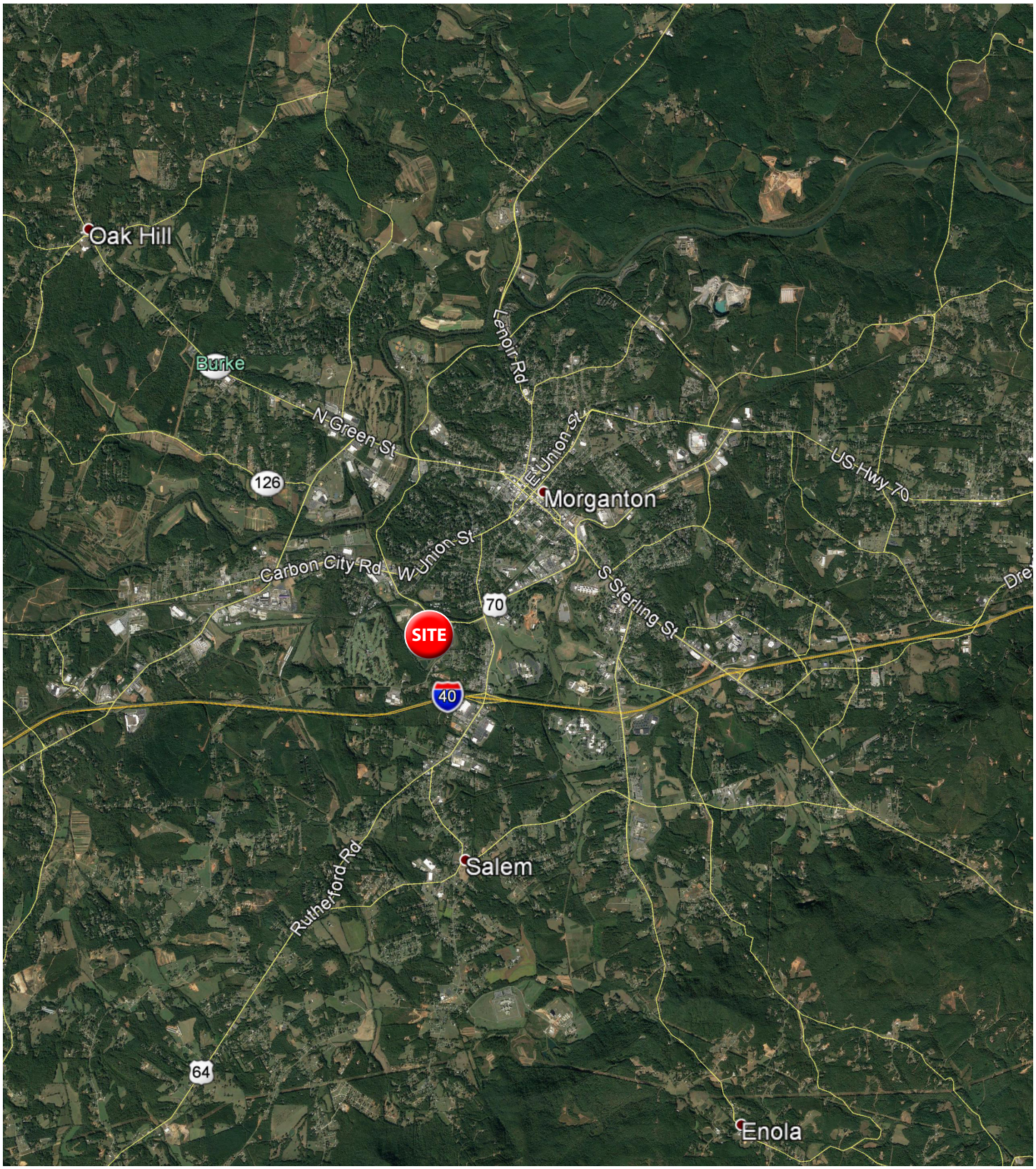
WRS INC
REAL ESTATE INVESTMENTS

MORGANTON HEIGHTS

400 MORGANTON HEIGHTS BLVD.
MORGANTON, NC 28655

Mary Dufour, Outparcels
803.644.2831
mdufour@wrsrealty.com

LOCATION


Oak Hill
Burke
N Green St
Lenoir Rd
E Union St
US Hwy 70
126
Morganton
W Union St
Carbon City Rd
S Sterling St
70
SITE
40
Salem
Rutherford Rd
64
Enola

AERIAL

Barbour Dr
FLEMMING DRIVE
Starmount Cir
belk
DICK'S SPORTING GOODS
STAPLES
TJ maxx
ROSS DRESS FOR LESS
Walmart
Save money. Live better.

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

TRADE AREA SNAPSHOT

Estimated Population
77,319

Estimated Households
31,138

Average HH Income
$63,583

Median HH Income
$49,227

Total Businesses
2,176

Total Employees
27,796

TRADE AREA DEMOGRAPHIC REPORT

Lat/Lon: 35.7169/-81.659

Trade Area	Trade Area
Population	
2022 Estimated Population	77,319
2027 Projected Population	77,287
2020 Census Population	77,524
2010 Census Population	79,577
Projected Annual Growth 2022 to 2027	-
Historical Annual Growth 2010 to 2022	-0.2%
Households	
2022 Estimated Households	31,138
2027 Projected Households	31,268
2020 Census Households	31,201
2010 Census Households	31,369
Projected Annual Growth 2022 to 2027	-
Historical Annual Growth 2010 to 2022	-
Age	
2022 Est. Population Under 10 Years	10.3%
2022 Est. Population 10 to 19 Years	12.5%
2022 Est. Population 20 to 29 Years	10.7%
2022 Est. Population 30 to 44 Years	18.7%
2022 Est. Population 45 to 59 Years	19.2%
2022 Est. Population 60 to 74 Years	20.5%
2022 Est. Population 75 Years or Over	8.0%
2022 Est. Median Age	42.3
Marital Status & Gender	
2022 Est. Male Population	50.4%
2022 Est. Female Population	49.6%
2022 Est. Never Married	28.1%
2022 Est. Now Married	49.0%
2022 Est. Separated or Divorced	15.5%
2022 Est. Widowed	7.4%
Income	
2022 Est. HH Income $200,000 or More	2.6%
2022 Est. HH Income $150,000 to $199,999	2.5%
2022 Est. HH Income $100,000 to $149,999	11.0%
2022 Est. HH Income $75,000 to $99,999	12.6%
2022 Est. HH Income $50,000 to $74,999	19.3%
2022 Est. HH Income $35,000 to $49,999	15.7%
2022 Est. HH Income $25,000 to $34,999	12.9%
2022 Est. HH Income $15,000 to $24,999	11.2%
2022 Est. HH Income Under $15,000	12.1%
2022 Est. Average Household Income	$63,583
2022 Est. Median Household Income	$49,227
2022 Est. Per Capita Income	$26,063
2022 Est. Total Businesses	2,176
2022 Est. Total Employees	27,796

TRADE AREA DEMOGRAPHIC REPORT

Lat/Lon: 35.7169/-81.659

Trade Area	Trade Area
Race	
2022 Est. White	79.5%
2022 Est. Black	7.0%
2022 Est. Asian or Pacific Islander	3.1%
2022 Est. American Indian or Alaska Native	1.3%
2022 Est. Other Races	9.1%
Hispanic	
2022 Est. Hispanic Population	6,996
2022 Est. Hispanic Population	9.0%
2027 Proj. Hispanic Population	9.1%
2020 Hispanic Population	8.2%
Education (Adults 25 & Older)	
2022 Est. Adult Population (25 Years or Over)	55,534
2022 Est. Elementary (Grade Level 0 to 8)	6.5%
2022 Est. Some High School (Grade Level 9 to 11)	10.4%
2022 Est. High School Graduate	32.4%
2022 Est. Some College	20.3%
2022 Est. Associate Degree Only	13.1%
2022 Est. Bachelor Degree Only	10.9%
2022 Est. Graduate Degree	6.3%
Housing	
2022 Est. Total Housing Units	34,705
2022 Est. Owner-Occupied	67.9%
2022 Est. Renter-Occupied	21.8%
2022 Est. Vacant Housing	10.3%
Homes Built by Year	
2022 Homes Built 2010 or later	2.4%
2022 Homes Built 2000 to 2009	10.9%
2022 Homes Built 1990 to 1999	15.9%
2022 Homes Built 1980 to 1989	15.4%
2022 Homes Built 1970 to 1979	17.0%
2022 Homes Built 1960 to 1969	12.0%
2022 Homes Built 1950 to 1959	7.5%
2022 Homes Built Before 1949	8.6%
Home Values	
2022 Home Value $1,000,000 or More	0.3%
2022 Home Value $500,000 to $999,999	2.9%
2022 Home Value $400,000 to $499,999	1.9%
2022 Home Value $300,000 to $399,999	4.6%
2022 Home Value $200,000 to $299,999	18.6%
2022 Home Value $150,000 to $199,999	19.3%
2022 Home Value $100,000 to $149,999	20.8%
2022 Home Value $50,000 to $99,999	20.8%
2022 Home Value $25,000 to $49,999	5.3%
2022 Home Value Under $25,000	5.5%
2022 Median Home Value	$142,707
2022 Median Rent	$512

TRADE AREA DEMOGRAPHIC REPORT

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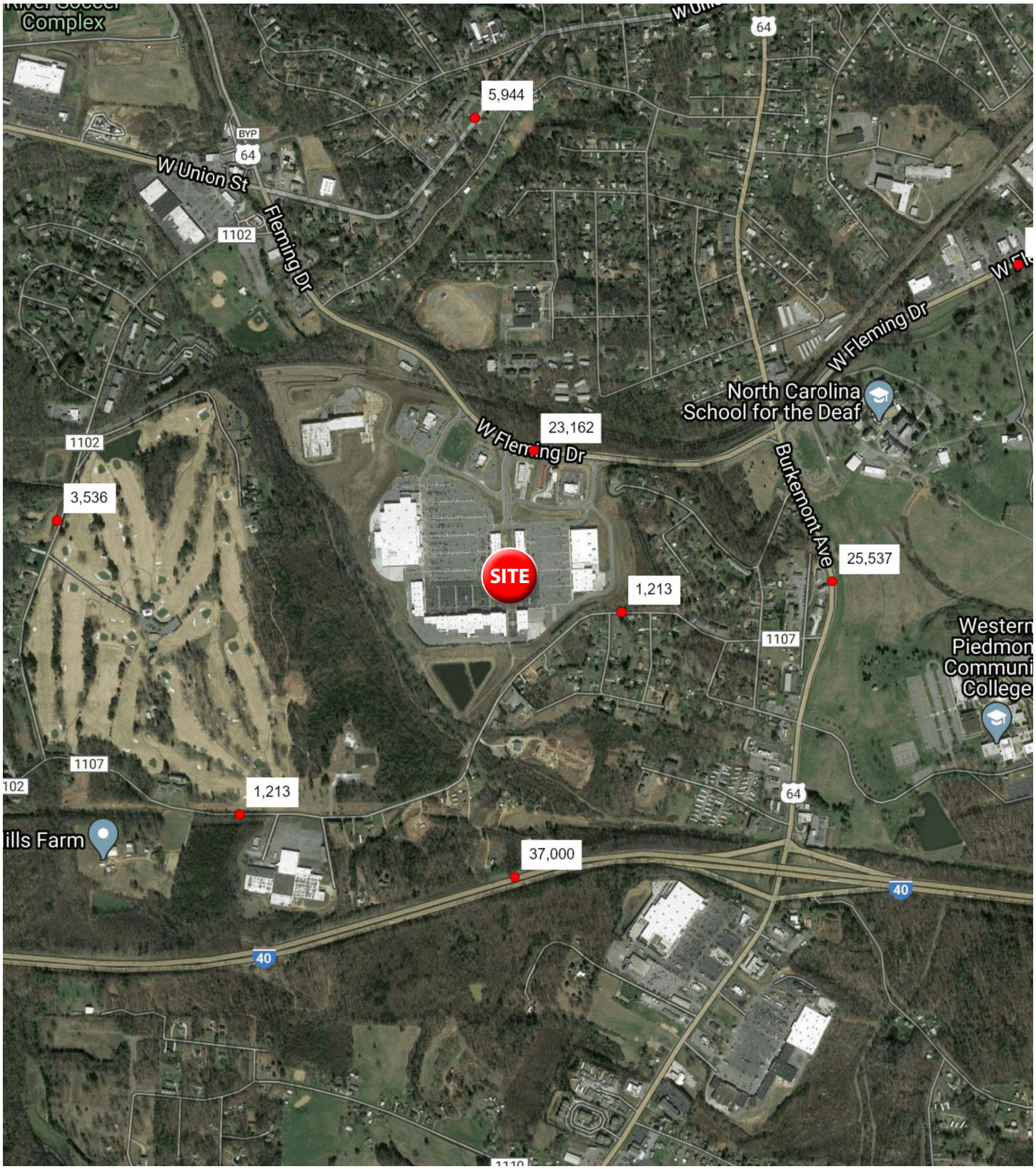
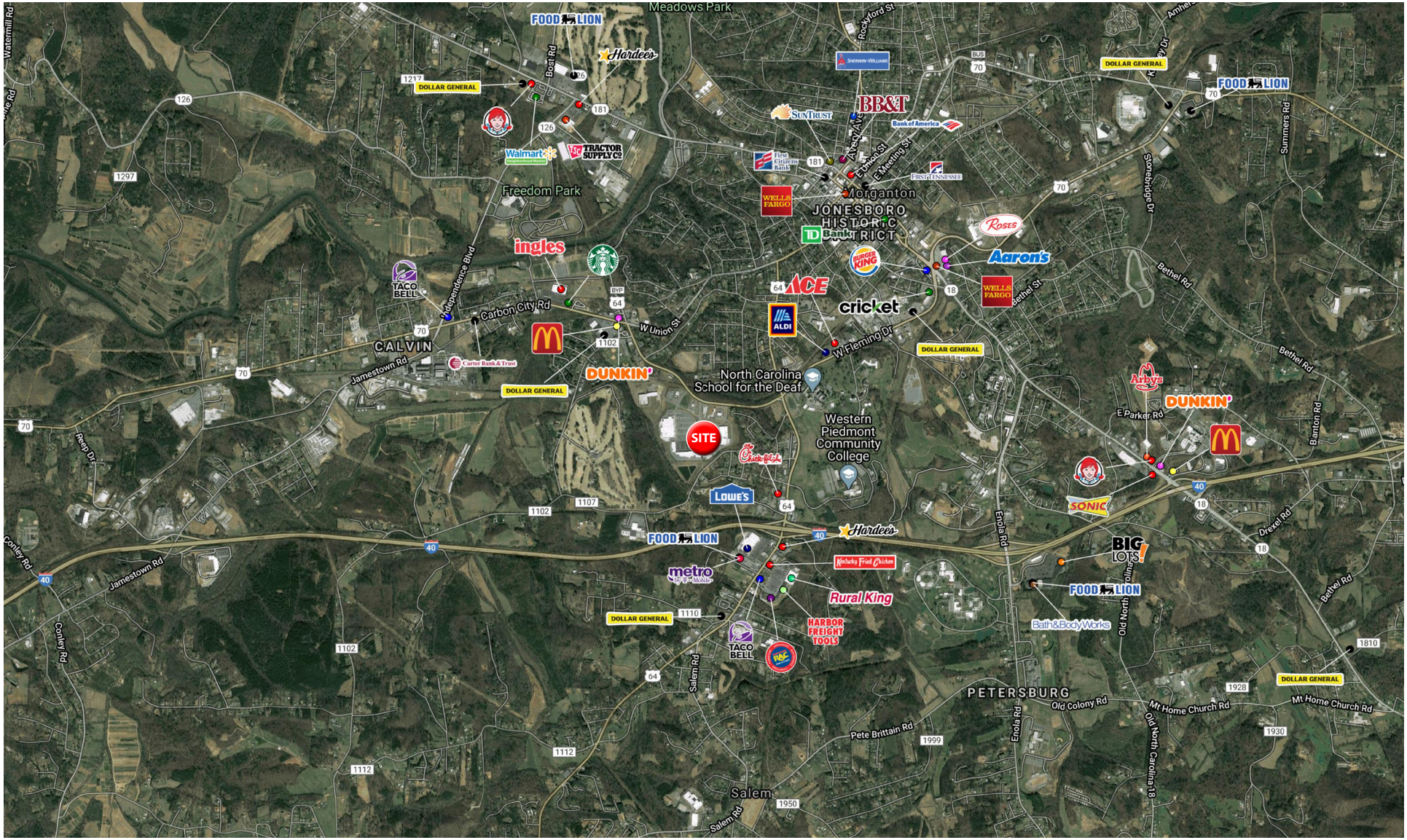
Trade Area	Trade Area
Labor Force	
2022 Est. Labor Population Age 16 Years or Over	63,691
2022 Est. Civilian Employed	52.6%
2022 Est. Civilian Unemployed	1.8%
2022 Est. in Armed Forces	0.3%
2022 Est. not in Labor Force	45.2%
2022 Labor Force Males	50.0%
2022 Labor Force Females	50.0%
Occupation	
2022 Occupation: Population Age 16 Years or Over	33,529
2022 Mgmt, Business, & Financial Operations	10.3%
2022 Professional, Related	21.7%
2022 Service	18.9%
2022 Sales, Office	14.6%
2022 Farming, Fishing, Forestry	-
2022 Construction, Extraction, Maintenance	13.0%
2022 Production, Transport, Material Moving	21.4%
2022 White Collar Workers	46.7%
2022 Blue Collar Workers	53.3%
Transportation to Work	
2022 Drive to Work Alone	86.2%
2022 Drive to Work in Carpool	8.2%
2022 Travel to Work by Public Transportation	0.4%
2022 Drive to Work on Motorcycle	-
2022 Walk or Bicycle to Work	0.7%
2022 Other Means	1.2%
2022 Work at Home	3.3%
Travel Time	
2022 Travel to Work in 14 Minutes or Less	31.1%
2022 Travel to Work in 15 to 29 Minutes	36.3%
2022 Travel to Work in 30 to 59 Minutes	26.3%
2022 Travel to Work in 60 Minutes or More	6.3%
2022 Average Travel Time to Work	20.4
Consumer Expenditure	
2022 Est. Total Household Expenditure	$1.6 B
2022 Est. Apparel	$54.86 M
2022 Est. Contributions, Gifts	$87.45 M
2022 Est. Education, Reading	$46.11 M
2022 Est. Entertainment	$88.45 M
2022 Est. Food, Beverages, Tobacco	$248.08 M
2022 Est. Furnishings, Equipment	$55.03 M
2022 Est. Health Care, Insurance	$151.21 M
2022 Est. Household Operations, Shelter, Utilities	$522.14 M
2022 Est. Miscellaneous Expenses	$30.07 M
2022 Est. Personal Care	$21.37 M
2022 Est. Transportation	$291.69 M

TRAFFIC COUNTS



COMMERCIAL AERIAL



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