# Heron Village

2760 NC 68 North, High Point, NC 27265

#### Palladium District

Restaurant/Medical/Retail: Approximately 67,200± SF



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Heron Village at the Palladium is an urban, open-air shopping center featuring great visibility, located right next to Highway 68 with 32,500± cars per day. Designed to be a walkable shopping center with fun music and free wi-fi, Millennials and GenXers alike will enjoy the kinetics and energy that the close proximity of the buildings create.

ı	<u>3mi.</u>	<u>5mi.</u>
Population	34,364	101,048
Daytime Population	53,110	132,839
Average Household Income	\$84,872	\$71,051
Employees	25,365	75,129

	Tenant Index				
Central Carolino Dermatology	1.The Basil Leaf	10. Dominos	17. FF Chicken		
9,920± SF	2. Law offices of Tony Huynh	11. Deluxe Nails and Spa	18. Central Carolina Dermatology		
	3. Ihemp	12. Available 1,314± SF	19.Triad Pediatrics		
18	4. Stewart Physical Therapy	13. Destination: An Art	20. Rehab without Walls		
	5. Meraki Salon	Entertainment Studio	21. Full Time Fitness		
Triad Pediatrics	6. Duck Donuts	14. Goofy Foot Taproom &	22.Triple Threat Dance		
7,660± SF	7.TriMed technologies	Brewery	23. Penn Station East Coast Subs		
	8. Edona Wine Not	15. Fleet Feet Sports	24. Capri Deli		
All John Market Comments of the Comments of th	9. Barberitos	16. Sweet Dough	25. Available 1,432± SF		
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20	24 25 0 10 125 1 55				
20 9,125± SF Northeast  21  10  11  12  13  14  15  16  17  17  18  18  19  19  19  19  19  19  19  19					
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	9,105± SF	9,105±	<u> </u>		
	Northwest	9,105± Southw	est		
Highway 63					
Located within 1/3 mile from the Palladium Shopping Center					

- Located within 1/3 mile from the Palladium Shopping Center
- Within I mile from Mendenhall Oaks Business Park, Premier Business Park, East Hill Business Park, and Piedmont Centre
- Downtown High Point (15 min.) and Downtown Greensboro (18 min.)
- → In close proximity to retail centers, restaurants, and national tenants
- 25 hotels within 5 minutes
- → Close access to I-40

Lease type: NNN 227± parking spaces (7:1)

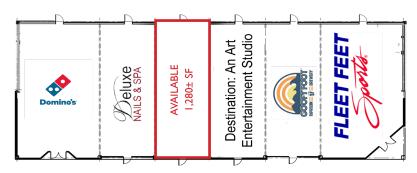


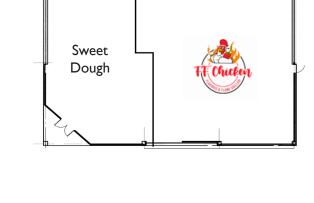
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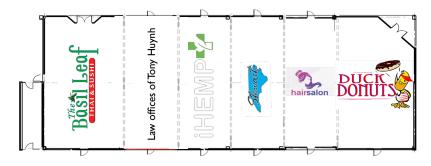
### 2760 NC 68 North, High Point, NC 27265

#### Northeast Building - 2762 HWY 68





Southeast Building - 2758 HWY 68



Northwest Building - 2766 HWY 68



Southwest Building - 2754 HWY 68

**HWY 68 Entrance** 



2760 NC 68 North, High Point, NC 27265 Aerial





Restaurants	3mi	5mi	
Average Spent:	\$3,557.68	\$3,043.63	
Healthcare	3mi	5mi	
Average Spent:	\$5,707.25	\$4,043.06	
Apparel and Services	3mi	5mi	
Average Spent:	\$2,317.50	\$1,998.99	

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