

| Henderson, NC



Retail Space Available

HIGHLIGHTS

- Available space from 1,373 SF to 4,516 SF
- This retail development is strategically situated in the major retail corridor of Henderson, NC next to I-85 with 38,000 VPD
- Located adjacent to Super Walmart Center with Belk, Burkes Outlet, Dollar Tree, Shoe Dept., The Athlete's Foot, Bath & Body Works and Game Stop

DEMOGRAPHICS

	3-Mile	5-Mile	10-Mile
Population	17,016	35,715	55,982
Households	7,077	14,188	22,392
Avg HH Income	\$58,961	\$60,754	\$60,951
	12,894	17,105	23,069

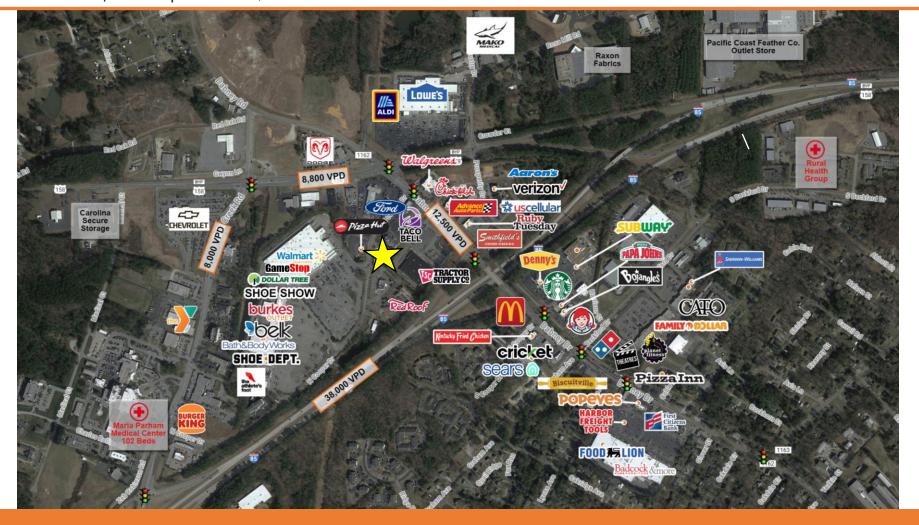


Steve Ellis | Steve@BellCommercial.net | 336.209.5262

HIGH LEVEL AERIAL

159 North Cooper Drive | Henderson, NC





Steve Ellis | Steve@BellCommercial.net | 336.209.5262

LOW LEVEL AERIAL

159 North Cooper Drive | Henderson, NC



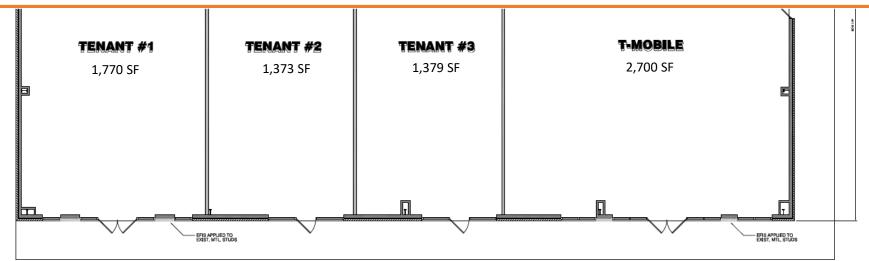


Steve Ellis | Steve@BellCommercial.net | 336.209.5262

SITE PLAN & RETAIL AVAILABILITY

BELL COMMERCIAL Where Strategy Finds Solution

159 North Cooper Drive | Henderson, NC



B201 PROPOSED FLOOR PLAN SCALE: 3/16' = 1'0'

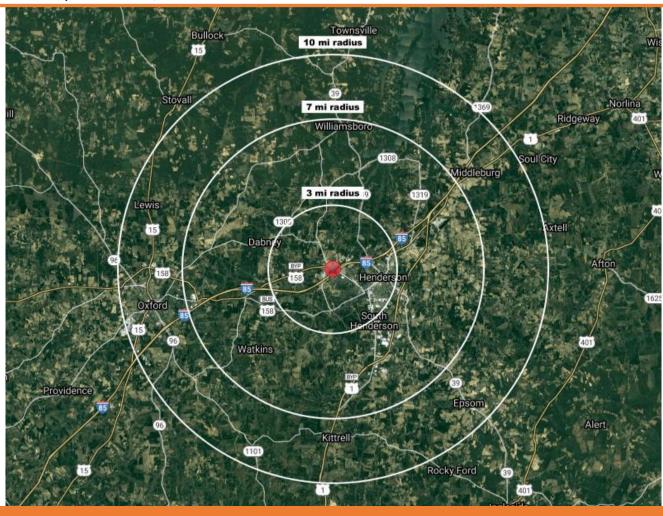


Steve Ellis | Steve@BellCommercial.net | 336.209.5262

DEMOGRAPHIC RADIUS MAP



159 North Cooper Drive Henderson, NC



Steve Ellis | Steve@BellCommercial.net | 336.209.5262

3, 7 & 10-MILE DEMOGRAPHICS

159 North Cooper Drive | Henderson, NC



159 North Cooper								
nderson, NC	3 mi	7 mi	10 mi					
Population								
2021 Estimated Population	17,016	35,715	55,982					
2026 Projected Population	16,742	35,400	56,007					
2010 Census Population	17,783	37,173	57,553					
2000 Census Population	18,399	35,793	54,478					
Projected Annual Growth 2021 to 2026	-0.3%	-0.2%	-					
Historical Annual Growth 2000 to 2021	-0.4%	-	0.1%					
Households								
2021 Estimated Households	7,077	14,188	22,392					
2026 Projected Households	7,008	14,140	22,487					
2010 Census Households	7,144	14,274	22,183					
2000 Census Households	7,231	13,564	20,607					
Projected Annual Growth 2021 to 2026	-0.2%	-	-					
Historical Annual Growth 2000 to 2021	-0.1%	0.2%	0.4%					
Age								
2021 Est. Population Under 10 Years	12.4%	12.6%	12.1%					
2021 Est. Population 10 to 19 Years	12.0%	13.1%	12.8%					
2021 Est. Population 20 to 29 Years	12.8%	12.8%	12.6%					
2021 Est. Population 30 to 44 Years	15.5%	16.4%	16.0%					
2021 Est. Population 45 to 59 Years	17.6%	18.4%	19.0%					
2021 Est. Population 60 to 74 Years	18.7%	18.2%	18.5%					
2021 Est. Population 75 Years or Over	10.9%	8.5%	8.8%					
2021 Est. Median Age	41.3	39.6	40.7					
	Population 2021 Estimated Population 2026 Projected Population 2010 Census Population 2000 Census Population Projected Annual Growth 2021 to 2026 Historical Annual Growth 2000 to 2021 Households 2020 Census Households 2021 Estimated Households 2020 Census Households 2010 Census Households 2020 Census Households 2000 Census Households 2000 Census Households 2000 Census Households 2021 Est. Population Under 10 2026 Historical Annual Growth 2021 to 2026 Historical Annual Growth 2021 to 2026 Historical Annual Growth 2020 to 2021 Age 2021 Est. Population Under 10 Years 2021 Est. Population 10 to 19 Years 2021 Est. Population 30 to 44 Years 2021 Est. Population 45 to 59 Years 2021 Est. Population 60 to 74 Years 2021 Est. Population 75 Years or Over	Aderson, NC3 miPopulation17,0162021 Estimated Population16,7422010 Census Population17,7832000 Census Population17,7832000 Census Population18,399Projected Annual Growth 2021 to 2026-0.3%Historical Annual Growth 2000 to 2021-0.4%Households7,0772026 Projected Households7,0772026 Projected Households7,0082010 Census Households7,231Projected Annual Growth 2021 to 2026-0.2%Historical Annual Growth 2021 to 2026-0.2%U00 Census Households7,231Projected Annual Growth 2021 to 2026-0.1%Age-0.1%2021 Est. Population Under 10 Years12.4%2021 Est. Population 20 to 29 Years12.8%2021 Est. Population 45 to 59 Years17.6%2021 Est. Population 60 to 74 Years18.7%2021 Est. Population 75 Years or Over10.9%	Aderson, NC 3 mi 7 mi Population 17,016 35,715 2021 Estimated Population 16,742 35,400 2010 Census Population 17,783 37,173 2000 Census Population 18,399 35,793 Projected Annual Growth 2021 to 2026 -0.3% -0.2% Historical Annual Growth 2000 to 2021 -0.4% - Households 7,077 14,188 2020 Census Households 7,008 14,140 2010 Census Households 7,077 14,188 2026 Projected Households 7,077 14,188 2026 Projected Households 7,014 14,274 2000 Census Households 7,231 13,564 Projected Annual Growth 2021 to 2026 -0.2% - Historical Annual Growth 2021 to 2026 -0.2% - Historical Annual Growth 2021 to 2026 -0.2% - Historical Annual Growth 2021 to 2026 -0.2% - Projected Annual Growth 2021 to 2026 -0.2% - 2021 Est. Population 10 to 19 Years 12.4%					

	North Cooper	2:	7:	10
не	nderson, NC	3 mi	7 mi	10 mi
SUTUS 50	Marital Status & Gender			
	2021 Est. Male Population	45.0%	46.4%	46.6%
	2021 Est. Female Population	55.0%	53.6%	53.4%
TAL ST GENDI	2021 Est. Never Married	45.0%	39.2%	37.3%
TAI GE	2021 Est. Now Married	28.3%	35.8%	37.4%
RI'8	2021 Est. Separated or Divorced	19.1%	17.8%	17.9%
μ	2021 Est. Widowed	7.6%	7.2%	7.4%
	Income			
2021 E	2021 Est. HH Income \$200,000 or More	2.2%	2.3%	2.4%
	2021 Est. HH Income \$150,000 to \$199,999	2.5%	2.6%	2.7%
	2021 Est. HH Income \$100,000 to \$149,999	6.9%	7.7%	8.4%
	2021 Est. HH Income \$75,000 to \$99,999	9.6%	11.7%	12.2%
NCOME	2021 Est. HH Income \$50,000 to \$74,999	20.8%	20.5%	20.5%
Ö	2021 Est. HH Income \$35,000 to \$49,999	13.6%	14.2%	14.2%
Ň	2021 Est. HH Income \$25,000 to \$34,999	10.7%	12.5%	11.9%
2021 Est. HH Income Under \$15	2021 Est. HH Income \$15,000 to \$24,999	13.0%	11.2%	10.9%
	2021 Est. HH Income Under \$15,000	20.8%	17.4%	16.8%
	2021 Est. Average Household Income	\$58,961	\$60,754	\$60,951
	2021 Est. Median Household Income	\$41,996	\$45,409	\$46,184
	2021 Est. Per Capita Income	\$24,825	\$24,370	\$24,586

Steve Ellis | Steve@BellCommercial.net

336.209.5262