



**COMING SOON  
ALDI AND LIDL**

**RETAIL PROPERTY FOR LEASE**

# TANGLEWOOD PAVILIONS

3850 CONLON WAY, ELIZABETH CITY, NC 27909



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## PROPERTY OVERVIEW



### OFFERING SUMMARY

<b>Available SF:</b>	1,647 - 7,214 SF
<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	150,000 SF

### AVAILABLE SPACES SF

Space 1	1,679 - 7,214 SF
Space 2	2,842 - 7,214 SF
Space 3	2,693 - 7,214 SF
Space 5	1,647 - 3,373 SF

### PROPERTY OVERVIEW

Tanglewood Pavilions is an approximately 150,000 square foot shopping center development opening late summer 2015. It is anchored by Hobby Lobby, TJ Maxx, Ross Dress for Less, Dollar Tree, and also includes Kay Jewelers, Rack Room Shoes, Cato Fashions, Sleepy's, AT&T, Regal Nails, and more. With its new-to-market retailers, Tanglewood Pavilions is the the retail center not just for Elizabeth City, but all of northeast North Carolina.

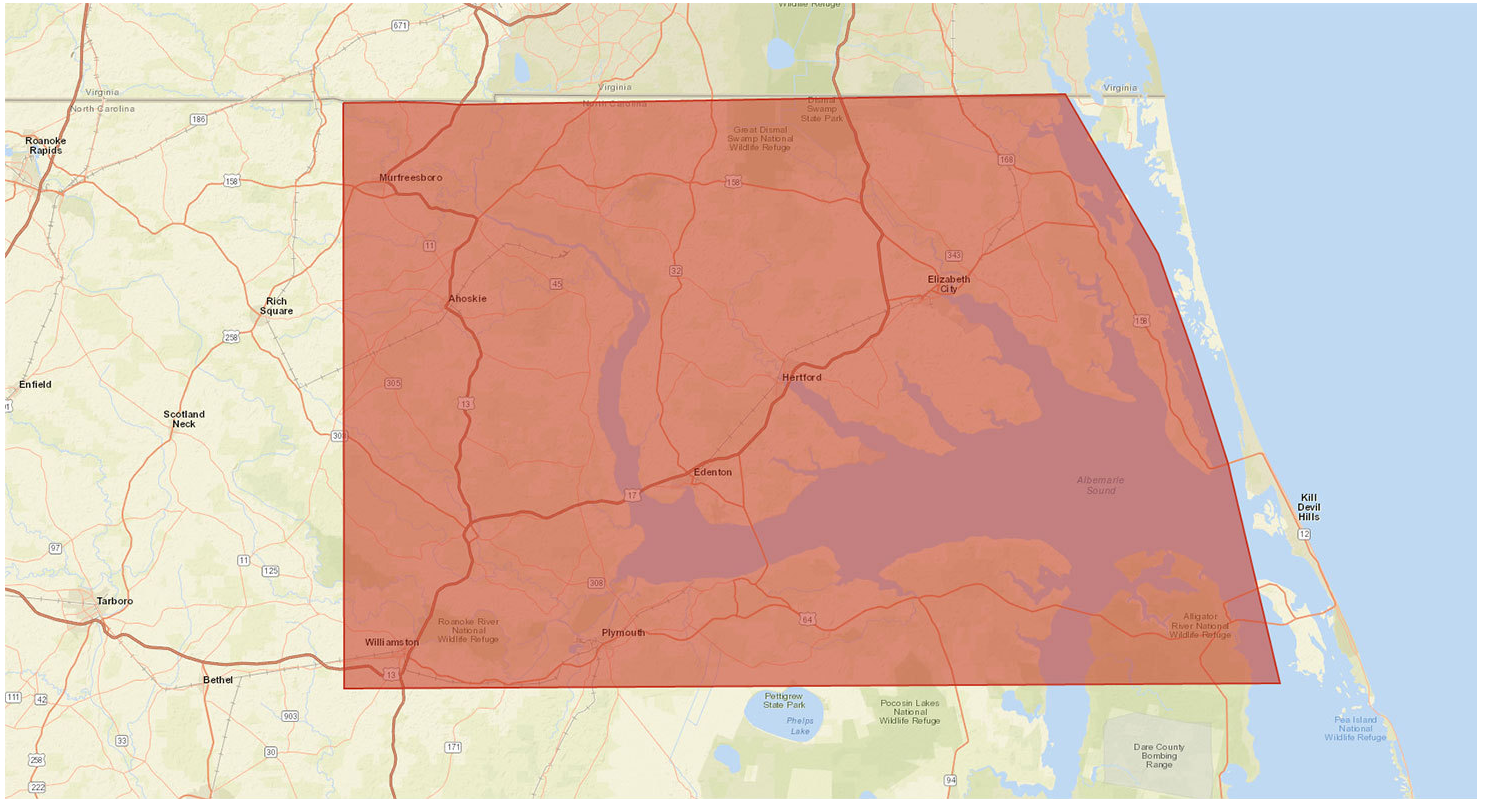
### PROPERTY HIGHLIGHTS

- Tanglewood Pavilions is located at the intersection of US Route 17 Bypass and Halstead Boulevard, adjacent to the existing 206,000 sf WalMart Supercenter. The four-way interchange offers easy access to Elizabeth City and the surrounding counties and communities for which Elizabeth City serves as hub, approximately 180,000 in all.
- Major employers include the United States Coast Guard, which maintains a major base with more than 100 buildings on 880 acres, and supporting more than 2,700 employees; Elizabeth City State University, with a student population of 2,340, and College of the Albemarle.

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## DEMOGRAPHIC POLYGON



### 2015 Summary

Population	184,202
Households	71,693
Families	49,372
Average Household Size	2.46
Owner Occupied Housing Units	49,440
Renter Occupied Housing Units	22,253
Median Age	42.2
Median Household Income	\$40,161
Average Household Income	\$53,792

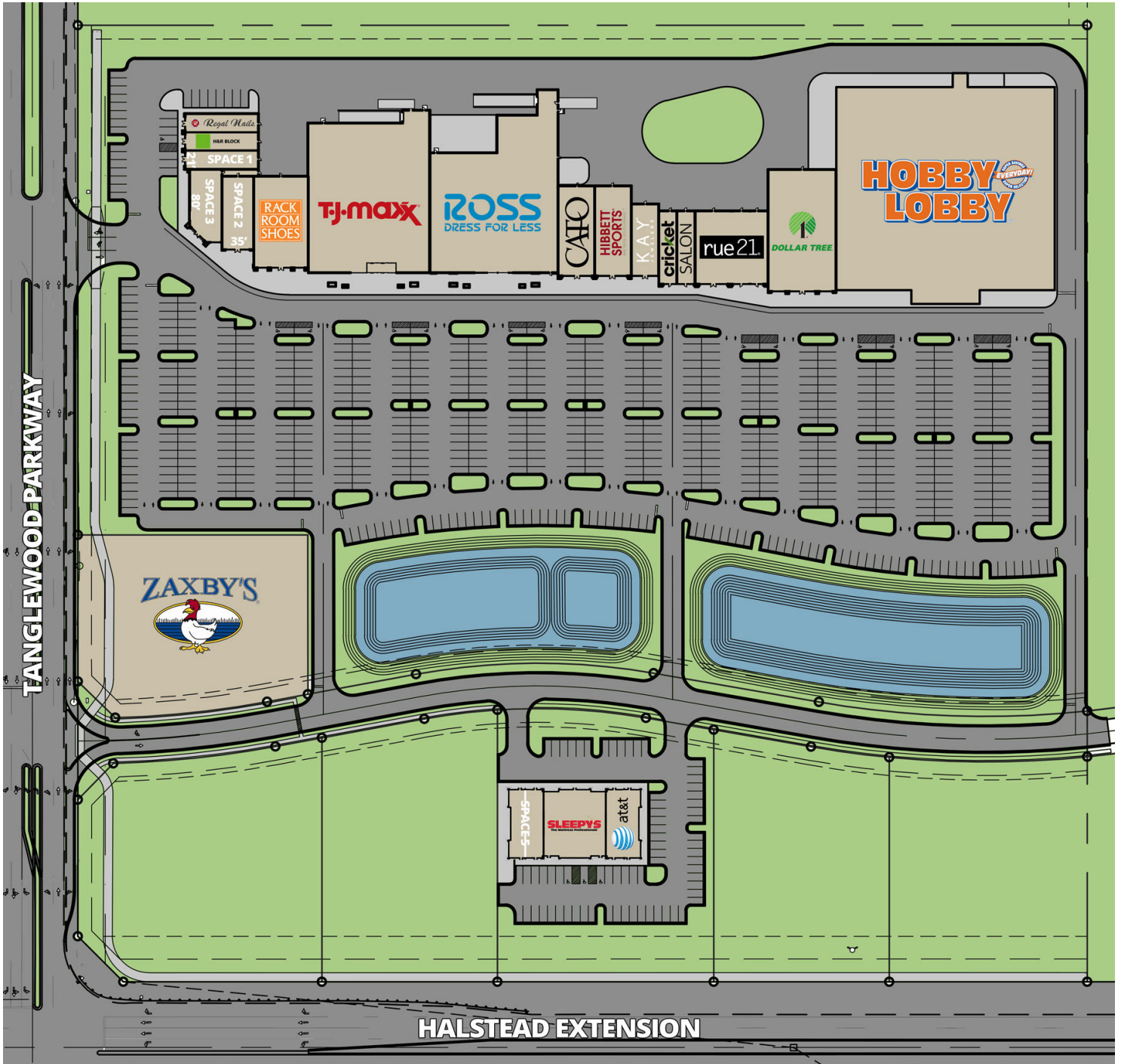
### 2015 Race and Ethnicity

	Number	Percent
White Alone	106,509	57.8%
Black Alone	68,066	37.0%
American Indian Alone	965	0.5%
Asian Alone	1,719	0.9%
Pacific Islander Alone	69	0.0%
Some Other Race Alone	3,193	1.7%
Two or More Races	3,680	2.0%
Hispanic Origin (Any Race)	6,611	3.6%

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SITE PLAN

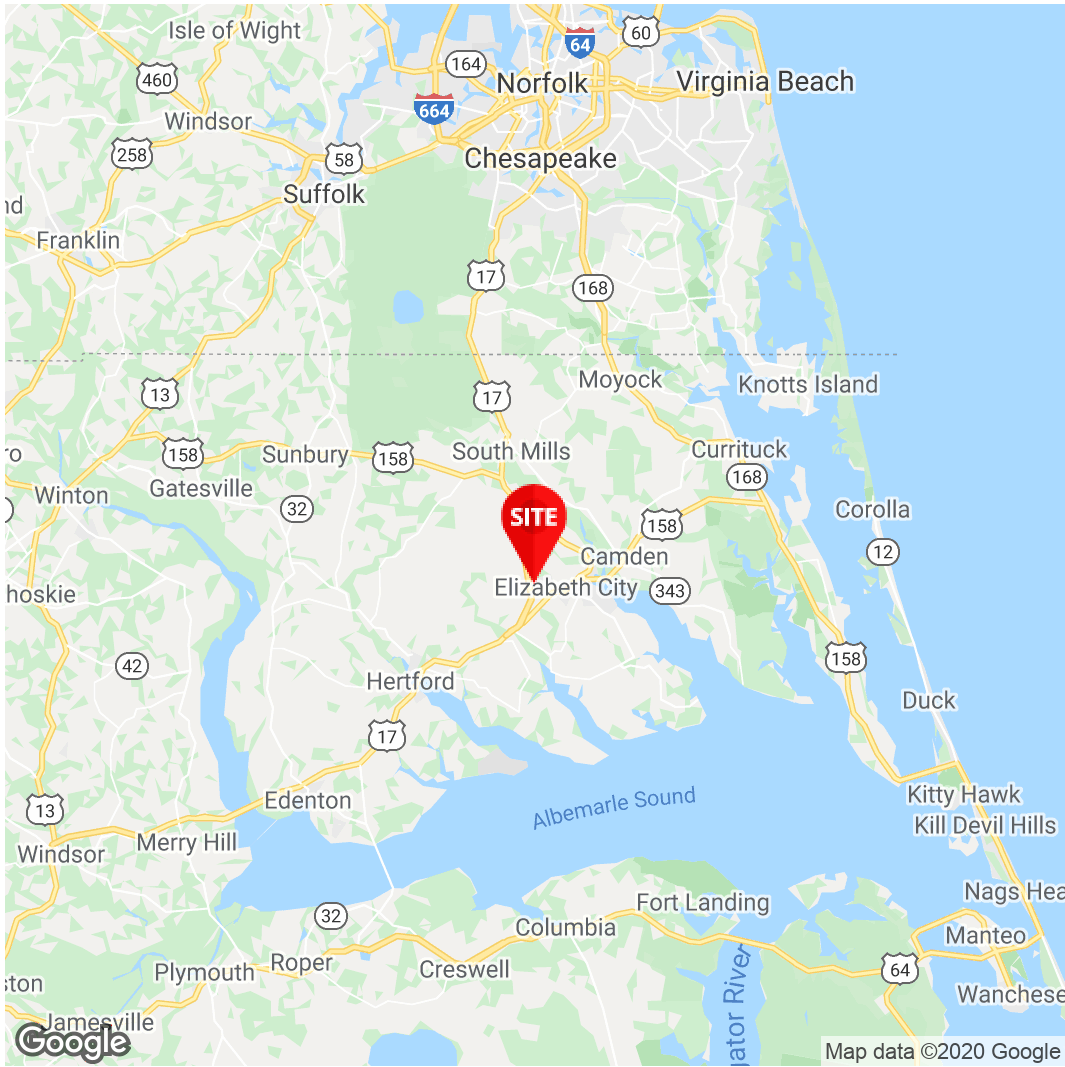


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AERIAL





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