



# For Lease

Small shop space available from 1,200 - 4,000 s.f.

- 283,000 s.f. regional power center located in Morganton, NC
- Located along Highway 70 on the primary thoroughfare in Morganton
- Morganton, NC is located on Interstate 40 between Asheville and Statesville, NC
- Traffic count of 15,000 CPD off W Fleming Dr
- Anchored by Belk, Dick's Sporting Goods, T.J. Maxx, PetSmart, and Ross. Shadow anchored by Walmart Supercenter
- Additional retailers include Kay Jewelers, Verizon, Jersey Mike's, rue21, Shoe Show, and Jo-Ann

## Property tenants



**Morganton Heights**  
400 Henredon Road,  
Morganton, NC 28655

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# Property at a glance



## Demographics

	1-mile	3-mile	5-mile
Estimated Population	3,271	19,669	35,304
Estimated Households	1,224	7,870	13,839
Average Household Income	\$59,701	\$56,144	\$57,427
Median Age	35.9	40.8	42.0
Daytime Business Employees	3,459	20,455	24,086

Source: Esri, 2018

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