

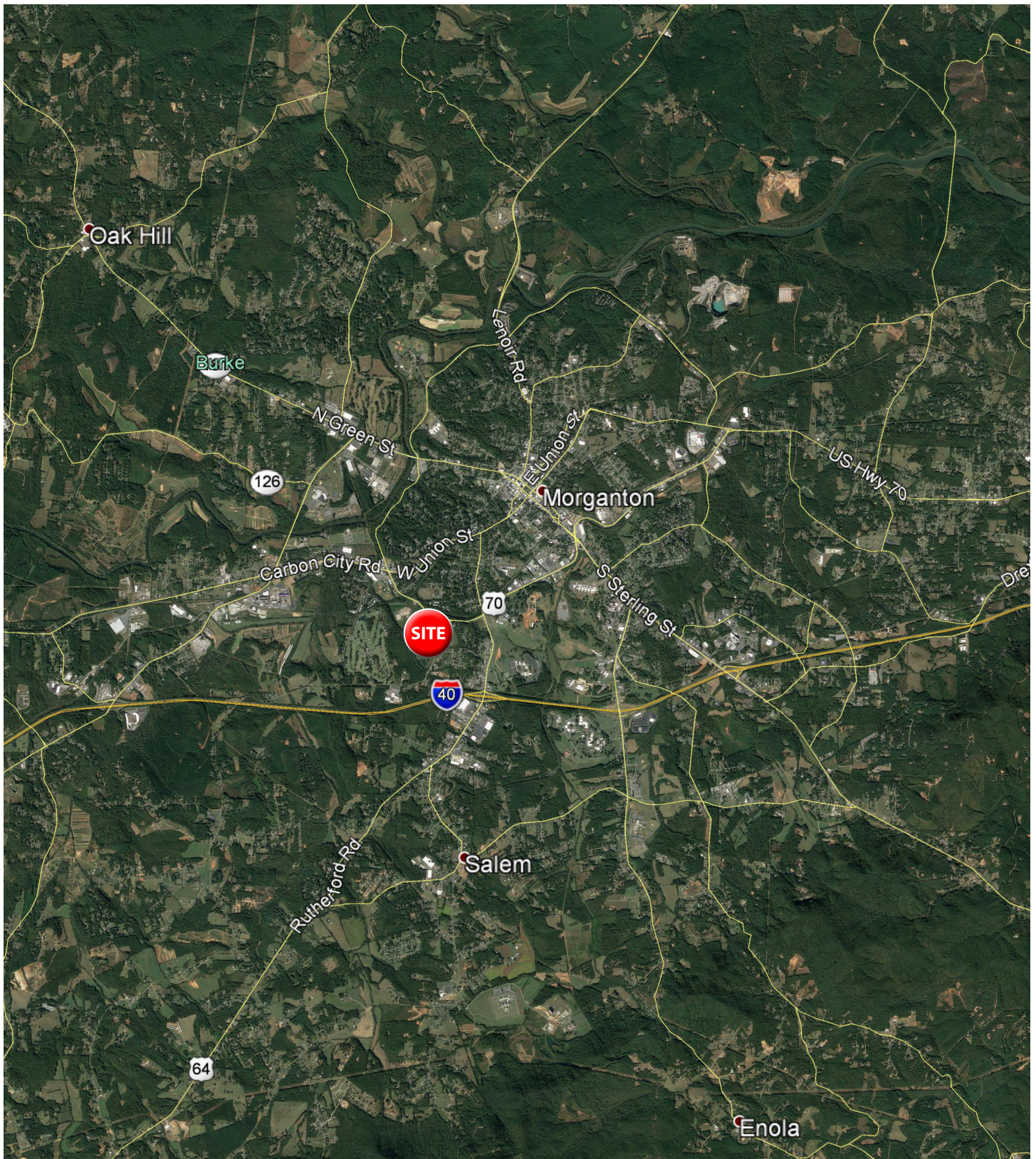
MORGANTON HEIGHTS

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
34,695



Estimated
Households
14,098



Average HH
Income
\$62,243



Median HH
Income
\$49,836



Total
Businesses
1,472



Total
Employees
19,274



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	2021 Estimated Population	2,562	18,545	34,695
	2026 Projected Population	2,490	18,324	34,630
	2010 Census Population	2,582	19,084	35,618
	2000 Census Population	2,406	19,859	35,407
	Projected Annual Growth 2021 to 2026	-0.6%	-0.2%	-
	Historical Annual Growth 2000 to 2021	0.3%	-0.3%	-
HOUSEHOLDS	2021 Estimated Households	1,013	7,696	14,098
	2026 Projected Households	990	7,653	14,166
	2010 Census Households	973	7,549	13,794
	2000 Census Households	989	7,699	13,560
	Projected Annual Growth 2021 to 2026	-0.5%	-0.1%	-
	Historical Annual Growth 2000 to 2021	0.1%	-	0.2%
AGE	2021 Est. Population Under 10 Years	12.0%	10.3%	9.6%
	2021 Est. Population 10 to 19 Years	11.7%	11.9%	12.4%
	2021 Est. Population 20 to 29 Years	16.4%	13.6%	12.8%
	2021 Est. Population 30 to 44 Years	16.9%	16.3%	16.4%
	2021 Est. Population 45 to 59 Years	18.3%	18.9%	19.9%
	2021 Est. Population 60 to 74 Years	15.1%	17.9%	18.8%
	2021 Est. Population 75 Years or Over	9.7%	11.1%	10.1%
	2021 Est. Median Age	37.7	41.7	42.4
MARITAL STATUS & GENDER	2021 Est. Male Population	51.5%	49.9%	51.1%
	2021 Est. Female Population	48.5%	50.1%	48.9%
	2021 Est. Never Married	33.3%	30.1%	30.3%
	2021 Est. Now Married	43.6%	43.5%	45.5%
	2021 Est. Separated or Divorced	16.2%	18.4%	16.7%
	2021 Est. Widowed	7.0%	8.0%	7.4%
INCOME	2021 Est. HH Income \$200,000 or More	3.1%	2.2%	2.5%
	2021 Est. HH Income \$150,000 to \$199,999	2.3%	3.0%	2.6%
	2021 Est. HH Income \$100,000 to \$149,999	7.0%	8.6%	9.5%
	2021 Est. HH Income \$75,000 to \$99,999	7.3%	11.3%	12.2%
	2021 Est. HH Income \$50,000 to \$74,999	18.7%	21.7%	22.2%
	2021 Est. HH Income \$35,000 to \$49,999	17.4%	15.7%	15.8%
	2021 Est. HH Income \$25,000 to \$34,999	13.0%	11.3%	12.1%
	2021 Est. HH Income \$15,000 to \$24,999	20.7%	14.0%	12.6%
	2021 Est. HH Income Under \$15,000	10.5%	12.1%	10.5%
	2021 Est. Average Household Income	\$54,997	\$57,260	\$62,243
	2021 Est. Median Household Income	\$41,437	\$48,250	\$49,836
	2021 Est. Per Capita Income	\$22,354	\$24,512	\$26,309
	2021 Est. Total Businesses	209	1,236	1,472
	2021 Est. Total Employees	2,311	15,643	19,274

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400 Morganton Heights Blvd

Morganton, NC 28655

1 mi radius 3 mi radius 5 mi radius

RACE	2021 Est. White	61.8%	69.7%	75.0%
	2021 Est. Black	10.7%	12.0%	11.0%
	2021 Est. Asian or Pacific Islander	3.9%	3.3%	3.5%
	2021 Est. American Indian or Alaska Native	1.7%	0.8%	0.6%
	2021 Est. Other Races	22.0%	14.2%	10.0%
HISPANIC	2021 Est. Hispanic Population	724	3,245	4,014
	2021 Est. Hispanic Population	28.3%	17.5%	11.6%
	2026 Proj. Hispanic Population	29.2%	18.2%	12.0%
	2010 Hispanic Population	23.7%	14.0%	9.2%
EDUCATION (Adults 25 or Older)	2021 Est. Adult Population (25 Years or Over)	1,769	13,223	24,822
	2021 Est. Elementary (Grade Level 0 to 8)	12.5%	8.6%	7.7%
	2021 Est. Some High School (Grade Level 9 to 11)	8.3%	9.9%	9.2%
	2021 Est. High School Graduate	21.0%	26.3%	29.4%
	2021 Est. Some College	18.8%	21.9%	21.7%
	2021 Est. Associate Degree Only	11.1%	11.9%	12.3%
	2021 Est. Bachelor Degree Only	15.5%	12.1%	12.1%
	2021 Est. Graduate Degree	12.9%	9.3%	7.7%
HOUSING	2021 Est. Total Housing Units	1,144	8,650	15,808
	2021 Est. Owner-Occupied	41.8%	51.8%	59.0%
	2021 Est. Renter-Occupied	46.8%	37.2%	30.2%
	2021 Est. Vacant Housing	11.4%	11.0%	10.8%
HOMES BUILT BY YEAR	2021 Homes Built 2010 or later	0.6%	2.2%	2.3%
	2021 Homes Built 2000 to 2009	7.3%	9.9%	10.6%
	2021 Homes Built 1990 to 1999	7.6%	9.5%	12.4%
	2021 Homes Built 1980 to 1989	9.4%	12.3%	14.6%
	2021 Homes Built 1970 to 1979	22.0%	18.7%	18.1%
	2021 Homes Built 1960 to 1969	13.3%	13.9%	12.6%
	2021 Homes Built 1950 to 1959	10.8%	9.9%	8.6%
	2021 Homes Built Before 1949	17.6%	12.7%	9.9%
HOME VALUES	2021 Home Value \$1,000,000 or More	-	-	-
	2021 Home Value \$500,000 to \$999,999	4.8%	2.5%	2.4%
	2021 Home Value \$400,000 to \$499,999	7.3%	3.5%	2.9%
	2021 Home Value \$300,000 to \$399,999	5.9%	5.3%	5.0%
	2021 Home Value \$200,000 to \$299,999	18.6%	22.2%	19.9%
	2021 Home Value \$150,000 to \$199,999	21.4%	24.8%	23.6%
	2021 Home Value \$100,000 to \$149,999	20.7%	19.7%	20.8%
	2021 Home Value \$50,000 to \$99,999	17.7%	17.6%	18.5%
	2021 Home Value \$25,000 to \$49,999	0.3%	1.4%	2.3%
	2021 Home Value Under \$25,000	3.3%	3.2%	4.5%
	2021 Median Home Value	\$165,448	\$163,213	\$154,496
	2021 Median Rent	\$538	\$525	\$519

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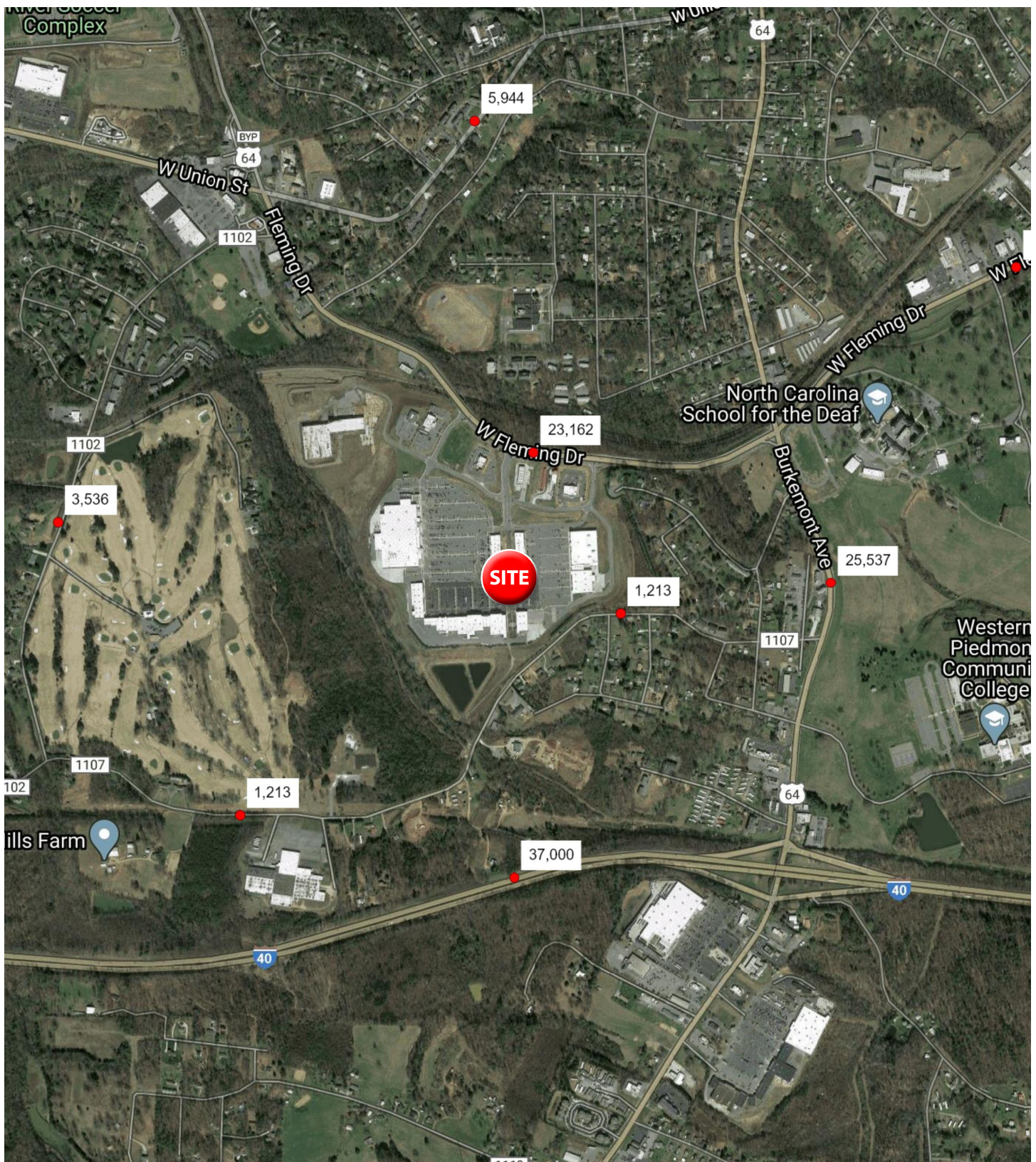
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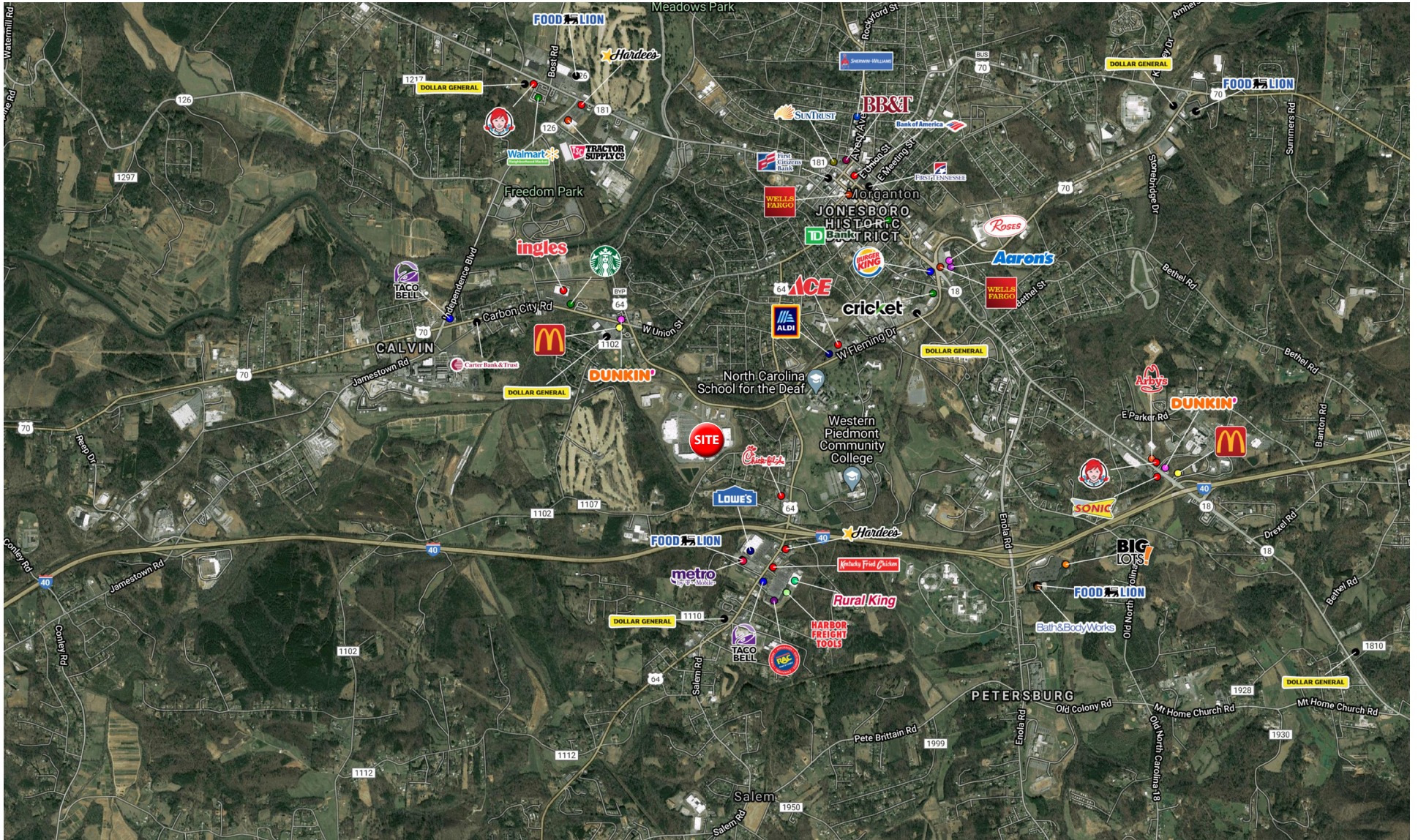
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Morganton, NC 28655				
LABOR FORCE	2021 Est. Labor Population Age 16 Years or Over	2,097	15,493	29,306
	2021 Est. Civilian Employed	52.4%	48.4%	48.5%
	2021 Est. Civilian Unemployed	2.9%	2.9%	3.0%
	2021 Est. in Armed Forces	-	0.2%	0.3%
	2021 Est. not in Labor Force	44.6%	48.5%	48.2%
	2021 Labor Force Males	51.0%	49.3%	50.8%
	2021 Labor Force Females	49.0%	50.7%	49.2%
OCCUPATION	2021 Occupation: Population Age 16 Years or Over	1,099	7,495	14,225
	2021 Mgmt, Business, & Financial Operations	7.5%	9.9%	10.6%
	2021 Professional, Related	24.7%	24.9%	23.6%
	2021 Service	17.9%	22.0%	20.9%
	2021 Sales, Office	13.2%	12.8%	14.0%
	2021 Farming, Fishing, Forestry	-	-	-
	2021 Construction, Extraction, Maintenance	13.7%	9.5%	11.1%
	2021 Production, Transport, Material Moving	22.9%	20.8%	19.8%
	2021 White Collar Workers	45.4%	47.6%	48.2%
	2021 Blue Collar Workers	54.6%	52.4%	51.8%
TRANSPORTATION TO WORK	2021 Drive to Work Alone	75.8%	80.6%	83.8%
	2021 Drive to Work in Carpool	20.2%	12.2%	10.1%
	2021 Travel to Work by Public Transportation	-	0.7%	0.7%
	2021 Drive to Work on Motorcycle	-	-	-
	2021 Walk or Bicycle to Work	1.1%	1.0%	0.8%
	2021 Other Means	0.2%	2.3%	1.6%
	2021 Work at Home	2.7%	3.2%	3.0%
TRAVEL TIME	2021 Travel to Work in 14 Minutes or Less	50.1%	42.2%	38.6%
	2021 Travel to Work in 15 to 29 Minutes	20.0%	21.5%	27.8%
	2021 Travel to Work in 30 to 59 Minutes	23.4%	22.9%	21.8%
	2021 Travel to Work in 60 Minutes or More	3.9%	4.7%	4.8%
	2021 Average Travel Time to Work	14.2	16.2	16.7
CONSUMER EXPENDITURE	2021 Est. Total Household Expenditure	\$46.93 M	\$367.37 M	\$712.92 M
	2021 Est. Apparel	\$1.62 M	\$12.63 M	\$24.47 M
	2021 Est. Contributions, Gifts	\$2.57 M	\$20.04 M	\$39.08 M
	2021 Est. Education, Reading	\$1.37 M	\$10.59 M	\$20.43 M
	2021 Est. Entertainment	\$2.56 M	\$20.2 M	\$39.34 M
	2021 Est. Food, Beverages, Tobacco	\$7.32 M	\$57.2 M	\$110.81 M
	2021 Est. Furnishings, Equipment	\$1.59 M	\$12.56 M	\$24.48 M
	2021 Est. Health Care, Insurance	\$4.39 M	\$34.67 M	\$67.53 M
	2021 Est. Household Operations, Shelter, Utilities	\$15.54 M	\$120.95 M	\$233.78 M
	2021 Est. Miscellaneous Expenses	\$879.91 K	\$6.92 M	\$13.44 M
	2021 Est. Personal Care	\$626.56 K	\$4.91 M	\$9.53 M
	2021 Est. Transportation	\$8.47 M	\$66.7 M	\$130.02 M

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TRAFFIC COUNTS



COMMERCIAL AERIAL





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REAL ESTATE INVESTMENTS

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