

FOR LEASE





159 North Cooper Drive | 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
 Employees	12,894	17,105	23,069



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HIGH LEVEL AERIAL

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LOW LEVEL AERIAL

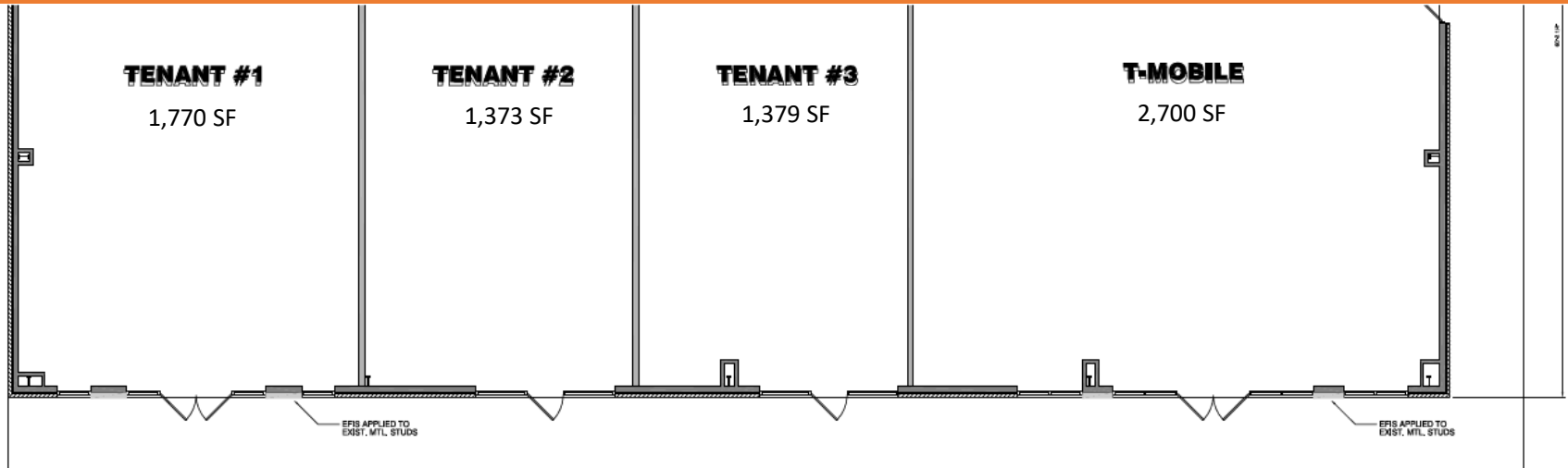
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SITE PLAN & RETAIL AVAILABILITY

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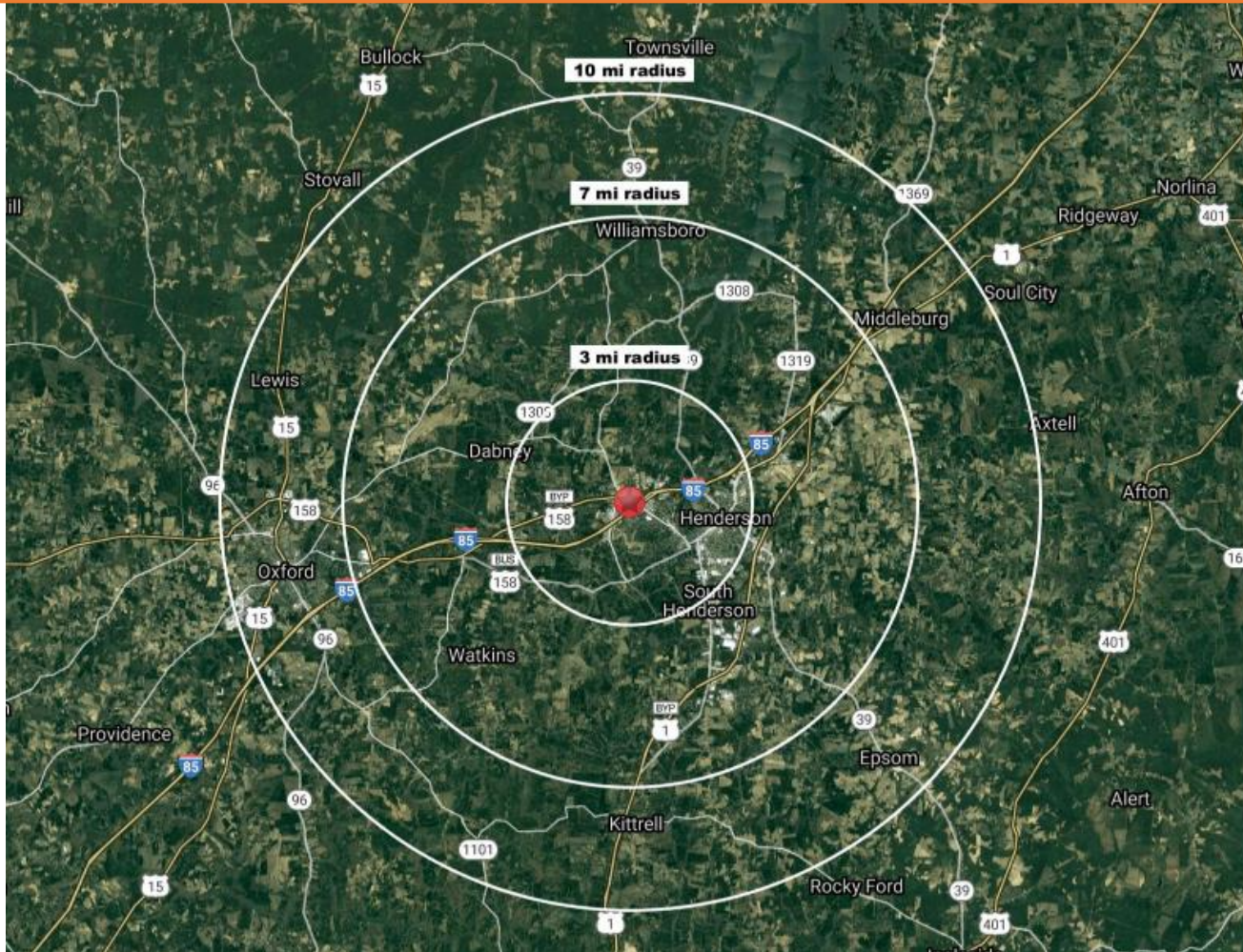
B201 PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"



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DEMOGRAPHIC RADIUS MAP

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3, 7 & 10-MILE DEMOGRAPHICS

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3 mi 7 mi 10 mi

POPULATION

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

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

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

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3 mi 7 mi 10 mi

MARITAL STATUS
& GENDER

Marital Status & Gender			
2021 Est. Male Population	45.0%	46.4%	46.6%
2021 Est. Female Population	55.0%	53.6%	53.4%
2021 Est. Never Married	45.0%	39.2%	37.3%
2021 Est. Now Married	28.3%	35.8%	37.4%
2021 Est. Separated or Divorced	19.1%	17.8%	17.9%
2021 Est. Widowed	7.6%	7.2%	7.4%

INCOME

Income			
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%
2021 Est. HH Income \$50,000 to \$74,999	20.8%	20.5%	20.5%
2021 Est. HH Income \$35,000 to \$49,999	13.6%	14.2%	14.2%
2021 Est. HH Income \$25,000 to \$34,999	10.7%	12.5%	11.9%
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

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