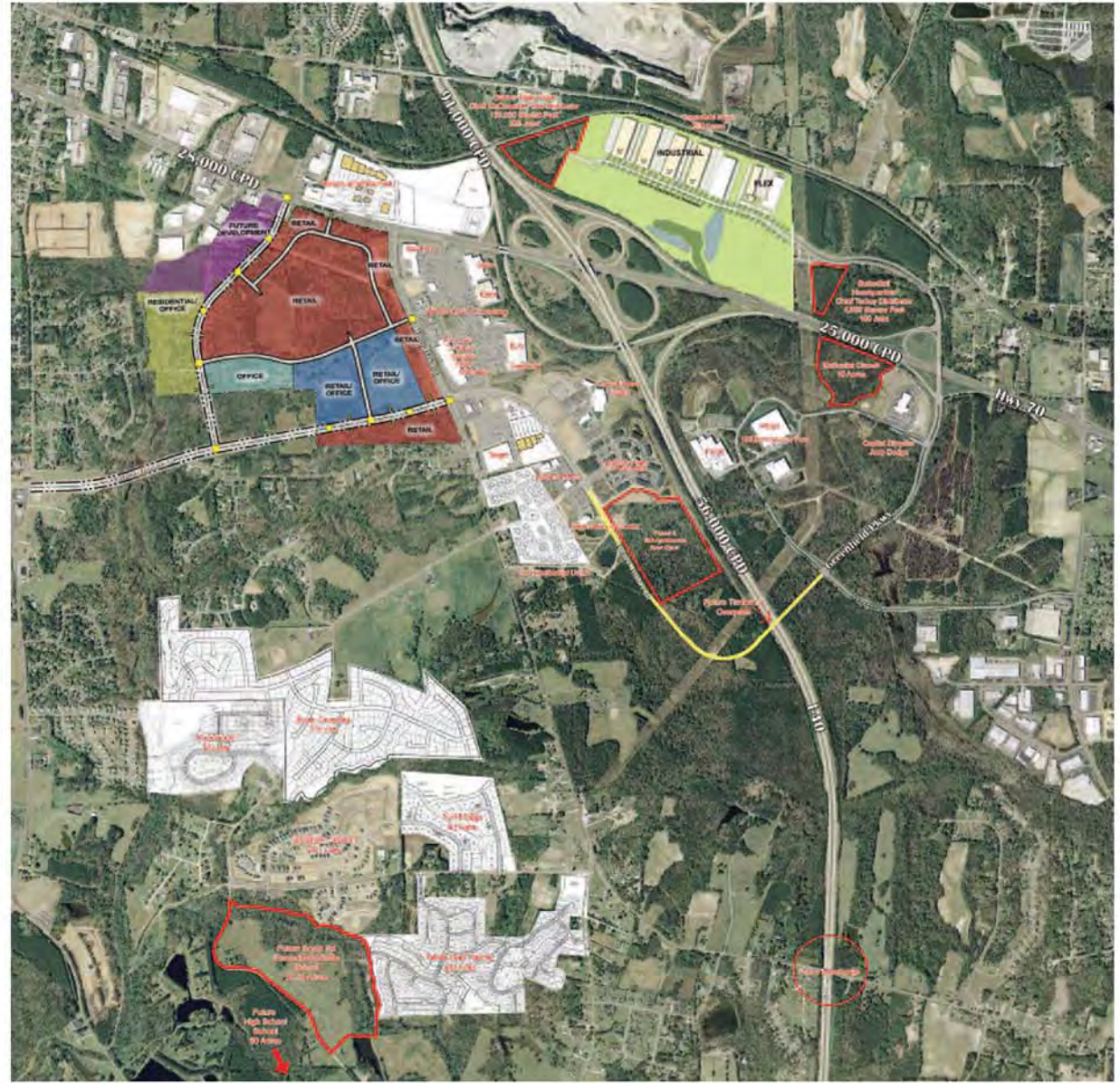


SER of US Hwy 70 & White Oak Rd.

Rate: \$30.00 per Sq.Ft. -Size: 6,500 & 28,000 Sq. Ft.

Demographics	1 mile	3 mile	Trade Area
Est. Population (2009)	72,626	154,945	379,741
Est. Daytime Population/ Employees (2009)	21,544	76,918	99,877
Est. Avg. HH Income (2009)	\$59,867	\$57,146	\$50,874

Traffic Counts
Pineville-Matthews Rd W (Hwy 51): +/- 44,000 cars per day (2006)
Pineville-Matthews Rd E (Hwy 51): +/- 50,000 cars per day (2006)
Interstate 485: +/- 119,000 cars per day (2008)



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends upon tax and other factors which should be evaluated by you, your tax, financial, and/or legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the stability of the property for your needs.

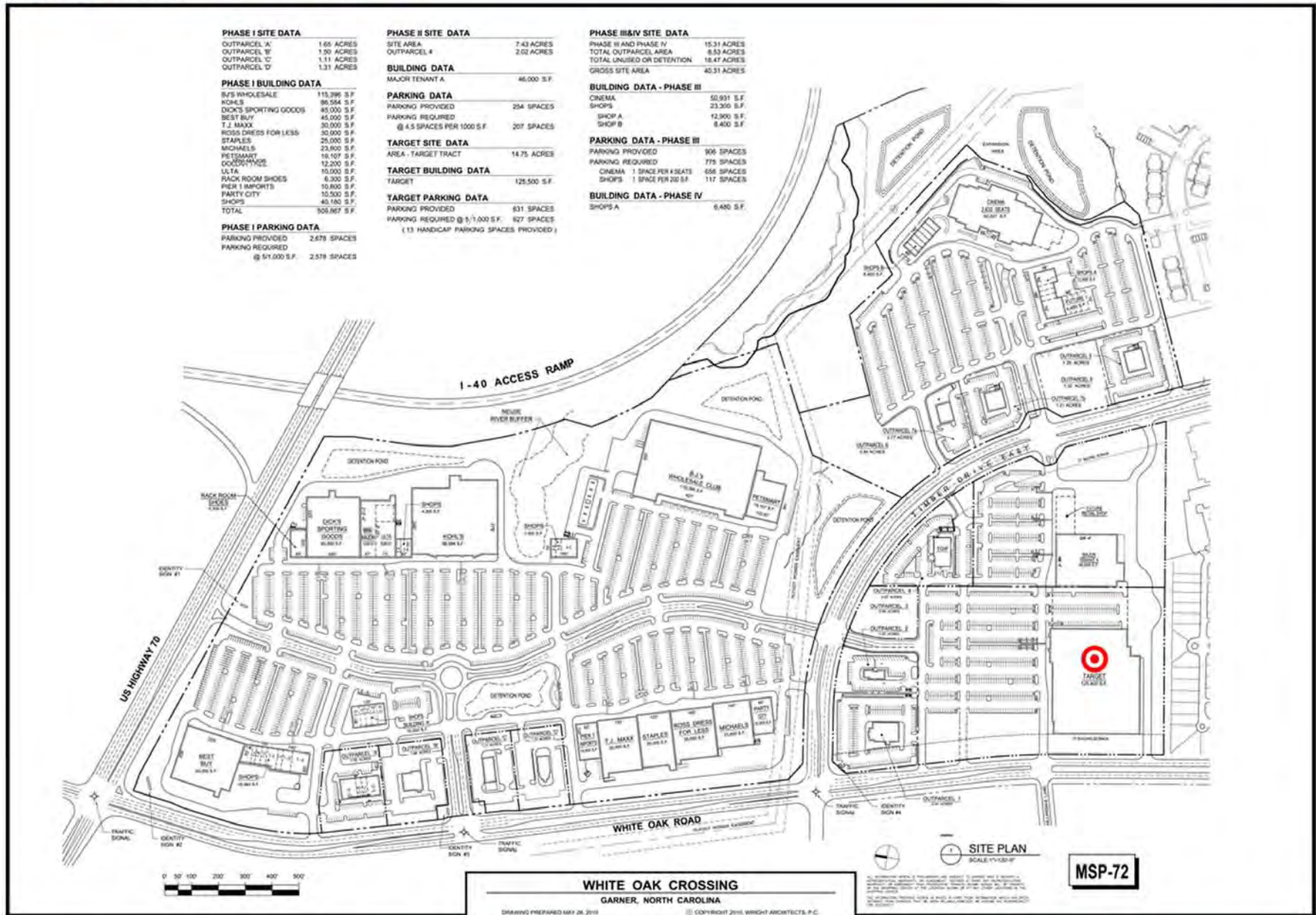
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Site Information

Size: 6,500 & 28,000 Sq. Ft. Lease Terms: 10 years NNN Charges: \$3.50/Sq. Ft.



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