

# Morganton Heights

400 Henredon Road | Morganton, NC 28655



## Highlights

Type: Multi-Tenant Retail  
 Total SF: 283,416  
 Parking Spaces: 1,339  
 Year Built: 2019

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## Property Highlights

- 283,000-square-foot\* power center anchored by Belk, Dick’s Sporting Goods, T.J.Maxx, Ross and Staples. The center is shadow-anchored by Walmart Supercenter.\*\*
- The center is located along Highway 70, the primary east-west thoroughfare in Morganton.
- Morganton is one of the principal cities in the Hickory-Lenoir-Morganton, NC Metropolitan Statistical Area.
- The state of North Carolina is a major employer in Morganton. State-operated facilities include North Carolina School for the Deaf and Broughton Hospital, one of the largest employers in the city.

\*Approximate. \*\*Not owned.

## Retailers Include



## Demographics\*\*\*

	1-Mile	3-Mile	5-Mile
2019 Est Population	2,877	19,543	36,224
2019 Est Daytime Population	5,601	31,830	43,363
2019 Est Households	1,105	7,874	14,278
2019 Est Avg Household Income	60,834	60,491	60,449
2019 Est Med Household Income	36,389	40,050	42,407

\*Approximate. \*\*Texas DOT \*\*\*Source: Claritas 2019



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AF104	Fashion Max	3,500 SF
AF110	Available	4,000 SF
AF114	Rue 21	5,800 SF
AF118	Maurices	5,000 SF
AF122	CATO	4,500 SF
AF126	Shoe Show	3,500 SF
BE102	TJ Maxx	24,000 SF
BE112	Shoe Department	6,000 SF
BE122	Ross Dress for Less	22,000 SF
BE132	Jo-Ann Fabric and Crafts	12,500 SF
BE140	Dollar Tree Store	10,000 SF
BE142	PetSmart	12,205 SF
BE150	G2K Games	1,800 SF
BE152	Sally Beauty Supply	1,400 SF
BE154	Great Clips For Hair	1,200 SF
BE156	Claire's	1,200 SF
BE158	Nails 'R Us	1,200 SF
CA102	Kay Jewelers	2,400 SF
CA110	Di'lishi Frozen Yogurt	2,000 SF
CA114	China King	6,000 SF
CA128	HWY 55 Restaurant (Andy's)	2,000 SF
CA130	AT&T Wireless	1,600 SF
CA132	Pizza Hut/WingStreet	1,600 SF
CA136	Mexican Restaurant	3,200 SF
CA142	GNC	1,600 SF
DB102	Mattress Firm	4,500 SF
DB118	Jersey Mike's	1,600 SF
DB138	Verizon Wireless	2,400 SF
DB140	Al-Ahdal Tobacco	1,200 SF
DB144	Smart Cuts	1,200 SF
ED114	Staples	15,524 SF
FC102	Belk	65,187 SF
FC126	Ulta Salon	5,000 SF
FC138	Dicks Sporting Goods	35,000 SF
9	Available	2,400 SF
30	Armed Forces Career Center	2,000 SF
32	Available	1,600 SF
33	Lendmark Financial	1,600 SF
34	Available	1,600 SF
35	Lucky Nails	1,200 SF
36	Available	1,200 SF

