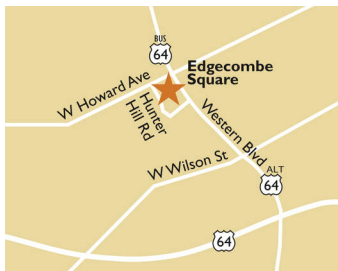
81,070 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
4,697	12,610	16,014
Households		
2,020	5,247	6,616
Median HH Income (\$)		
46,286	46,443	48,079

MAJOR TENANT(S)

Food Lion
Hibbett Sports



LOCATION

1102 Western Boulevard | Tarboro, NC 27886

PROPERTY HIGHLIGHTS

- Anchored by Food Lion, Hibbett Sports, and Farmers Home 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 16,000 within a five-mile radius with an average household income over \$67,200

LEASING CONTACT

Mark Porter
Mobile (803) 338-6004
mporter@phillipsedison.com

MORE INFO

www.phillipsedison.com



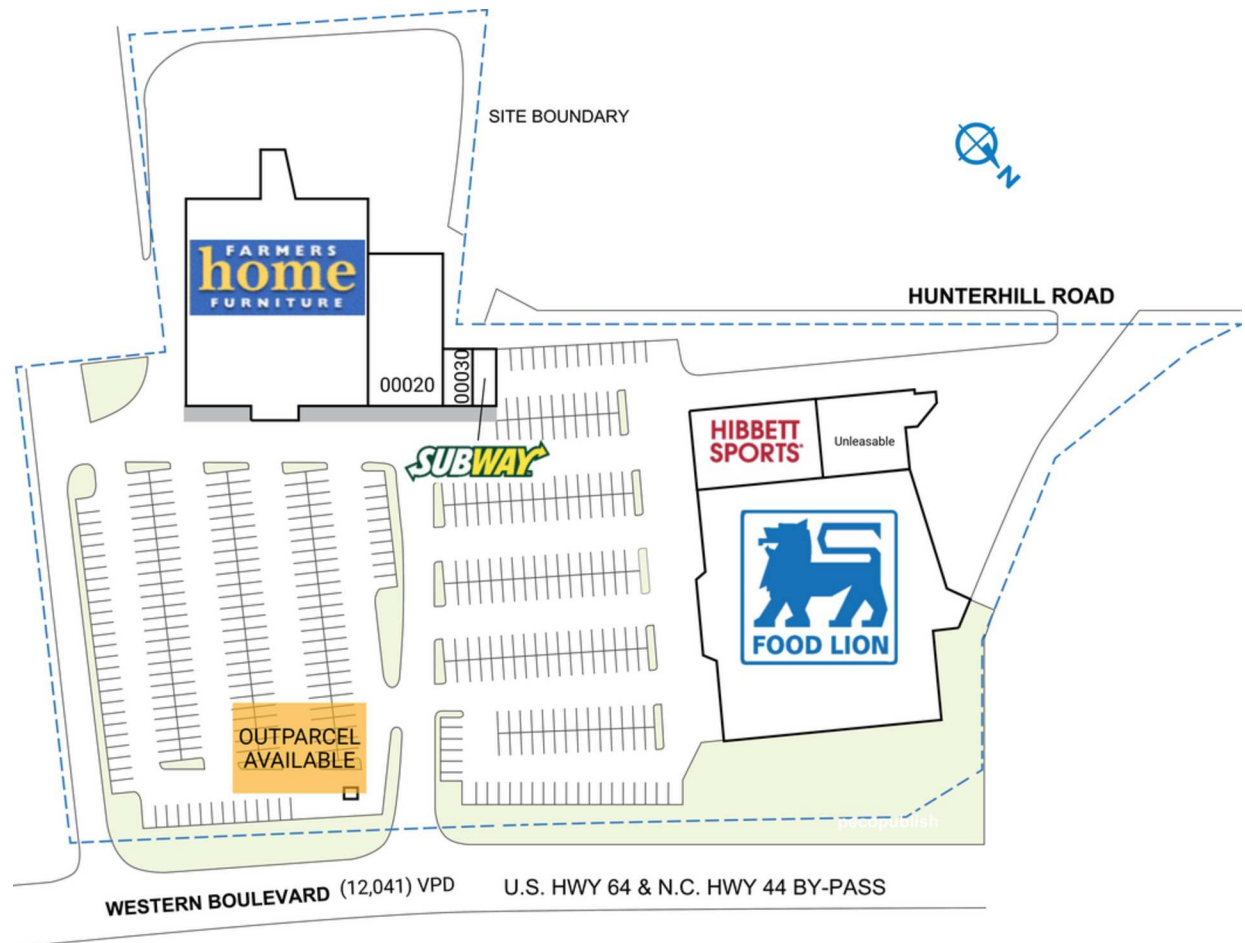
EDGECOMBE SQUARE

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	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

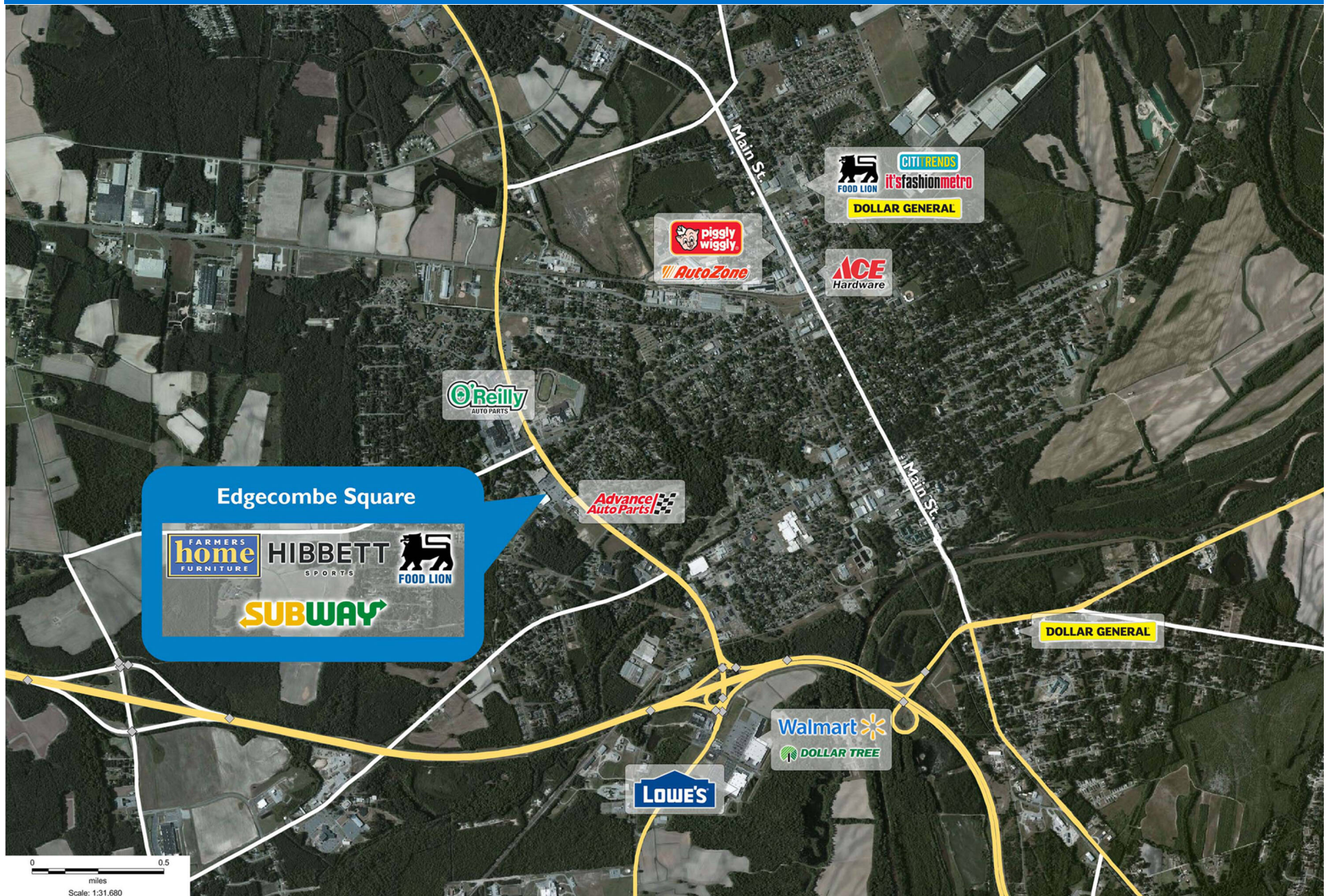
EDGECOMBE SQUARE

1102 Western Boulevard | Tarboro, NC 27886



EDGECOMBE SQUARE

1102 Western Boulevard | Tarboro, NC 27886



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 35.897474

Longitude: -77.558325

Edgecombe Square Tarboro, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	4,697	12,610	16,014
	2028 Projected Population	4,648	12,469	15,838
	2010 Census Population	4,818	14,048	18,086
	2000 Census Population	4,552	12,727	16,812
	1990 Census Population	4,368	14,595	18,525
	Historical Annual Growth 1990 to 2000	0.41%	-1.36%	-0.97%
	Historical Annual Growth 2000 to 2010	0.57%	0.99%	0.73%
	Estimated Annual Growth 2010 to 2023	-0.19%	-0.78%	-0.88%
	Projected Annual Growth 2023 to 2028	-0.21%	-0.23%	-0.22%
	Median Age	47.7	44.8	44.8
Households	Q4 2023 Estimated Households	2,020	5,247	6,616
	2028 Projected Households	1,997	5,185	6,539
	2010 Census Households	1,958	5,517	6,993
	2000 Census Households	1,850	4,892	6,322
	1990 Census Households	1,781	5,468	6,791
	Historical Annual Growth 1990 to 2000	0.38%	-1.11%	-0.71%
	Historical Annual Growth 2000 to 2010	0.57%	1.21%	1.01%
	Estimated Annual Growth 2010 to 2023	0.23%	-0.36%	-0.40%
	Projected Annual Growth 2023 to 2028	-0.22%	-0.24%	-0.23%
	Population per Household	2.12	2.29	2.33
Population by Race	White	50.9%	38.9%	39.1%
	Black or African American	43.8%	51.2%	49.4%
	Asian & Pacific Islander	0.3%	0.3%	0.2%
	Other Races	2.6%	2.7%	2.8%
	Hispanic Population	2.4%	6.9%	8.5%
Income	Average Household Income	\$65,366	\$65,266	\$67,204
	Median Household Income	\$46,286	\$46,443	\$48,079
	Per Capita Income	\$30,425	\$28,338	\$28,709
Education (Age 25+)	Elementary	1.6%	4.7%	5.6%
	Some High School	9.5%	9.3%	9.6%
	High School Graduate	30.6%	33.9%	34.9%
	Some College	22.4%	21.5%	21.1%
	Associates Degree Only	8.2%	6.9%	7.3%
	Bachelors Degree Only	18.5%	15.9%	14.7%
	Graduate Degree	9.3%	7.8%	6.8%
Business	Number of Businesses	145	471	534
	Total Number of Employees	2,328	7,624	8,640
	Employees per Business	16.09	16.19	16.18
	Residential Population per Business	32.46	26.77	30.00

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