

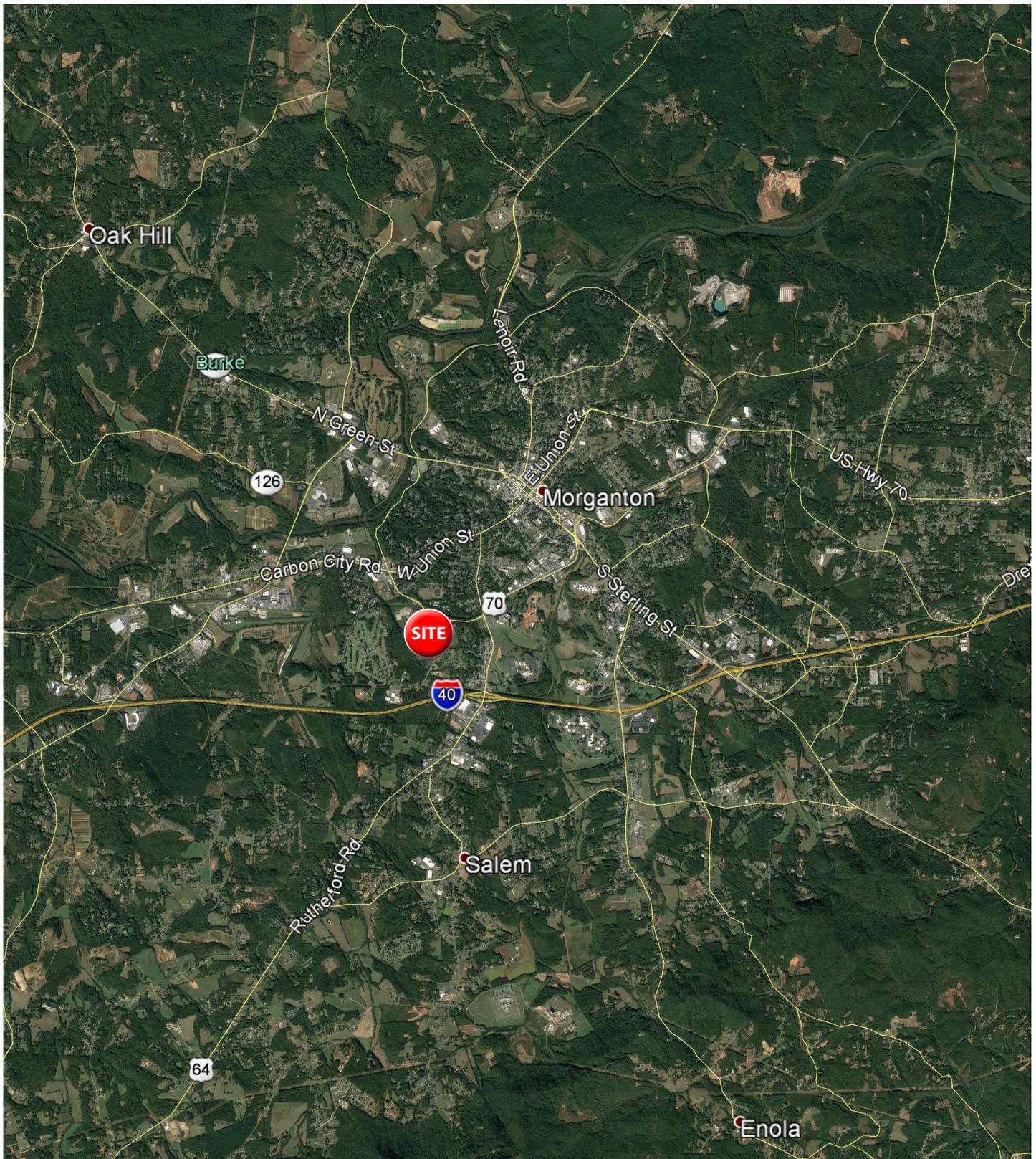
MORGANTON HEIGHTS

400 MORGANTON HEIGHTS BLVD.
MORGANTON, NC 28655



Mary Dufour, Outparcels
803.644.2831
mdufour@wrsrealty.com

LOCATION





EXPANSION RETAIL PAD AVAILABLE

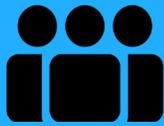
Space	Tenant
1	AVAILABLE UP TO 12,000 SF
Outparcels	Tenant
1	Buffalo Wild Wings
2	Sam's Mart
3	Murphy Oil
4	Applebee's
5	Panera Bread
6	Golden Corral
7	Blue Ridge HealthCare



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. | 410 Mill Street, Bldg. 1, Suite 200 | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889



TRADE AREA SNAPSHOT



**Estimated
Population**
77,249



**Estimated
Households**
31,466



**Average HH
Income**
\$78,058



**Median HH
Income**
\$54,317



**Total
Businesses**
2,206



**Total
Employees**
24,999



TRADE AREA DEMOGRAPHICS

Lat/Lon: 35.7169/-81.659

Trade Area	Trade Area
Population	
2023 Estimated Population	77,249
2028 Projected Population	77,311
2020 Census Population	77,541
2010 Census Population	79,562
Projected Annual Growth 2023 to 2028	-
Historical Annual Growth 2010 to 2023	-0.2%
Households	
2023 Estimated Households	31,466
2028 Projected Households	32,210
2020 Census Households	31,218
2010 Census Households	31,374
Projected Annual Growth 2023 to 2028	0.5%
Historical Annual Growth 2010 to 2023	-
Age	
2023 Est. Population Under 10 Years	9.5%
2023 Est. Population 10 to 19 Years	11.4%
2023 Est. Population 20 to 29 Years	11.6%
2023 Est. Population 30 to 44 Years	17.0%
2023 Est. Population 45 to 59 Years	21.5%
2023 Est. Population 60 to 74 Years	20.4%
2023 Est. Population 75 Years or Over	8.7%
2023 Est. Median Age	44.3
Marital Status & Gender	
2023 Est. Male Population	50.3%
2023 Est. Female Population	49.7%
2023 Est. Never Married	27.0%
2023 Est. Now Married	48.3%
2023 Est. Separated or Divorced	18.3%
2023 Est. Widowed	6.4%
Income	
2023 Est. HH Income \$200,000 or More	4.9%
2023 Est. HH Income \$150,000 to \$199,999	4.0%
2023 Est. HH Income \$100,000 to \$149,999	12.2%
2023 Est. HH Income \$75,000 to \$99,999	12.4%
2023 Est. HH Income \$50,000 to \$74,999	17.7%
2023 Est. HH Income \$35,000 to \$49,999	13.8%
2023 Est. HH Income \$25,000 to \$34,999	11.4%
2023 Est. HH Income \$15,000 to \$24,999	10.9%
2023 Est. HH Income Under \$15,000	12.7%
2023 Est. Average Household Income	\$78,058
2023 Est. Median Household Income	\$54,317
2023 Est. Per Capita Income	\$32,266
2023 Est. Total Businesses	2,206
2023 Est. Total Employees	24,999

TRADE AREA DEMOGRAPHICS

Lat/Lon: 35.7169/-81.659

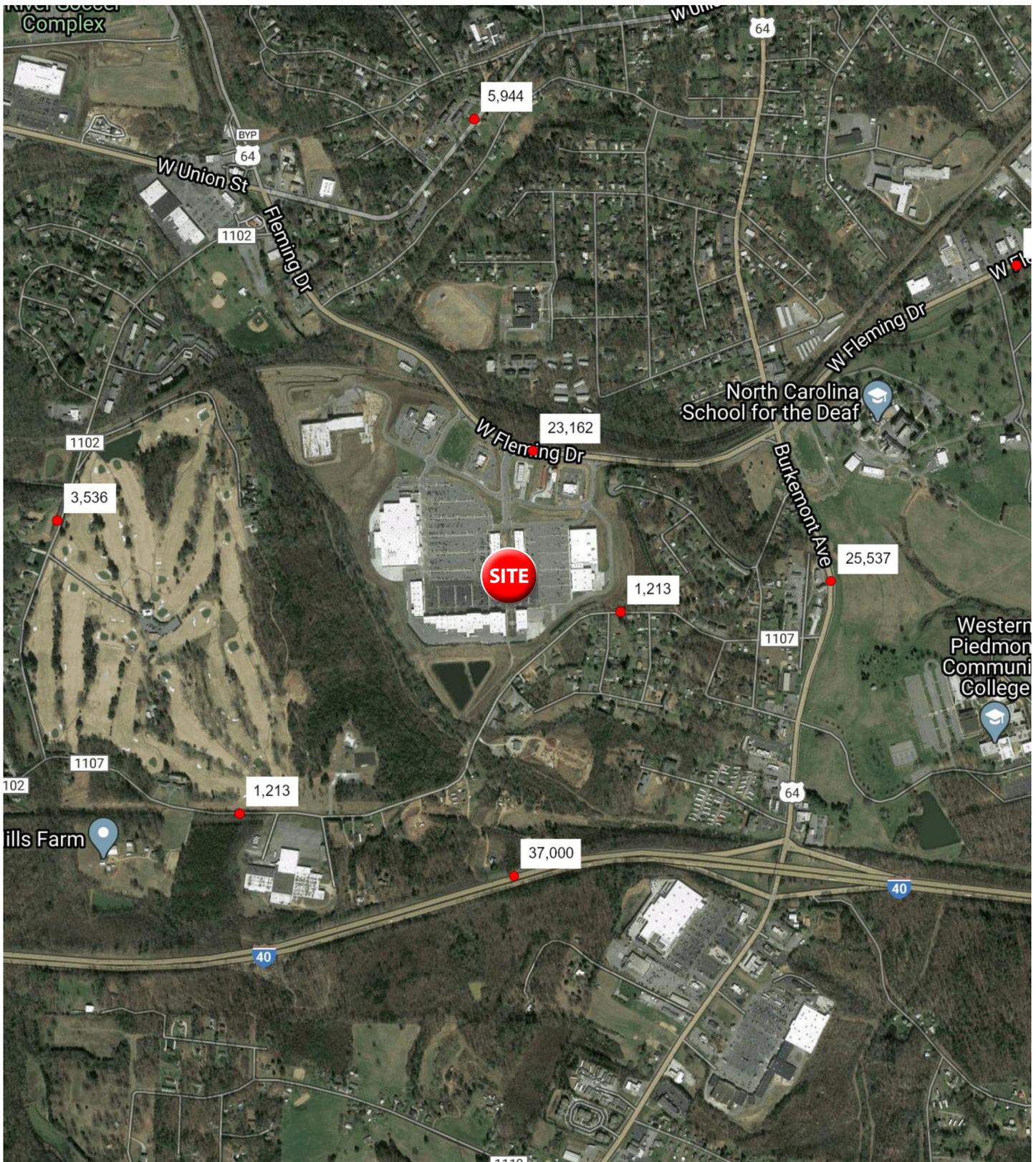
Trade Area	Trade Area
Race	
2023 Est. White	81.7%
2023 Est. Black	7.9%
2023 Est. Asian or Pacific Islander	3.3%
2023 Est. American Indian or Alaska Native	0.8%
2023 Est. Other Races	6.3%
Hispanic	
2023 Est. Hispanic Population	5,647
2023 Est. Hispanic Population	7.3%
2028 Proj. Hispanic Population	7.3%
2020 Hispanic Population	8.2%
Education (Adults 25 & Older)	
2023 Est. Adult Population (25 Years or Over)	56,913
2023 Est. Elementary (Grade Level 0 to 8)	6.7%
2023 Est. Some High School (Grade Level 9 to 11)	9.7%
2023 Est. High School Graduate	31.1%
2023 Est. Some College	19.7%
2023 Est. Associate Degree Only	12.6%
2023 Est. Bachelor Degree Only	12.3%
2023 Est. Graduate Degree	7.9%
Housing	
2023 Est. Total Housing Units	35,198
2023 Est. Owner-Occupied	68.4%
2023 Est. Renter-Occupied	21.0%
2023 Est. Vacant Housing	10.6%
Homes Built by Year	
2023 Homes Built 2010 or later	5.9%
2023 Homes Built 2000 to 2009	10.5%
2023 Homes Built 1990 to 1999	14.7%
2023 Homes Built 1980 to 1989	18.7%
2023 Homes Built 1970 to 1979	10.6%
2023 Homes Built 1960 to 1969	12.1%
2023 Homes Built 1950 to 1959	5.6%
2023 Homes Built Before 1949	11.2%
Home Values	
2023 Home Value \$1,000,000 or More	-
2023 Home Value \$500,000 to \$999,999	3.6%
2023 Home Value \$400,000 to \$499,999	5.7%
2023 Home Value \$300,000 to \$399,999	9.1%
2023 Home Value \$200,000 to \$299,999	21.8%
2023 Home Value \$150,000 to \$199,999	16.4%
2023 Home Value \$100,000 to \$149,999	16.5%
2023 Home Value \$50,000 to \$99,999	13.6%
2023 Home Value \$25,000 to \$49,999	5.7%
2023 Home Value Under \$25,000	7.5%
2023 Median Home Value	\$169,155
2023 Median Rent	\$559

TRADE AREA DEMOGRAPHICS

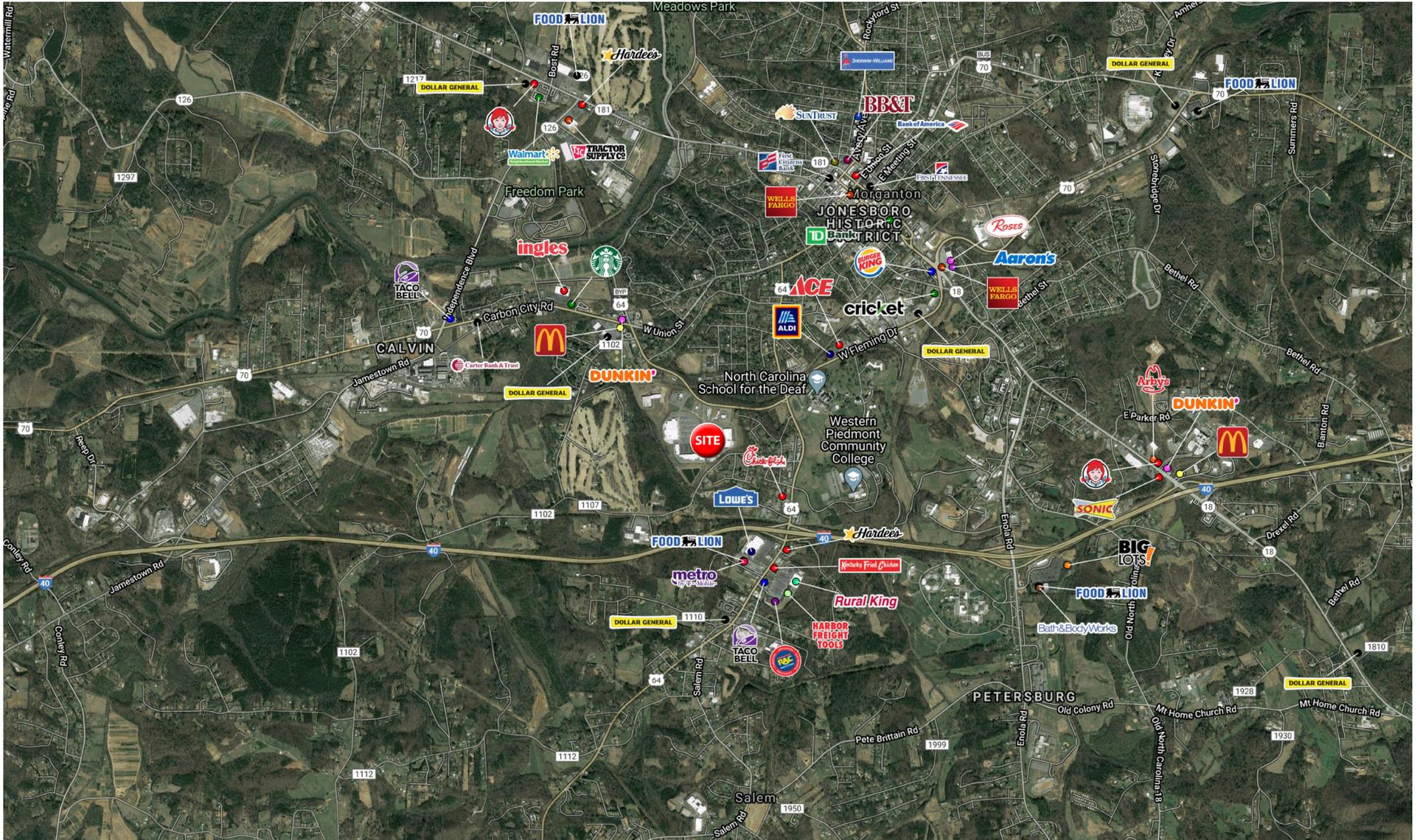
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Trade Area	Trade Area
Labor Force	
2023 Est. Labor Population Age 16 Years or Over	65,017
2023 Est. Civilian Employed	55.4%
2023 Est. Civilian Unemployed	1.9%
2023 Est. in Armed Forces	-
2023 Est. not in Labor Force	42.6%
2023 Labor Force Males	50.1%
2023 Labor Force Females	49.9%
Occupation	
2023 Occupation: Population Age 16 Years or Over	35,998
2023 Mgmt, Business, & Financial Operations	11.1%
2023 Professional, Related	19.0%
2023 Service	18.3%
2023 Sales, Office	17.8%
2023 Farming, Fishing, Forestry	1.0%
2023 Construction, Extraction, Maintenance	10.2%
2023 Production, Transport, Material Moving	22.5%
2023 White Collar Workers	48.0%
2023 Blue Collar Workers	52.0%
Transportation to Work	
2023 Drive to Work Alone	84.4%
2023 Drive to Work in Carpool	8.6%
2023 Travel to Work by Public Transportation	0.2%
2023 Drive to Work on Motorcycle	-
2023 Walk or Bicycle to Work	0.8%
2023 Other Means	1.0%
2023 Work at Home	4.9%
Travel Time	
2023 Travel to Work in 14 Minutes or Less	27.7%
2023 Travel to Work in 15 to 29 Minutes	45.4%
2023 Travel to Work in 30 to 59 Minutes	23.6%
2023 Travel to Work in 60 Minutes or More	3.3%
2023 Average Travel Time to Work	19.8
Consumer Expenditure	
2023 Est. Total Household Expenditure	\$1.86 B
2023 Est. Apparel	\$64.38 M
2023 Est. Contributions, Gifts	\$104.84 M
2023 Est. Education, Reading	\$56.44 M
2023 Est. Entertainment	\$104.11 M
2023 Est. Food, Beverages, Tobacco	\$287.12 M
2023 Est. Furnishings, Equipment	\$64.7 M
2023 Est. Health Care, Insurance	\$174.95 M
2023 Est. Household Operations, Shelter, Utilities	\$606.29 M
2023 Est. Miscellaneous Expenses	\$35.18 M
2023 Est. Personal Care	\$24.95 M
2023 Est. Transportation	\$338.66 M

TRAFFIC COUNTS



COMMERCIAL AERIAL





WRSINC
REAL ESTATE INVESTMENTS

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