

CYPRESS SHOPPING CENTER

3720 Boiling Springs Road
Boiling Springs, SC 29316

WHLR

WHEELER REAL ESTATE COMPANY
a subsidiary of Wheeler Real Estate Investment Trust



Virtual Tour of Anchor Space



Size:
80,435 s.f.



Traffic Counts:
25,100 AADT on
Boiling Springs Road

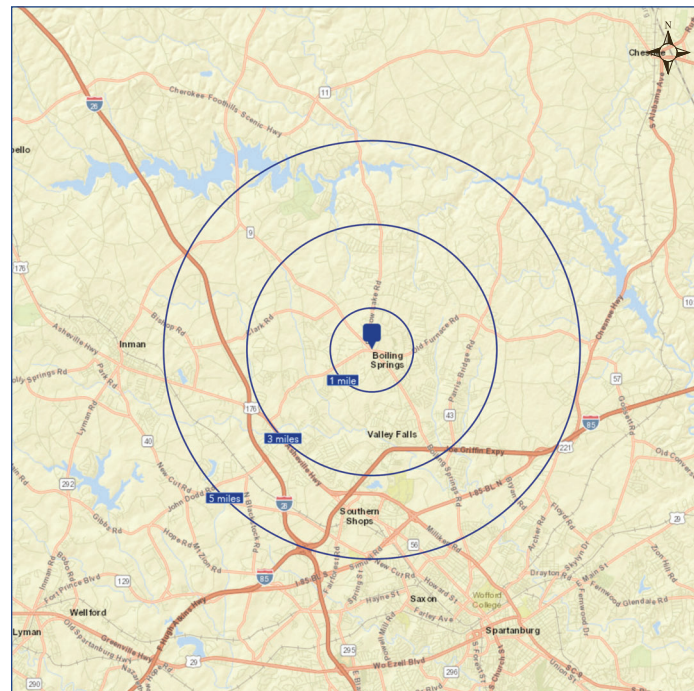
9,500 AADT on
Old Furnace Road

Additional Info:
One of the leading
neighborhood centers
in the rapidly growing
Highway 9 corridor.

Ingress and egress from
both Boiling Springs Rd.
and Old Furnace Rd.

Demographics*:

	1 Mile	3 Miles	5 Miles
Population	3,550	30,914	57,424
Households	1,378	11,580	21,236
Average Household Income	\$94,025	\$81,823	\$75,510



* Based on 2010 Census & 2020 Estimates



In addition to a \$3.00 PSF commission, there will be a \$10,000 Broker Bonus for the 47,260 SF Anchor Space provided (i) a LOI with a qualified retailer (minimum 10-year initial term) is fully executed within 60 days of initial contact AND (ii) a lease is fully executed within 45 days of the signed LOI.

www.wheelerrec.com

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Wheeler Real Estate Company, a subsidiary of WHLR REIT, is a full service commercial real estate firm which specializes in leasing and managing grocery anchored shopping centers in the Northeast, Mid-Atlantic, Southeast and Midwest regions. Our current portfolio includes almost 6 million square feet of gross leasable area and is comprised of nearly 800 tenants located in 11 states. This broad exposure regularly brings Wheeler Real Estate Company into contact with national, regional, and local tenants such as Walmart, Kroger, Publix, Harris Teeter, Food Lion, BI-LO, SHOP 'n SAVE, Big Lots, T.J. Maxx, Hobby Lobby, Starbucks, and Verizon.

The information contained herein was furnished to us by sources we deem to be reliable, but no warranty or representation is made to the accuracy thereof. This offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.

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Suite	Tenants	S.F.
Anchor	AVAILABLE	47,260
A - C	El Mexicano	3,850
D	Monster Subs	1,050
E	The Springs Tavern	1,400
F	Regional Financial	1,400
G	E-Cig	1,400
H	Thai Y'all	1,400
I	Ultra Tan	2,075
J	New Asia Restaurant	1,400
K	OneMain Financial	1,400
L	State Farm	1,400
M	Central Nails	1,400
N	H&R Block	1,400
O	T-Mobile	1,400
2A	Dickey's Barbecue Pit	1,400
2B	Boost Mobile	1,400
2C	Cricket Wireless	1,400
2D	Workout Anytime	8,000
TOTAL CENTER SIZE		80,435



