

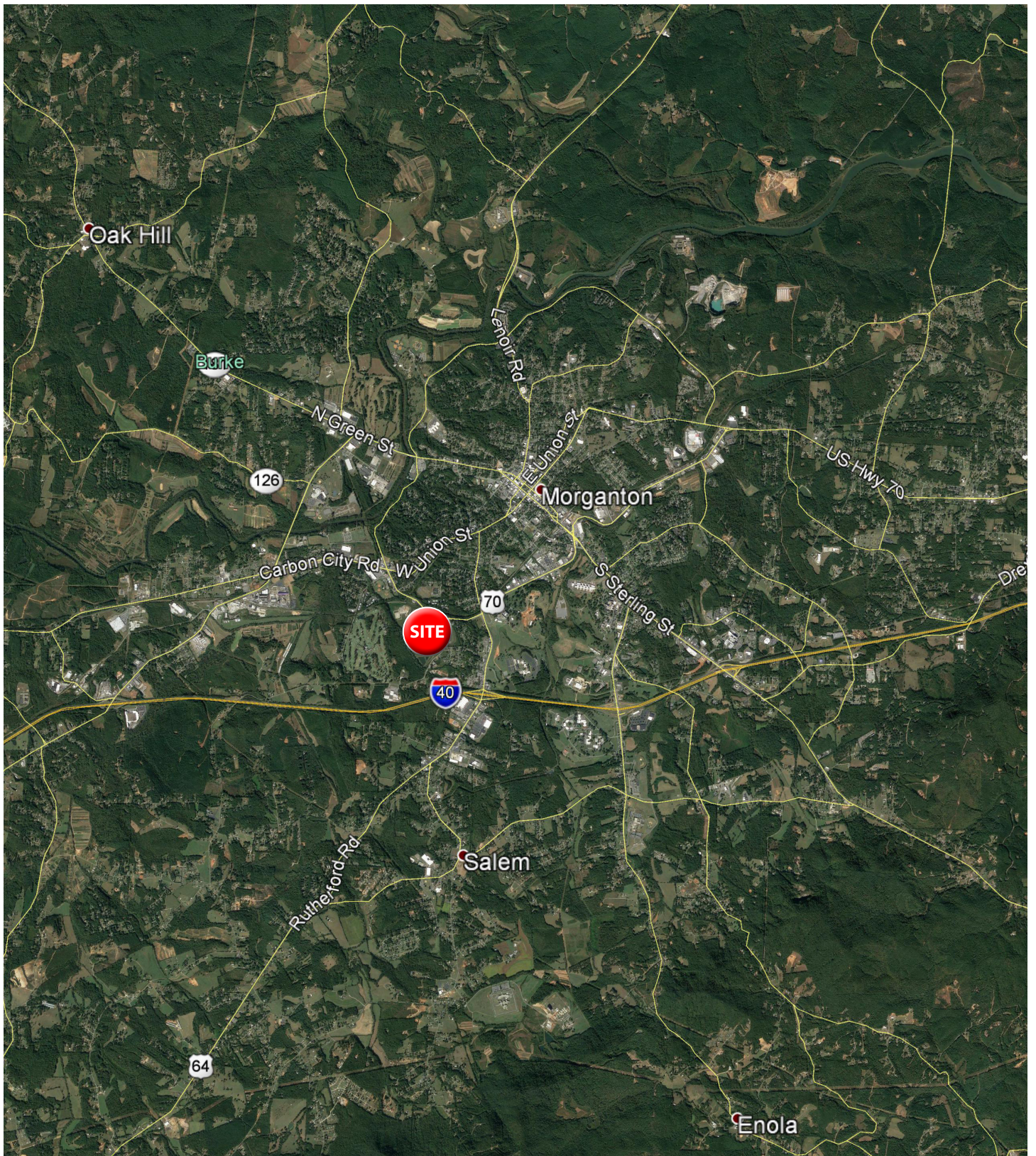
MORGANTON HEIGHTS

400 MORGANTON HEIGHTS BLVD.
MORGANTON, NC 28655



Mary Dufour, Outparcels
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LOCATION



AERIAL



EXPANSION RETAIL PAD AVAILABLE

Space	Tenant
1	AVAILABLE UP TO 12,000 SF

Outparcels	Tenant
1	Buffalo Wild Wings
2	Sam's Mart
3	Murphy Oil
4	Applebee's
5	Panera Bread
6	Golden Corral
7	Blue Ridge HealthCare



The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice. WRS Inc. | 550 Long Point Road | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889

PROPERTY PHOTOS



5 MILE DEMOGRAPHIC SNAPSHOT



**Estimated
Population**
35,082



**Estimated
Households**
14,631



**Average HH
Income**
\$60,675



**Median HH
Income**
\$49,055



**Total
Businesses**
1,926



**Total
Employees**
22,286



DEMOGRAPHIC REPORT

Lat/Lon: 35.7261/-81.7018

RF1

400 Morganton Heights Blvd		1 mi radius	3 mi radius	5 mi radius
Morganton, NC 28655				
POPULATION	2020 Estimated Population	2,581	18,959	35,082
	2025 Projected Population	2,646	19,069	35,321
	2010 Census Population	2,582	19,308	35,633
	2000 Census Population	2,406	20,056	35,440
	Projected Annual Growth 2020 to 2025	0.5%	0.1%	0.1%
	Historical Annual Growth 2000 to 2020	0.4%	-0.3%	-
HOUSEHOLDS	2020 Estimated Households	1,048	8,039	14,631
	2025 Projected Households	1,065	8,006	14,588
	2010 Census Households	973	7,610	13,803
	2000 Census Households	989	7,748	13,572
	Projected Annual Growth 2020 to 2025	0.3%	-	-
	Historical Annual Growth 2000 to 2020	0.3%	0.2%	0.4%
AGE	2020 Est. Population Under 10 Years	12.2%	10.4%	9.8%
	2020 Est. Population 10 to 19 Years	12.0%	12.3%	12.7%
	2020 Est. Population 20 to 29 Years	16.9%	13.7%	13.0%
	2020 Est. Population 30 to 44 Years	16.8%	16.0%	16.1%
	2020 Est. Population 45 to 59 Years	18.2%	19.1%	20.1%
	2020 Est. Population 60 to 74 Years	14.4%	17.5%	18.4%
	2020 Est. Population 75 Years or Over	9.5%	11.0%	10.0%
	2020 Est. Median Age	37.0	41.4	42.1
MARITAL STATUS & GENDER	2020 Est. Male Population	51.9%	50.1%	51.0%
	2020 Est. Female Population	48.1%	49.9%	49.0%
	2020 Est. Never Married	32.2%	27.8%	28.7%
	2020 Est. Now Married	44.2%	44.6%	46.1%
	2020 Est. Separated or Divorced	17.4%	18.5%	16.9%
	2020 Est. Widowed	6.2%	9.1%	8.4%
INCOME	2020 Est. HH Income \$200,000 or More	3.5%	2.4%	2.3%
	2020 Est. HH Income \$150,000 to \$199,999	2.2%	3.5%	3.3%
	2020 Est. HH Income \$100,000 to \$149,999	4.6%	8.6%	9.3%
	2020 Est. HH Income \$75,000 to \$99,999	7.6%	11.5%	12.0%
	2020 Est. HH Income \$50,000 to \$74,999	15.3%	20.0%	20.8%
	2020 Est. HH Income \$35,000 to \$49,999	18.9%	16.3%	16.0%
	2020 Est. HH Income \$25,000 to \$34,999	14.8%	11.1%	11.0%
	2020 Est. HH Income \$15,000 to \$24,999	18.4%	14.6%	13.7%
	2020 Est. HH Income Under \$15,000	14.7%	12.0%	11.5%
	2020 Est. Average Household Income	\$55,731	\$57,441	\$60,675
	2020 Est. Median Household Income	\$39,373	\$48,262	\$49,055
	2020 Est. Per Capita Income	\$23,241	\$25,157	\$26,304
	2020 Est. Total Businesses	242	1,677	1,926
	2020 Est. Total Employees	3,254	19,676	22,286

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RF1

400 Morganton Heights Blvd

Morganton, NC 28655

1 mi radius 3 mi radius 5 mi radius

RACE	2020 Est. White	61.0%	69.9%	75.0%
	2020 Est. Black	11.2%	12.3%	11.1%
	2020 Est. Asian or Pacific Islander	4.0%	3.3%	3.6%
	2020 Est. American Indian or Alaska Native	1.7%	0.8%	0.6%
	2020 Est. Other Races	22.1%	13.7%	9.8%
HISPANIC	2020 Est. Hispanic Population	732	3,177	3,972
	2020 Est. Hispanic Population	28.4%	16.8%	11.3%
	2025 Proj. Hispanic Population	29.5%	17.5%	11.8%
	2010 Hispanic Population	23.7%	13.6%	9.2%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	1,754	13,371	24,885
	2020 Est. Elementary (Grade Level 0 to 8)	11.5%	7.6%	7.2%
	2020 Est. Some High School (Grade Level 9 to 11)	8.2%	9.5%	9.3%
	2020 Est. High School Graduate	20.0%	25.8%	28.0%
	2020 Est. Some College	17.9%	21.0%	22.0%
	2020 Est. Associate Degree Only	12.3%	12.3%	12.1%
	2020 Est. Bachelor Degree Only	18.0%	14.2%	13.4%
	2020 Est. Graduate Degree	12.2%	9.6%	8.0%
HOUSING	2020 Est. Total Housing Units	1,113	8,555	15,572
	2020 Est. Owner-Occupied	43.6%	55.4%	62.0%
	2020 Est. Renter-Occupied	50.5%	38.6%	31.9%
	2020 Est. Vacant Housing	5.9%	6.0%	6.0%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	0.2%	1.4%	1.9%
	2020 Homes Built 2000 to 2009	10.4%	12.9%	12.8%
	2020 Homes Built 1990 to 1999	6.6%	9.5%	11.7%
	2020 Homes Built 1980 to 1989	6.3%	9.2%	11.6%
	2020 Homes Built 1970 to 1979	22.3%	17.7%	18.4%
	2020 Homes Built 1960 to 1969	13.1%	14.1%	13.1%
	2020 Homes Built 1950 to 1959	11.1%	14.1%	12.1%
	2020 Homes Built Before 1949	24.1%	15.1%	12.3%
HOME VALUES	2020 Home Value \$1,000,000 or More	0.2%	0.1%	0.2%
	2020 Home Value \$500,000 to \$999,999	4.9%	4.2%	3.9%
	2020 Home Value \$400,000 to \$499,999	3.8%	1.6%	1.5%
	2020 Home Value \$300,000 to \$399,999	7.9%	6.8%	6.3%
	2020 Home Value \$200,000 to \$299,999	10.9%	16.5%	16.5%
	2020 Home Value \$150,000 to \$199,999	16.6%	17.7%	17.5%
	2020 Home Value \$100,000 to \$149,999	24.5%	21.5%	20.7%
	2020 Home Value \$50,000 to \$99,999	30.1%	30.6%	30.5%
	2020 Home Value \$25,000 to \$49,999	1.8%	2.9%	3.8%
	2020 Home Value Under \$25,000	4.1%	3.6%	4.8%
	2020 Median Home Value	\$145,152	\$140,302	\$134,039
	2020 Median Rent	\$532	\$507	\$503

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DEMOGRAPHIC REPORT

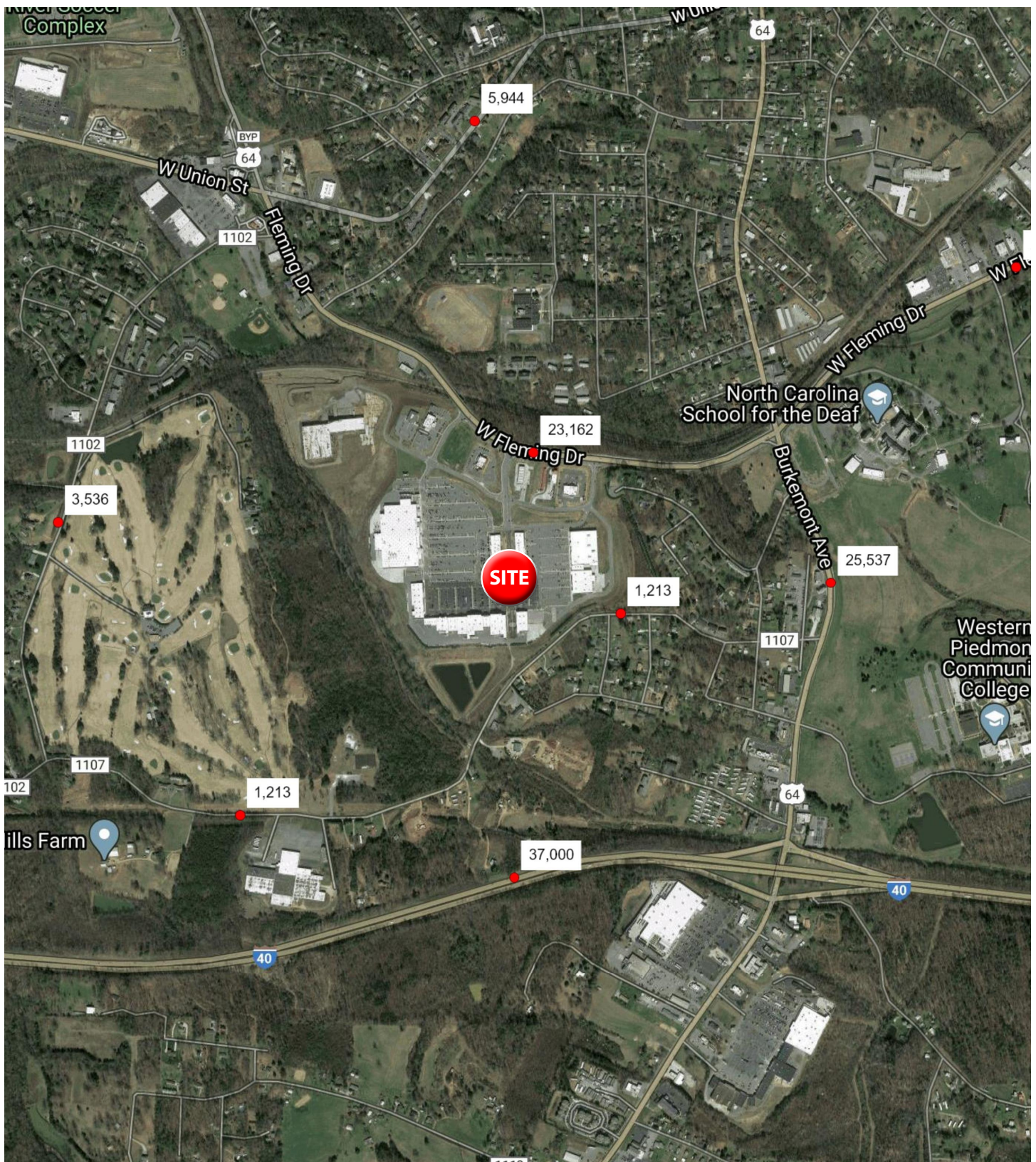
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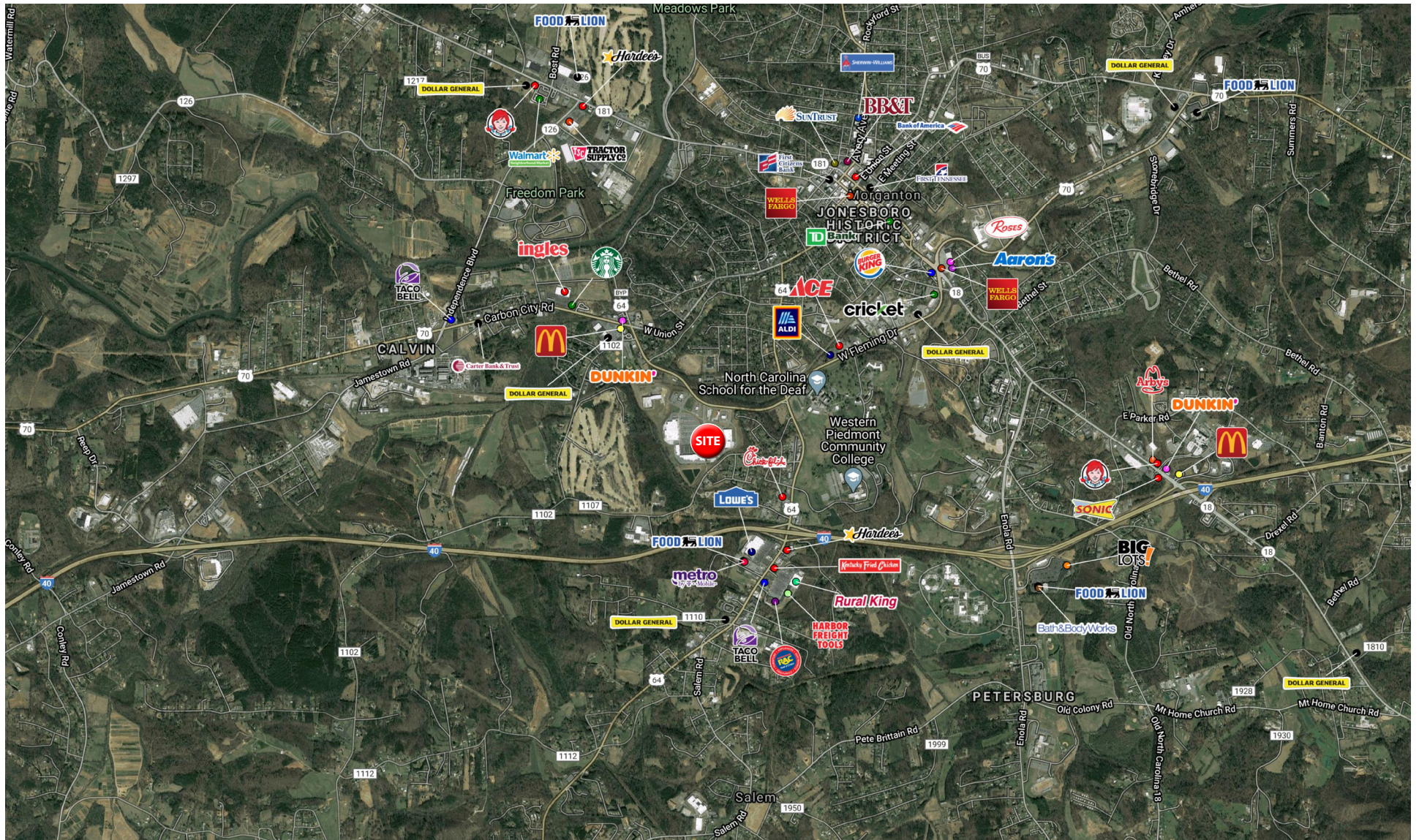
400 Morganton Heights Blvd		1 mi radius	3 mi radius	5 mi radius
Morganton, NC 28655				
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	2,106	15,808	29,503
	2020 Est. Civilian Employed	57.6%	51.1%	51.7%
	2020 Est. Civilian Unemployed	0.8%	1.4%	1.5%
	2020 Est. in Armed Forces	-	0.1%	-
	2020 Est. not in Labor Force	41.6%	47.4%	46.7%
	2020 Labor Force Males	51.3%	49.6%	50.7%
	2020 Labor Force Females	48.7%	50.4%	49.3%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	1,214	8,078	15,259
	2020 Mgmt, Business, & Financial Operations	7.4%	11.7%	12.1%
	2020 Professional, Related	20.5%	24.7%	23.7%
	2020 Service	16.4%	20.2%	20.1%
	2020 Sales, Office	16.6%	15.5%	16.5%
	2020 Farming, Fishing, Forestry	1.6%	0.6%	0.4%
	2020 Construction, Extraction, Maintenance	5.8%	5.5%	6.8%
	2020 Production, Transport, Material Moving	31.7%	21.9%	20.4%
	2020 White Collar Workers	44.5%	51.8%	52.3%
	2020 Blue Collar Workers	55.5%	48.2%	47.7%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	74.8%	79.1%	82.8%
	2020 Drive to Work in Carpool	20.0%	14.5%	11.8%
	2020 Travel to Work by Public Transportation	-	0.4%	0.3%
	2020 Drive to Work on Motorcycle	-	-	-
	2020 Walk or Bicycle to Work	1.2%	1.5%	1.2%
	2020 Other Means	-	1.6%	1.2%
	2020 Work at Home	3.8%	3.0%	2.7%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	52.6%	39.3%	35.0%
	2020 Travel to Work in 15 to 29 Minutes	20.5%	27.6%	34.1%
	2020 Travel to Work in 30 to 59 Minutes	23.9%	21.0%	21.1%
	2020 Travel to Work in 60 Minutes or More	4.9%	4.7%	4.8%
	2020 Average Travel Time to Work	14.3	16.6	17.5
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$48.91 M	\$384.48 M	\$727.27 M
	2020 Est. Apparel	\$1.69 M	\$13.23 M	\$24.97 M
	2020 Est. Contributions, Gifts	\$2.68 M	\$21.06 M	\$39.82 M
	2020 Est. Education, Reading	\$1.45 M	\$11.2 M	\$21.03 M
	2020 Est. Entertainment	\$2.66 M	\$21.17 M	\$40.15 M
	2020 Est. Food, Beverages, Tobacco	\$7.63 M	\$59.79 M	\$113.02 M
	2020 Est. Furnishings, Equipment	\$1.65 M	\$13.17 M	\$24.98 M
	2020 Est. Health Care, Insurance	\$4.57 M	\$36.24 M	\$68.78 M
	2020 Est. Household Operations, Shelter, Utilities	\$16.24 M	\$126.53 M	\$238.67 M
	2020 Est. Miscellaneous Expenses	\$918.16 K	\$7.26 M	\$13.73 M
	2020 Est. Personal Care	\$652.78 K	\$5.15 M	\$9.73 M
	2020 Est. Transportation	\$8.77 M	\$69.69 M	\$132.38 M

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TRAFFIC COUNTS



COMMERCIAL AERIAL





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