



Wilkes Mall is located on U.S. Highway 421 and Curtis Bridge Blvd., in Wilkesboro, North Carolina, and having access to State Rts. 268 and 18. Wilkes has a GLA of 362,000 square feet with four major department stores: Roses, Brendles, J.C. Penney and Belk's. The concourse of the mall is designed to resemble a modern day "Main Street".

Wilkes Mall draws traffic from a six county area. The strength of the market is reinforced by the nature of employment in Wilkesboro: commercial, governmental and cultural. Wilkes Mall is the only enclosed mall within the trade area.

Wilkesboro, North Carolina is located approximately 50 miles west of Winston-Salem. 48 percent of the employment in Wilkesboro is in manufacturing. Holly Farms, Lowes Companies, Gardner Mirror and Ithaca Industries are all local firms. Low unemployment of 3 percent adds strength and stability to the economic growth and health of the region. Wilkesboro is one of the oldest counties in northwestern North Carolina.



CENTER

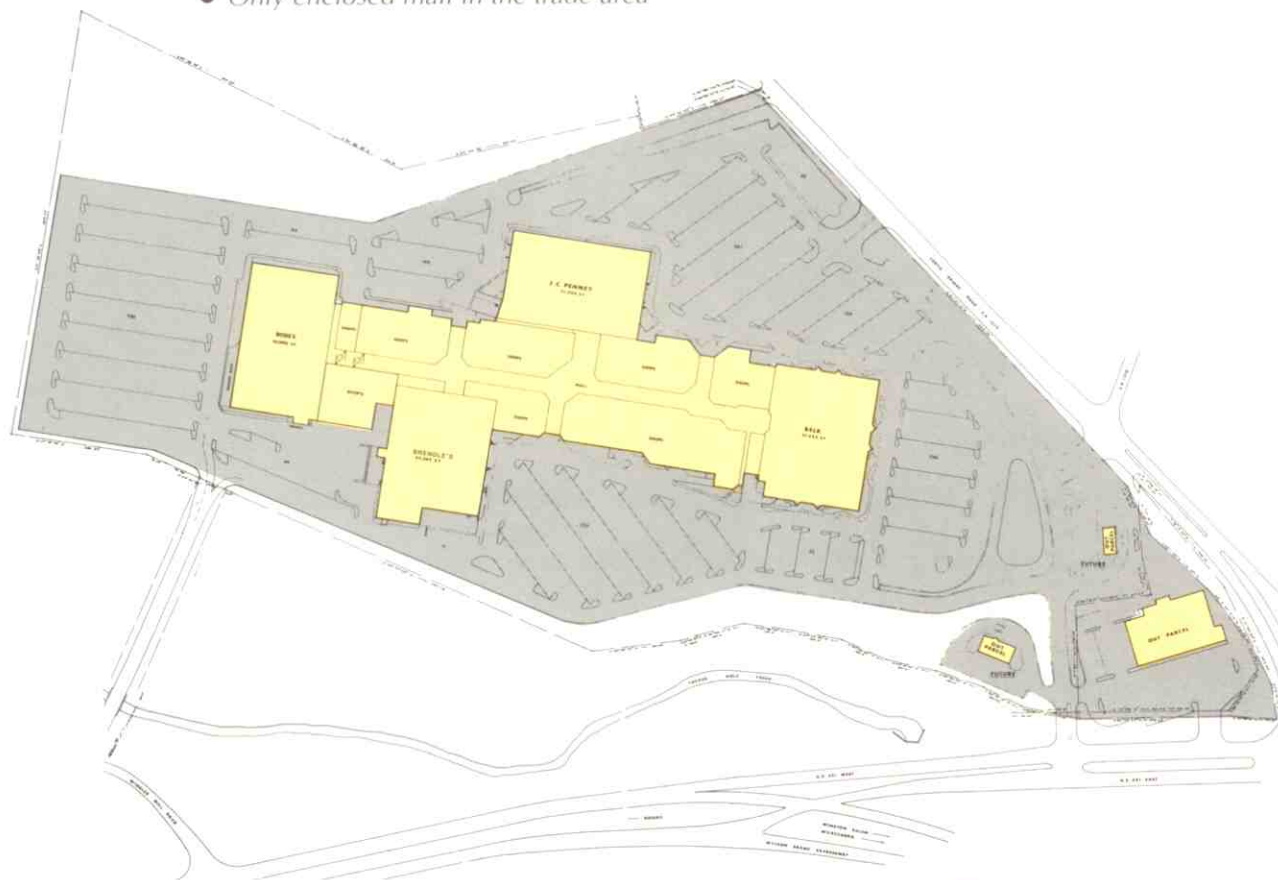
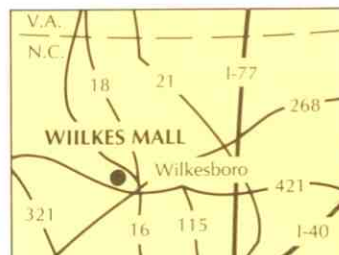
- GLA: 362,000 sf
- Belk's: 57,434 sf
- J.C. Penney: 51,324 sf
- Roses: 56,965 sf
- Brendles: 53,362 sf

LOCALE

- U.S. Highway 421 and Curtis Bridge Blvd.
- Convenient access to State Rts. 268 and 18
- Located in the northwest region of North Carolina

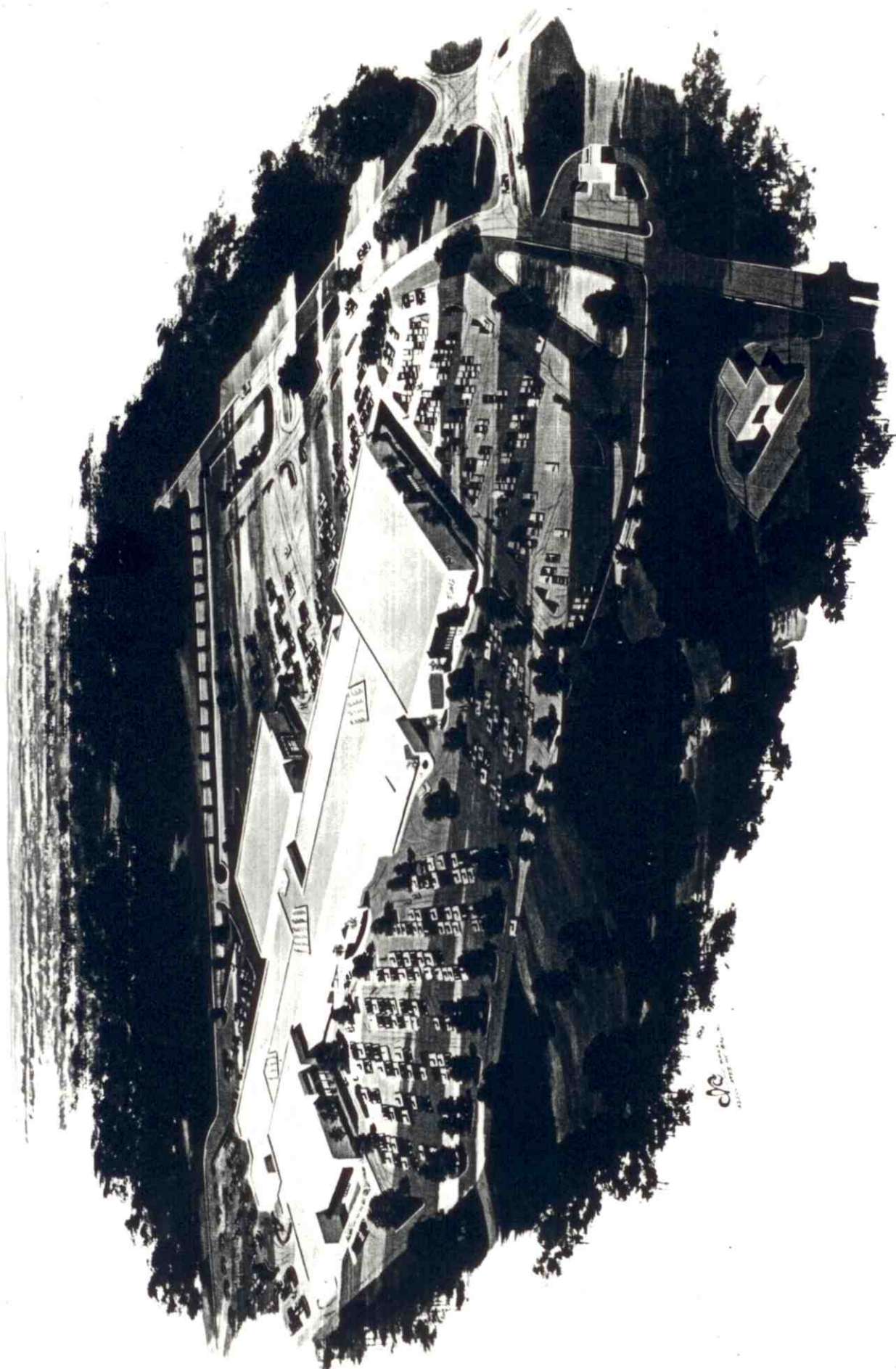
DEMOGRAPHICS

- Population: 99,769
- Average Family Income: \$31,720
- Only enclosed mall in the trade area

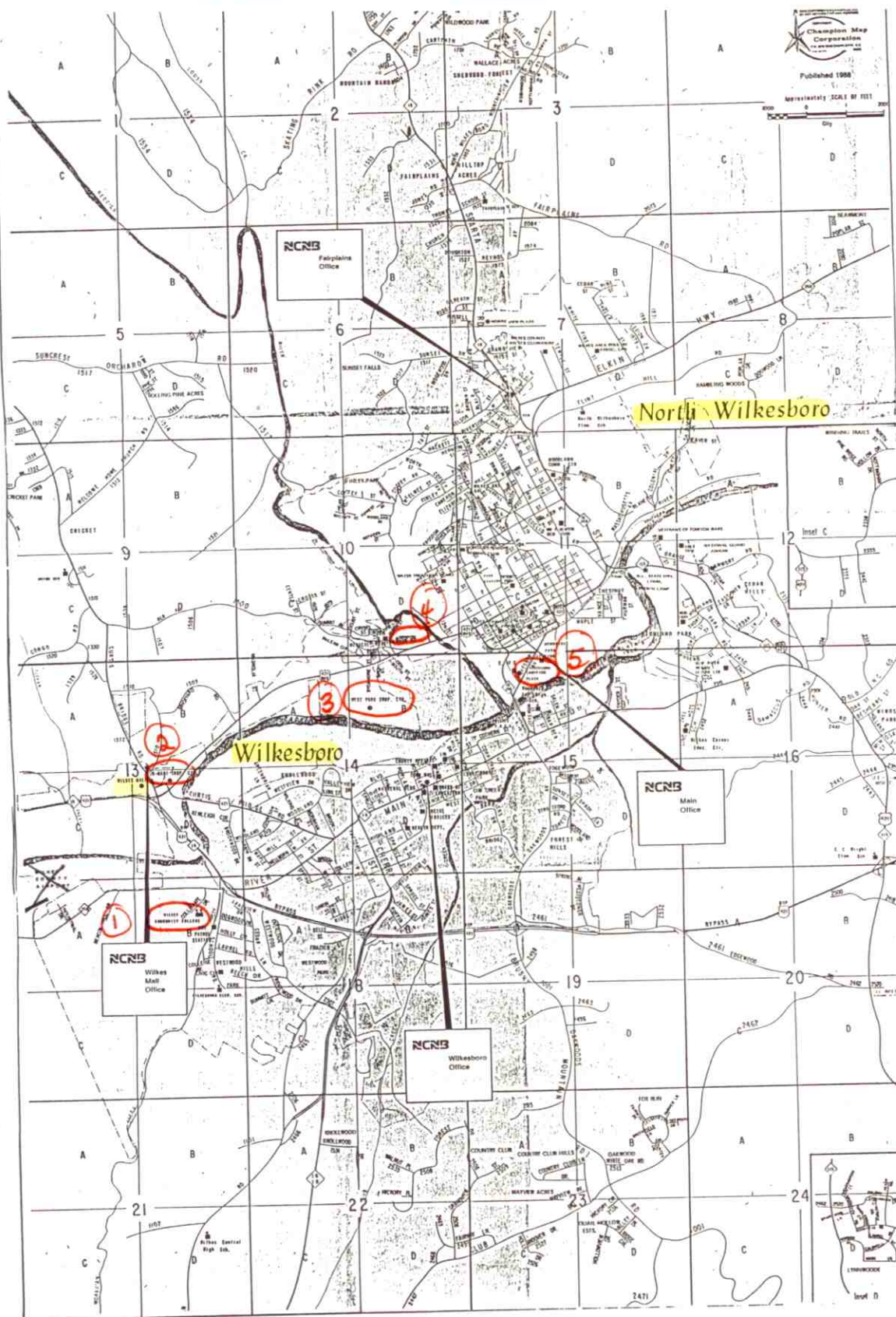



FIRST UNION
 Management Inc.
 55 Public Square • Suite 1910
 Cleveland, Ohio 44113
 216/781-4030





83% occurs as of 3-1-91



100 ft.	100	100 ft.	100
200 ft.	200	200 ft.	200
300 ft.	300	300 ft.	300
400 ft.	400	400 ft.	400
500 ft.	500	500 ft.	500
600 ft.	600	600 ft.	600
700 ft.	700	700 ft.	700
800 ft.	800	800 ft.	800
900 ft.	900	900 ft.	900
1000 ft.	1000	1000 ft.	1000
1100 ft.	1100	1100 ft.	1100
1200 ft.	1200	1200 ft.	1200
1300 ft.	1300	1300 ft.	1300
1400 ft.	1400	1400 ft.	1400
1500 ft.	1500	1500 ft.	1500
1600 ft.	1600	1600 ft.	1600
1700 ft.	1700	1700 ft.	1700
1800 ft.	1800	1800 ft.	1800
1900 ft.	1900	1900 ft.	1900
2000 ft.	2000	2000 ft.	2000
2100 ft.	2100	2100 ft.	2100
2200 ft.	2200	2200 ft.	2200
2300 ft.	2300	2300 ft.	2300
2400 ft.	2400	2400 ft.	2400
2500 ft.	2500	2500 ft.	2500
2600 ft.	2600	2600 ft.	2600
2700 ft.	2700	2700 ft.	2700
2800 ft.	2800	2800 ft.	2800
2900 ft.	2900	2900 ft.	2900
3000 ft.	3000	3000 ft.	3000
3100 ft.	3100	3100 ft.	3100
3200 ft.	3200	3200 ft.	3200
3300 ft.	3300	3300 ft.	3300
3400 ft.	3400	3400 ft.	3400
3500 ft.	3500	3500 ft.	3500
3600 ft.	3600	3600 ft.	3600
3700 ft.	3700	3700 ft.	3700
3800 ft.	3800	3800 ft.	3800
3900 ft.	3900	3900 ft.	3900
4000 ft.	4000	4000 ft.	4000
4100 ft.	4100	4100 ft.	4100
4200 ft.	4200	4200 ft.	4200
4300 ft.	4300	4300 ft.	4300
4400 ft.	4400	4400 ft.	4400
4500 ft.	4500	4500 ft.	4500
4600 ft.	4600	4600 ft.	4600
4700 ft.	4700	4700 ft.	4700
4800 ft.	4800	4800 ft.	4800
4900 ft.	4900	4900 ft.	4900
5000 ft.	5000	5000 ft.	5000

1. Wilkes Community College
2. H-Mart Shopping Center
3. Trust Park
4. Hospital (Wilkes Regional Medical Cntr.)
5. Midtown Plaza

