

1202 E ANDREWS AVE

1202 E Andrews Ave, Henderson, NC 27536



CENTURY 21
Triangle Group

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Property Info & Disclaimer

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Property Description

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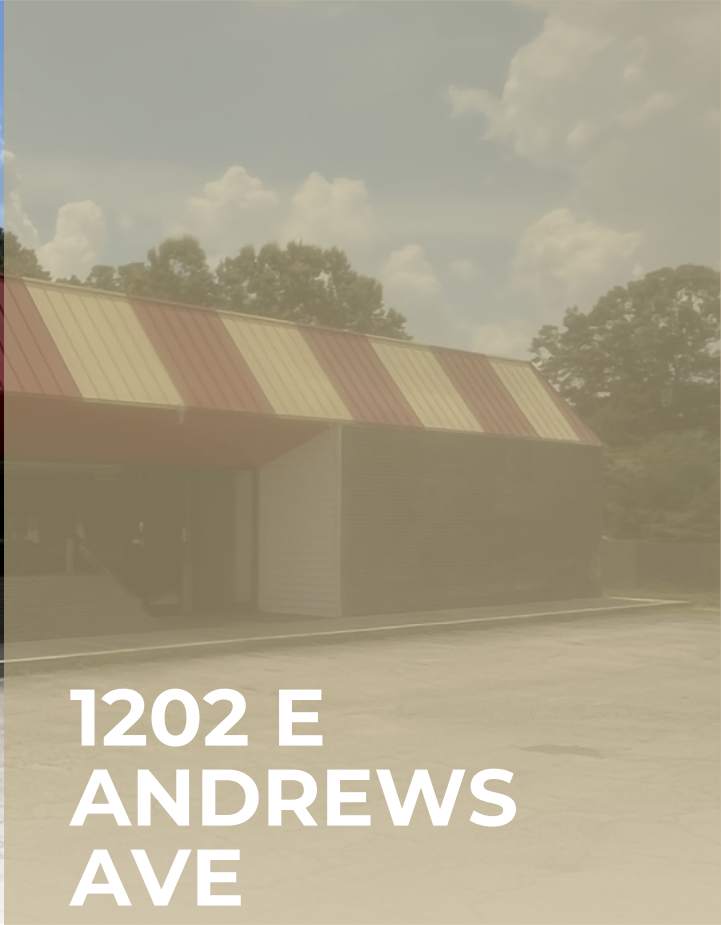
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**1202 E
ANDREWS
AVE**



PROPERTY INFORMATION

Call for Rate

PROPERTY ADDRESS

1202 E Andrews Ave, Henderson, NC 27536

YEAR BUILT

1976

RENTABLE AREA

2,744 Sq. Ft.

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Henderson, NC
27536

Company Disclaimer

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PROPERTY OVERVIEW

Restaurant for Lease - Henderson, NC

Location: Near intersection of US Hwy 1 & NC-39 Hwy (Andrews Ave)

Zoning: B2 Broad commercial use, ideal for Quick Serve Restaurant with Drive-Thru

Proximity: Minutes from I-85 & US Hwy 1 interchange

Area: ~1acre

Position your business for success in this strategically located 2nd gen restaurant space. Just off the intersection of US Hwy 1 and Andrews Ave (NC-39 Hwy) within close reach of interstate 85, this high visibility site offers exceptional access to local traffic and regional commuters. Zoned to accommodate a wide range of commercial uses with a convenient layout and high traffic counts, this property is perfect for fast food/drive thru restaurants, high turnover concepts or retail operations.



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PROPERTY DETAILS

Several new residential developments underway or planned in Henderson NC. These include a 750 unit project with a mix of single family, townhome, and multifamily homes, Hicks Village, and a gated community on Radio Lane.

PROPERTY
PHOTOS



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PROPERTY PHOTOS

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PROPERTY PHOTOS

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PROPERTY
PHOTOS

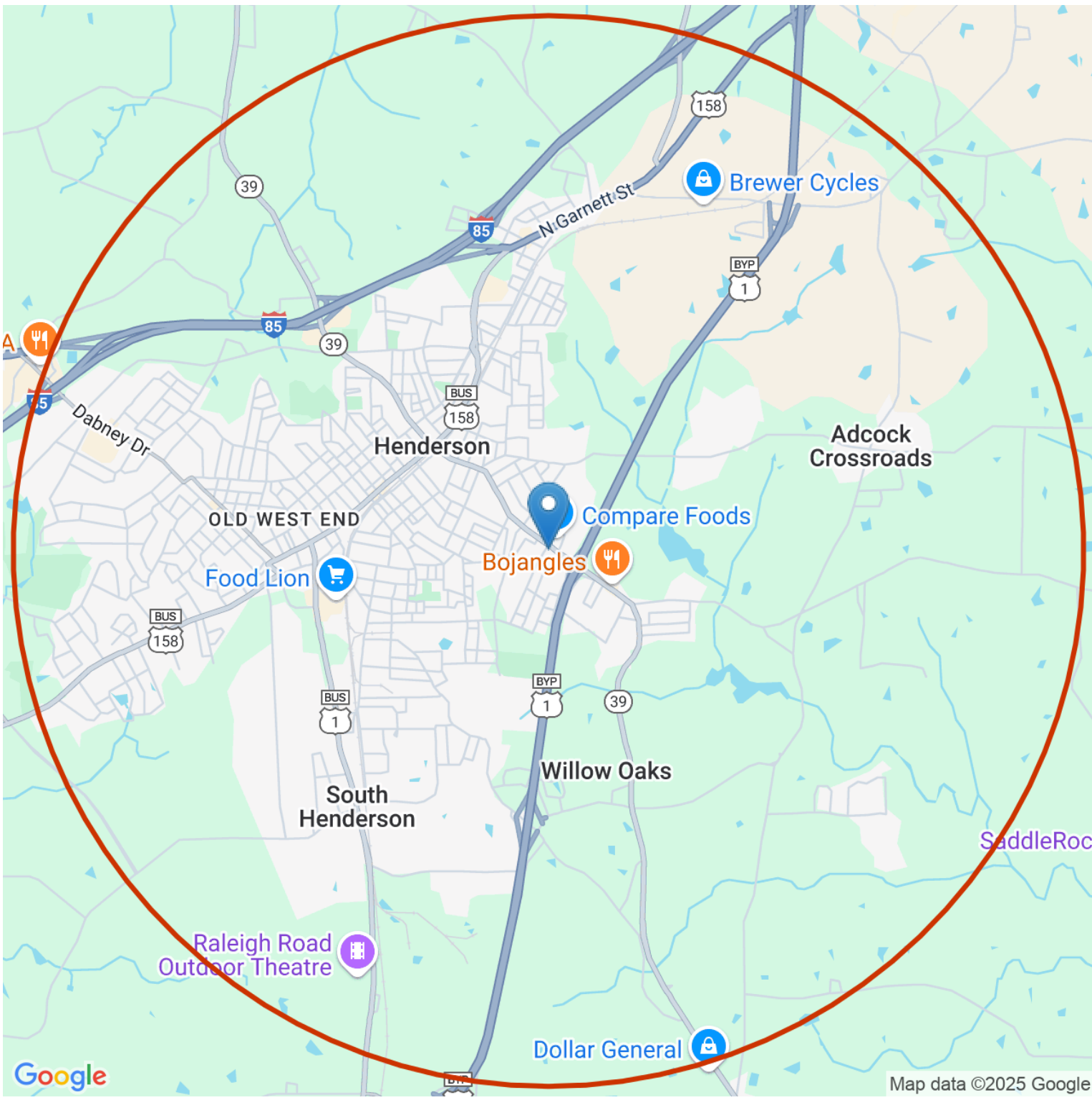


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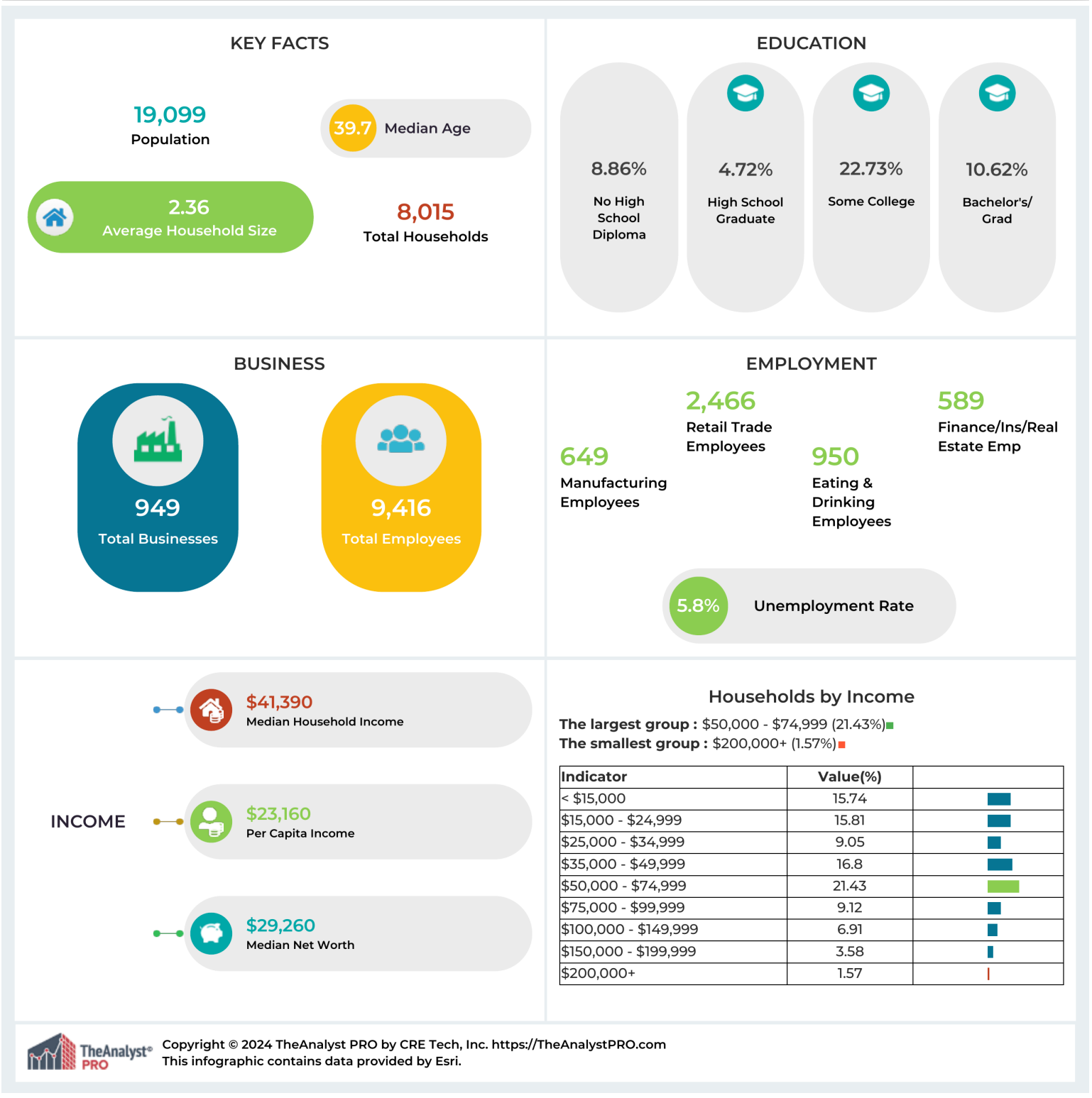
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LOCATION/STUDY AREA MAP (RING: 3 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

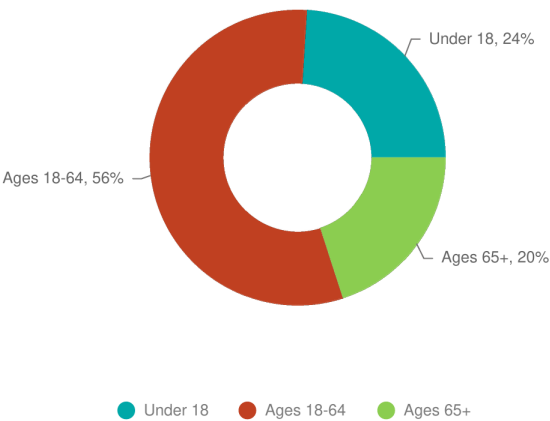


INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

19,099	7,942	39.7
Population	Households	Median Age
2.36	\$41,390	\$121,594
Avg Size Household	Median Household Income	Median Home Value
35	122	65.4
Wealth Index	Housing Affordability	Diversity Index

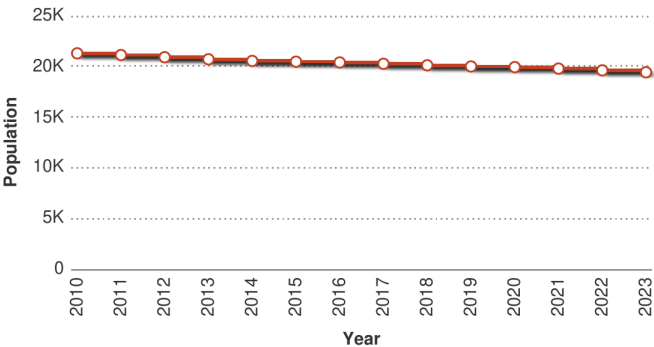
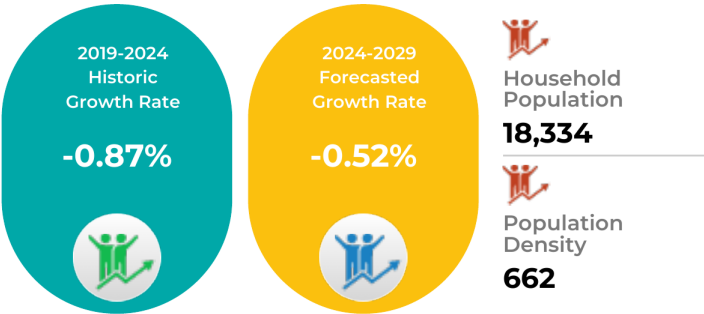
POPULATION BY AGE



POPULATION BY GENERATION

4.71%	20.46%	18.91%
Greatest Gen: Born 1945/Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980
21.28%	23.1%	11.54%
Millennial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present

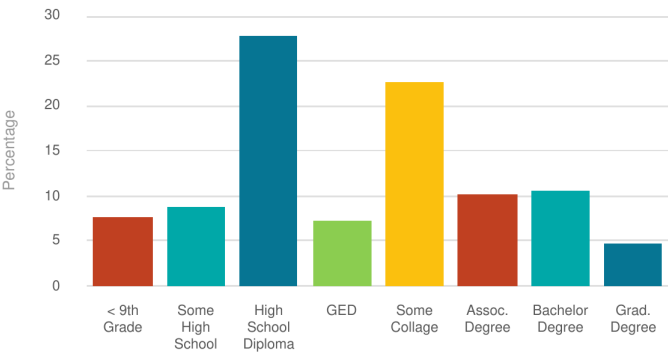
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

Reports Not Generated

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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)

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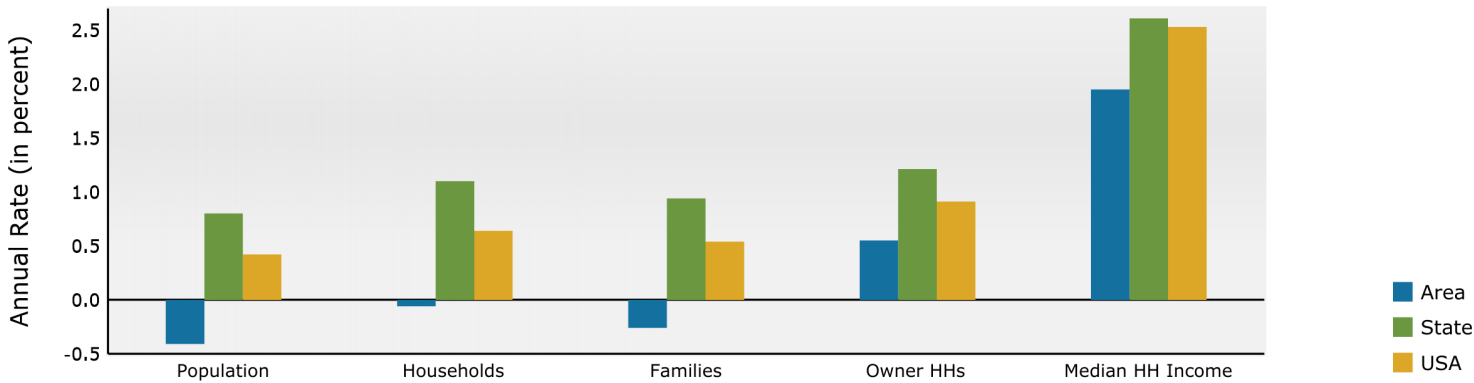
DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

Summary	Census 2010		Census 2020		2025		2030	
Population	21,385		19,994		19,099		18,713	
Households	8,289		8,015		7,942		7,920	
Families	5,382		4,927		4,739		4,677	
Average Household Size	2.52		2.44		2.36		2.31	
Owner Occupied Housing Units	3,907		3,421		3,402		3,496	
Renter Occupied Housing Units	4,382		4,594		4,540		4,424	
Median Age	36.7		39.3		39.7		40.6	
Trends: 2025-2030 Annual Rate	Area		State		National			
Population	-0.41%		0.80%		0.42%			
Households	-0.06%		1.10%		0.64%			
Families	-0.26%		0.94%		0.54%			
Owner HHs	0.55%		1.21%		0.91%			
Median Household Income	1.95%		2.61%		2.53%			
Households by Income			2025		2030			
			Number	Percent	Number	Percent		
<\$15,000			1,250	15.7%	1,153	14.6%		
\$15,000 - \$24,999			1,256	15.8%	1,127	14.2%		
\$25,000 - \$34,999			719	9.1%	706	8.9%		
\$35,000 - \$49,999			1,334	16.8%	1,292	16.3%		
\$50,000 - \$74,999			1,702	21.4%	1,696	21.4%		
\$75,000 - \$99,999			724	9.1%	797	10.1%		
\$100,000 - \$149,999			549	6.9%	650	8.2%		
\$150,000 - \$199,999			284	3.6%	364	4.6%		
\$200,000+			125	1.6%	134	1.7%		
Median Household Income			\$41,390		\$45,590			
Average Household Income			\$55,747		\$59,716			
Per Capita Income			\$23,160		\$25,244			
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,679	7.9%	1,299	6.5%	1,220	6.4%	1,186	6.3%
5 - 9	1,551	7.3%	1,366	6.8%	1,235	6.5%	1,140	6.1%
10 - 14	1,478	6.9%	1,483	7.4%	1,230	6.4%	1,152	6.2%
15 - 19	1,591	7.4%	1,280	6.4%	1,367	7.2%	1,165	6.2%
20 - 24	1,425	6.7%	1,114	5.6%	1,123	5.9%	1,251	6.7%
25 - 34	2,502	11.7%	2,493	12.5%	2,308	12.1%	2,217	11.8%
35 - 44	2,666	12.5%	2,211	11.1%	2,197	11.5%	2,219	11.9%
45 - 54	2,798	13.1%	2,421	12.1%	2,213	11.6%	2,142	11.4%
55 - 64	2,497	11.7%	2,741	13.7%	2,337	12.2%	2,164	11.6%
65 - 74	1,597	7.5%	2,080	10.4%	2,233	11.7%	2,129	11.4%
75 - 84	1,082	5.1%	1,059	5.3%	1,208	6.3%	1,459	7.8%
85+	517	2.4%	446	2.2%	428	2.2%	487	2.6%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	6,834	32.0%	5,101	25.5%	4,634	24.3%	4,336	23.2%
Black Alone	12,927	60.4%	12,267	61.4%	11,637	60.9%	11,430	61.1%
American Indian Alone	72	0.3%	90	0.5%	111	0.6%	115	0.6%
Asian Alone	140	0.7%	180	0.9%	201	1.1%	213	1.1%
Pacific Islander Alone	1	0.0%	3	0.0%	6	0.0%	5	0.0%
Some Other Race Alone	1,094	5.1%	1,519	7.6%	1,644	8.6%	1,722	9.2%
Two or More Races	317	1.5%	833	4.2%	866	4.5%	892	4.8%
Hispanic Origin (Any Race)	1,882	8.8%	2,139	10.7%	2,317	12.1%	2,417	12.9%

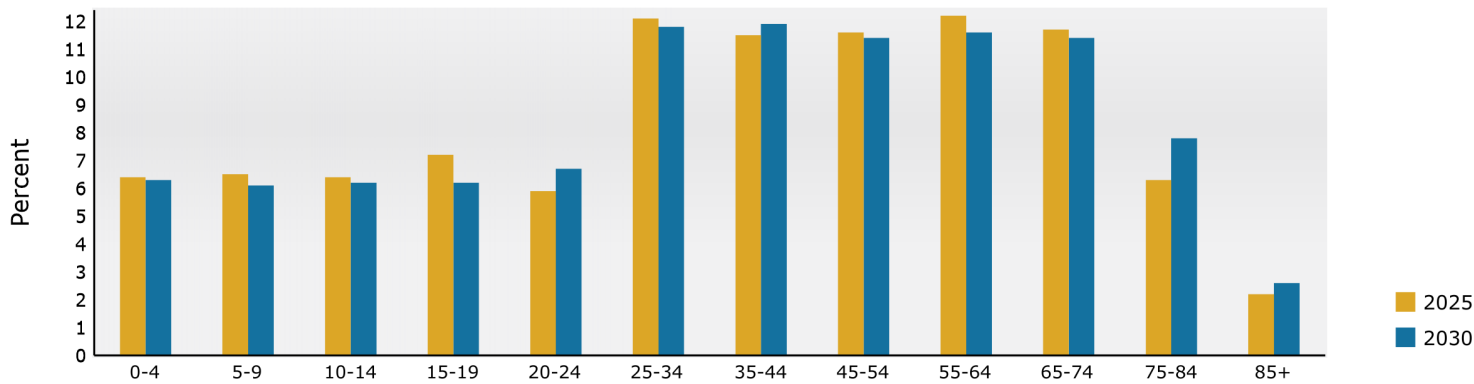
Data Note: Income is expressed in current dollars.
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

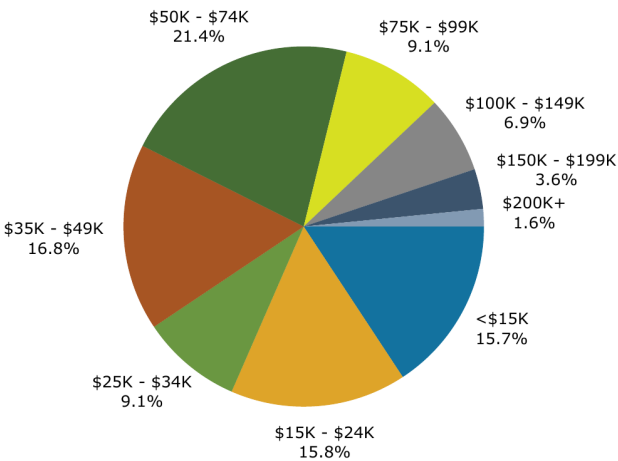
Trends 2025-2030



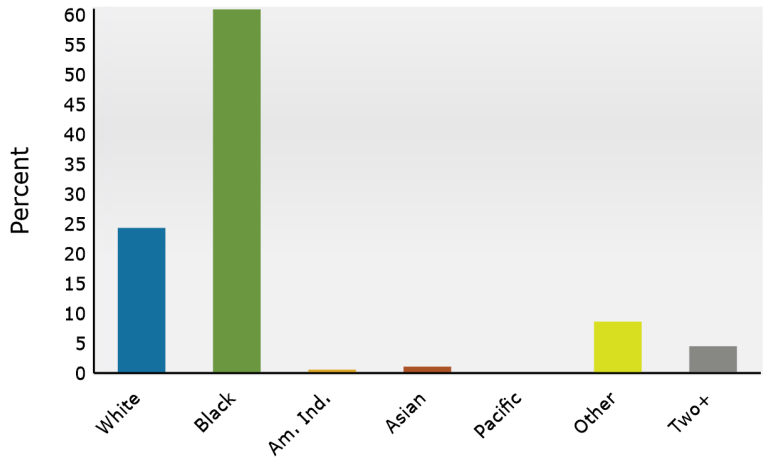
Population by Age



2025 Household Income



2025 Population by Race

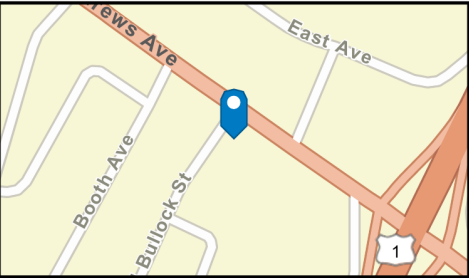


2025 Percent Hispanic Origin:12.1%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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TRAFFIC COUNT - STUDY AREA (RING: 3 MILE RADIUS)



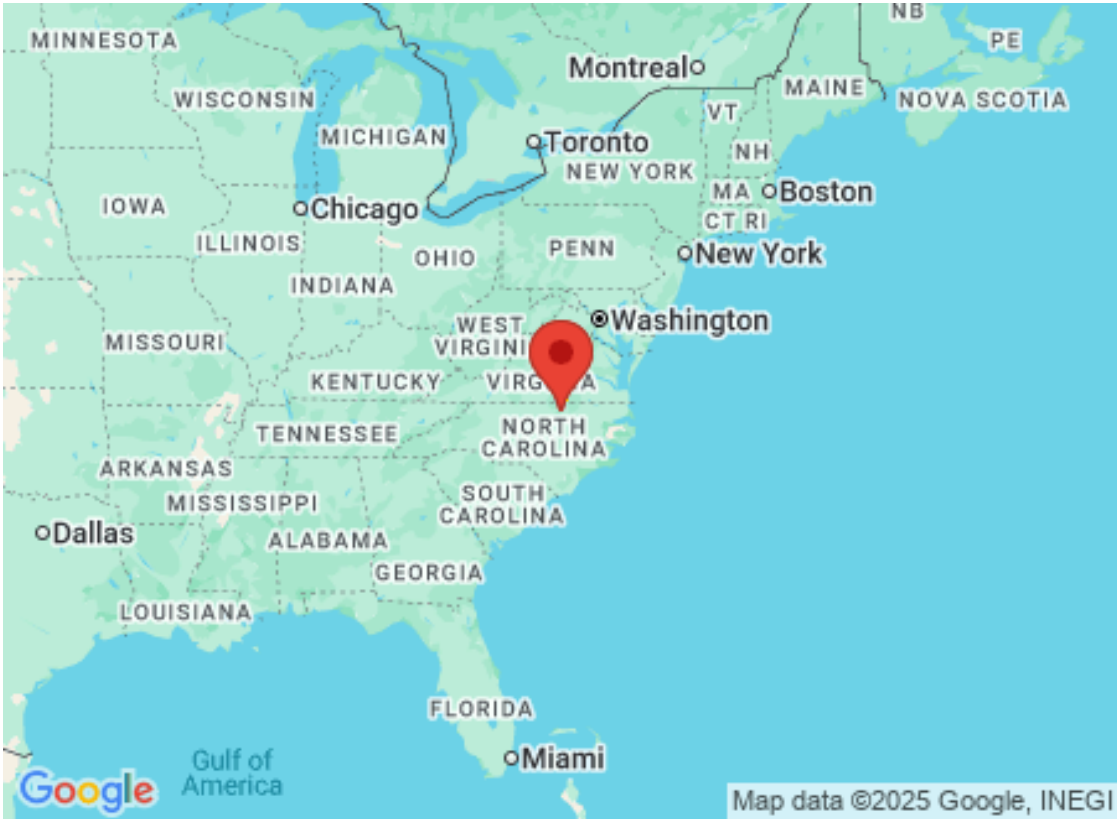
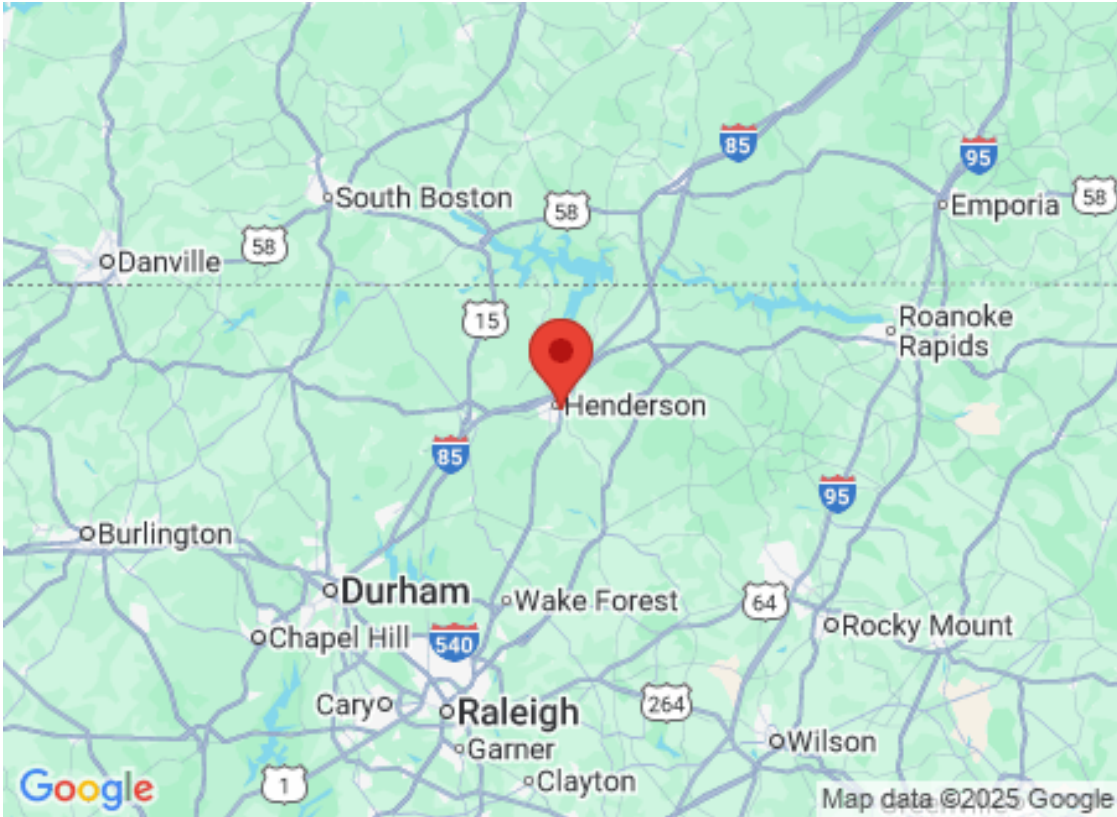
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

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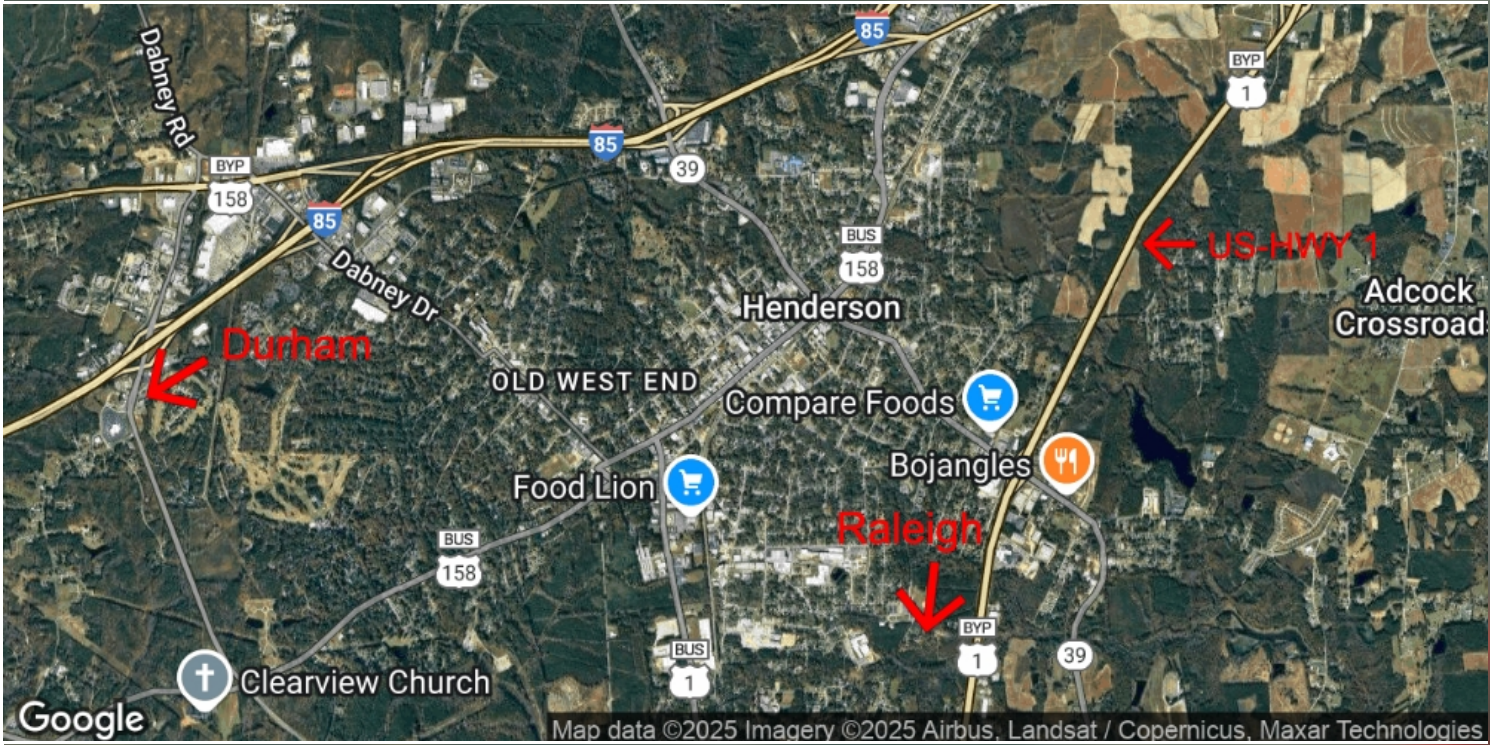
AREA LOCATION
MAP



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AERIAL ANNOTATION MAP



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