

Henderson Pointe Shopping Center

1209 - 1263 Dabney Drive

Henderson, North Carolina 27536



NEW REDEVELOPMENT OPENING FALL 2024!

Be a part of our new and exciting retail mix: Burlington, Ross Dress for Less, Five Below and Mattress Warehouse!

Location - Vance County

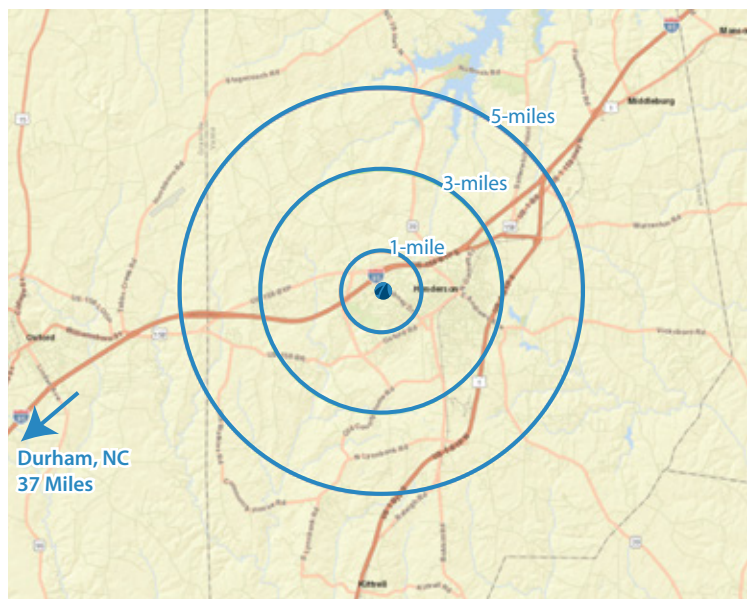
- Close proximity with easy access to I-85, US-1 and US-158
- Three points of access, including one signalized, with a 'right in and right out'
- 19,000 Cars per day past your door on Dabney Drive
- The Dabney Drive Retail Corridor is the main commercial corridor in Henderson
- Home to strong national tenants including Walmart, Lowes, Belk, Aldi, Burkes Outlet, JCPenney Home Store, Tractor Supply and many more
- On the going-home side of Dabney Drive for residents who commute via I-85 – 80% of shopping trips are completed while commuting home from work (Placer.ai)!
- Nearby employment drivers include multiple government offices, a strong agricultural base and distribution/logistics centers

Center

- 188,647 SF Neighborhood Grocery Anchored Center with Food Lion, Burlington, Ross Dress for Less, Five Below, and Harbor Freight Tools!

NOW LEASING 18,000 SF Anchor Space

Demographics (2023 Estimates)	1-mile radius	3-mile radius	5-mile radius
Population	4,245	18,085	25,979
Average HH Income	\$63,759	\$58,104	\$60,340



Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

For leasing information, please contact:

Gary Block

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Site Plan



Suite	Tenant	SF
1209	Mavis Discount Tires	6,000
1241	Available	18,000
1245a	Burlington	27,400
1245b	Ross	25,100
1249	Harbor Freight Tool	17,006
1251	Five Below	14,514
1255	Mattress Warehouse	24,609
1257	Mariner Finance	2,174
1259	Prime Cleaners	2,530
1263	Food Lion	40,592
ATM	Bank of America ATM	1
Total GLA		188,647

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