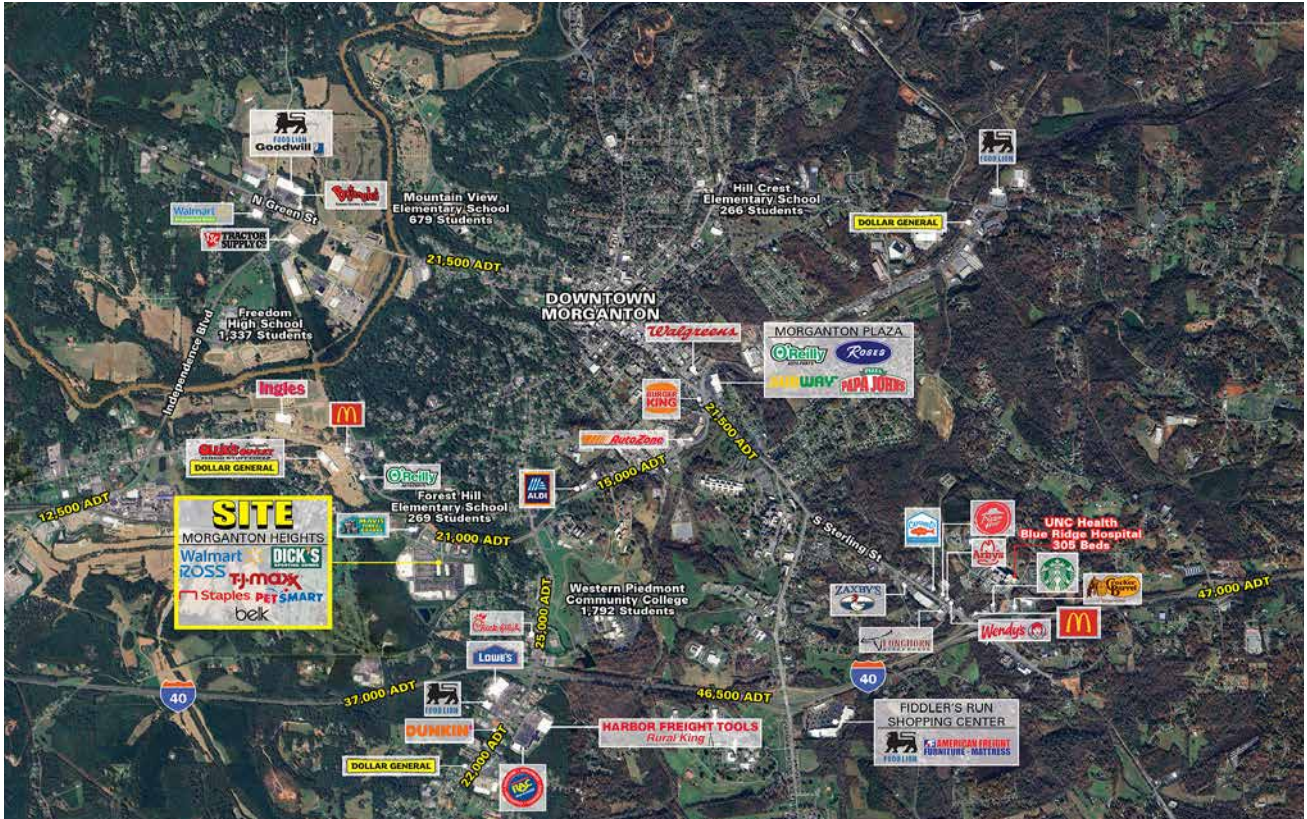


MORGANTON HEIGHTS

A102-F126 MORGANTON HEIGHTS BLVD, MORGANTON, NC



PROPERTY DETAILS

Total Square Footage: 284,566 SF

PROPERTY DESCRIPTION

284,566-square-foot power center anchored by Belk, Dick's Sporting Goods, T.J.Maxx, Ross and Staples. The center is shadow-anchored by Walmart Supercenter.**

The center is located along Highway 70, the primary east-west thoroughfare in Morganton.

Morganton is one of the principal cities in the Hickory-Lenoir-Morganton, NC Metropolitan Statistical Area.

The state of North Carolina is a major employer in Morganton. State-operated facilities include North Carolina School for the Deaf and Broughton Hospital, one of the largest employers in the city.

**Not owned.

DEMOGRAPHICS

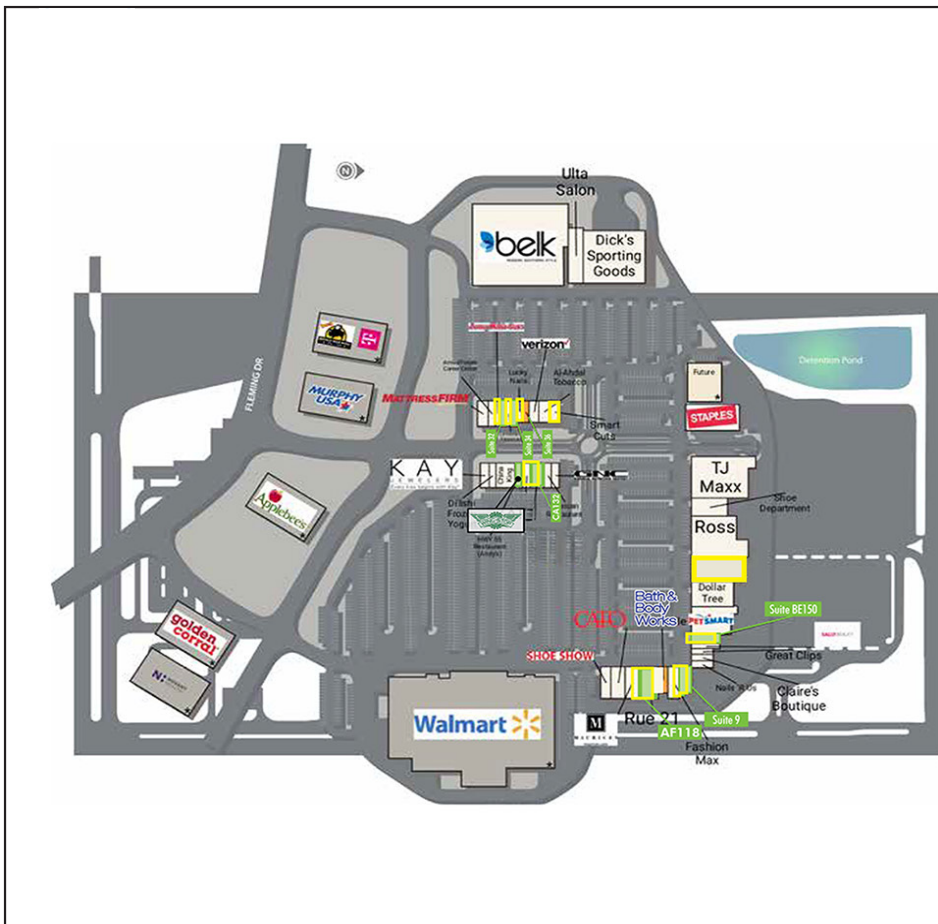
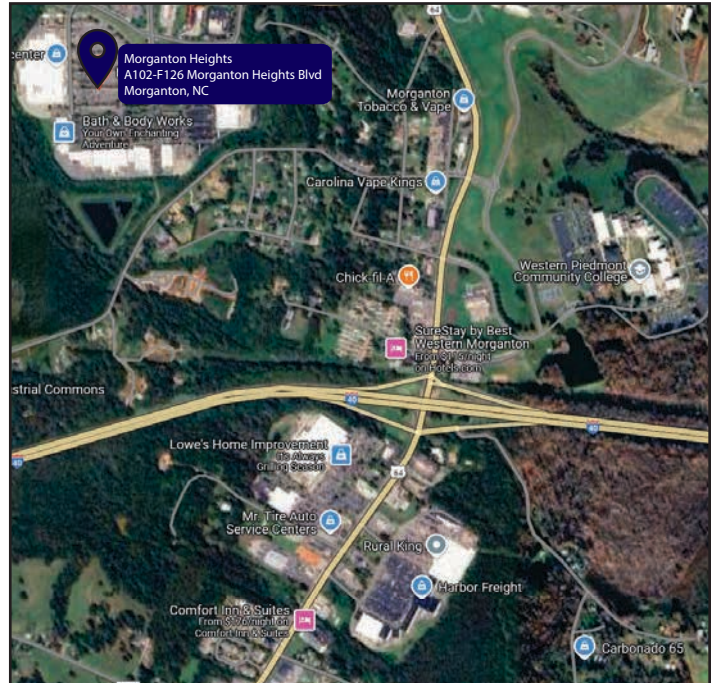
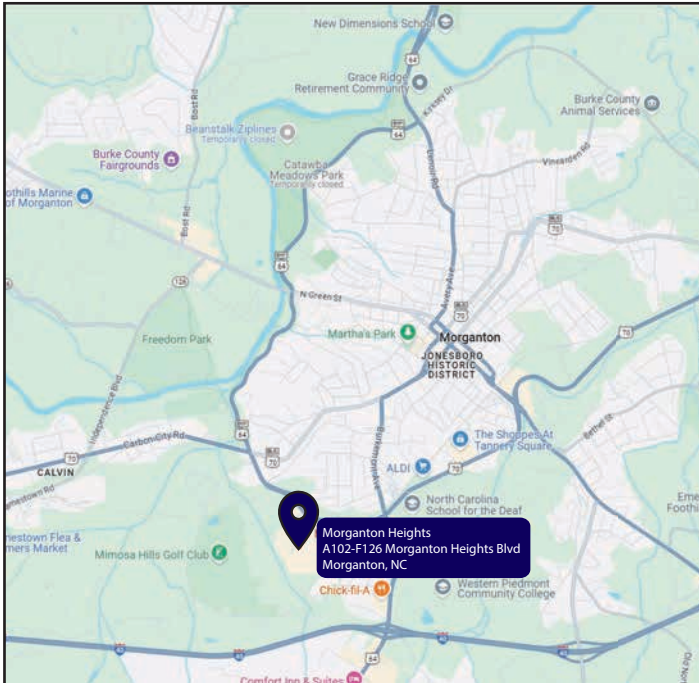
	3 Miles	5 Miles	10 Miles
Total Population	20,294	36,476	69,982
Average Household Income	\$66,621	\$69,023	\$70,608
2024 Households	8,034	14,378	28,137

TENANTS



MORGANTON HEIGHTS

A102-F126 MORGANTON HEIGHTS BLVD, MORGANTON, NC



Suite #	Tenant	SF
AF104	Fashion Max	3,500
AF114	Bath & Body Works	4,000
AF118	AVAILABLE	5,800
AF122	CATO	4,500
AF126	Shoe Show	3,500
BE102	TJMaxx	24,000
BE112	Shoe Dept.	6,000
BE132	AVAILABLE	12,500
BE140	Dollar Tree Store	10,000
BE142	PetSmart	12,205
BE150	AVAILABLE	1,750
BE152	Sally Beauty Supply	1,400
BE154	Great Clips	1,200
BE156	Nails 'R Us	1,200
BE158	Nails 'R Us	1,200
CA102	Kay Jewelers	2,400
CA110	Di'lishi Frozen Yogurt	2,000
CA114	China King	6,000
CA128	Wingstop	2,000
CA130	AT&T Wireless	1,600
CA132	AVAILABLE	1,600
CA136	Mexican Restaurant	3,200
CA142	GNC	1,600
DB102	Mattress Firm	4,500
DB144	AVAILABLE 3/25	1,200
DB138	Verizon Wireless	2,400
DB140	Al-Ahdal Tobacco	1,200
DB144	AVAILABLE 3/25	1,200
ED114	Staples	15,524
FC102	Belk	65,187
FC126	ULTA Beauty	5,000
FC138	Dick's Sporting Goods	35,000
9	AVAILABLE	2,400
30	Armed Forces Career Center	2,000
32	AVAILABLE	1,600
33	Lendmark Financial Services	1,600
34	AVAILABLE	1,600
35	Lucky Nails	1,200
36	AVAILABLE	1,200