

# Henderson Pointe



1209-1263 Dabney Drive  
Henderson, North Carolina 27536  
[broadreachretail.com](http://broadreachretail.com)



## Property Features

- High-volume Food Lion grocery-anchored shopping center
- Strong traffic counts (19,000+ cars/day)
- Within Dabney Drive retail corridor, the main commercial corridor in Henderson
- Three points of access, including onesignalized, with a 'right in and right out'

## Join these Retailers



Burlington

five BELOW

ROSS  
DRESS FOR LESS

Bank of America.



HARBOR FREIGHT  
TOOLS

MATTRESS  
Warehouse



## Retail Spaces for Lease

- None, Fully Leased

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, contact: Gary Block  
[gblock@broadreachretail.com](mailto:gblock@broadreachretail.com) 443.890.1538

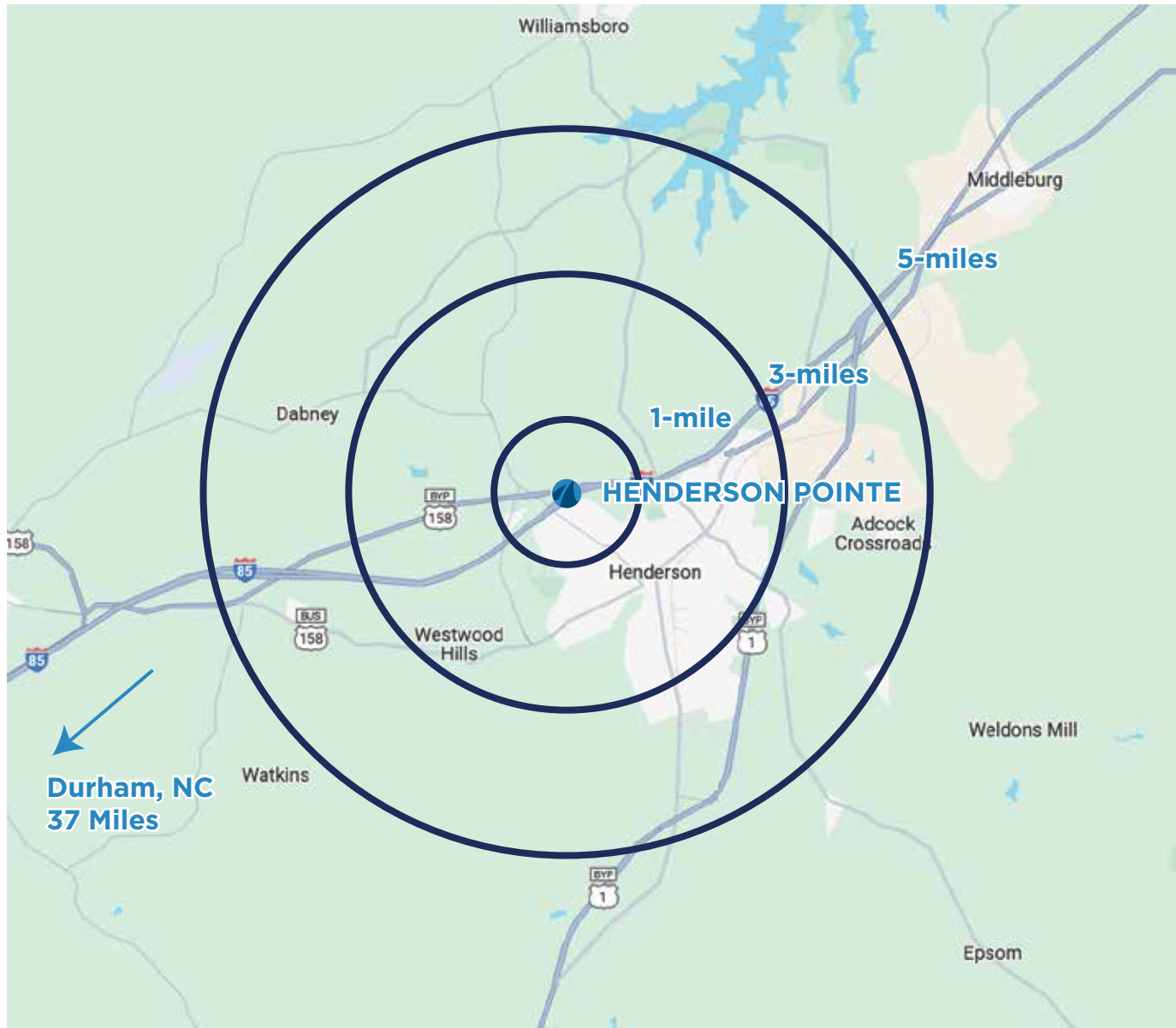


# Location

## Henderson Pointe Shopping Center

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## Demographics (2023 Estimates)

- 1-Mile Radius
  - Population: 4,245
  - Average Household Income: \$63,759
- 3-Mile Radius
  - Population: 18,085
  - Average Household Income: \$58,104
- 5-Mile Radius
  - Population: 25,979
  - Average Household Income: \$60,340

## Property Highlights

- 188,647 square foot shopping center
- Anchor: Food Lion
- Junior Anchors: Burlington, Ross, Five Below, & Harbor Freight Tools
- Close proximity with easy access to I-85, US-1, and US-158
- Employment drivers: government offices, agricultural base, & distribution centers
- Great mix of national and local tenants

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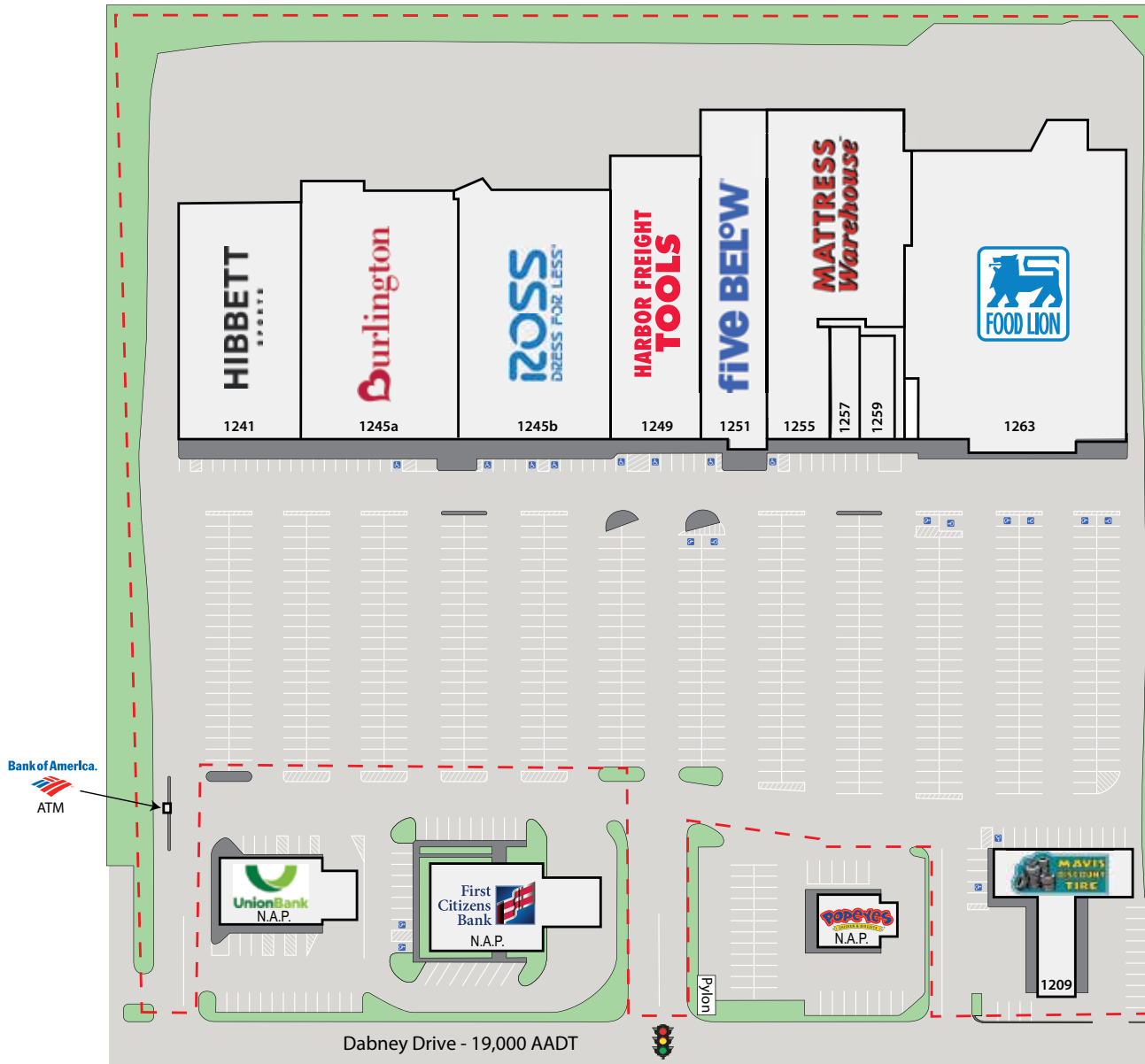


# Site Plan

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Suite	Tenant	SF
1209	Mavis Discount Tires	6,190
1241	Hibbett Sports	18,000
1245A	Burlington	27,587
1245B	Ross	25,613
1249	Harbor Freight Tool	17,006
1251	Five Below	9,642
1255	Mattress Warehouse	15,000
1257	Mariner Finance	2,174
1259	Prime Cleaners	2,530
1263	Food Lion	40,592
ATM	Bank of America ATM	1

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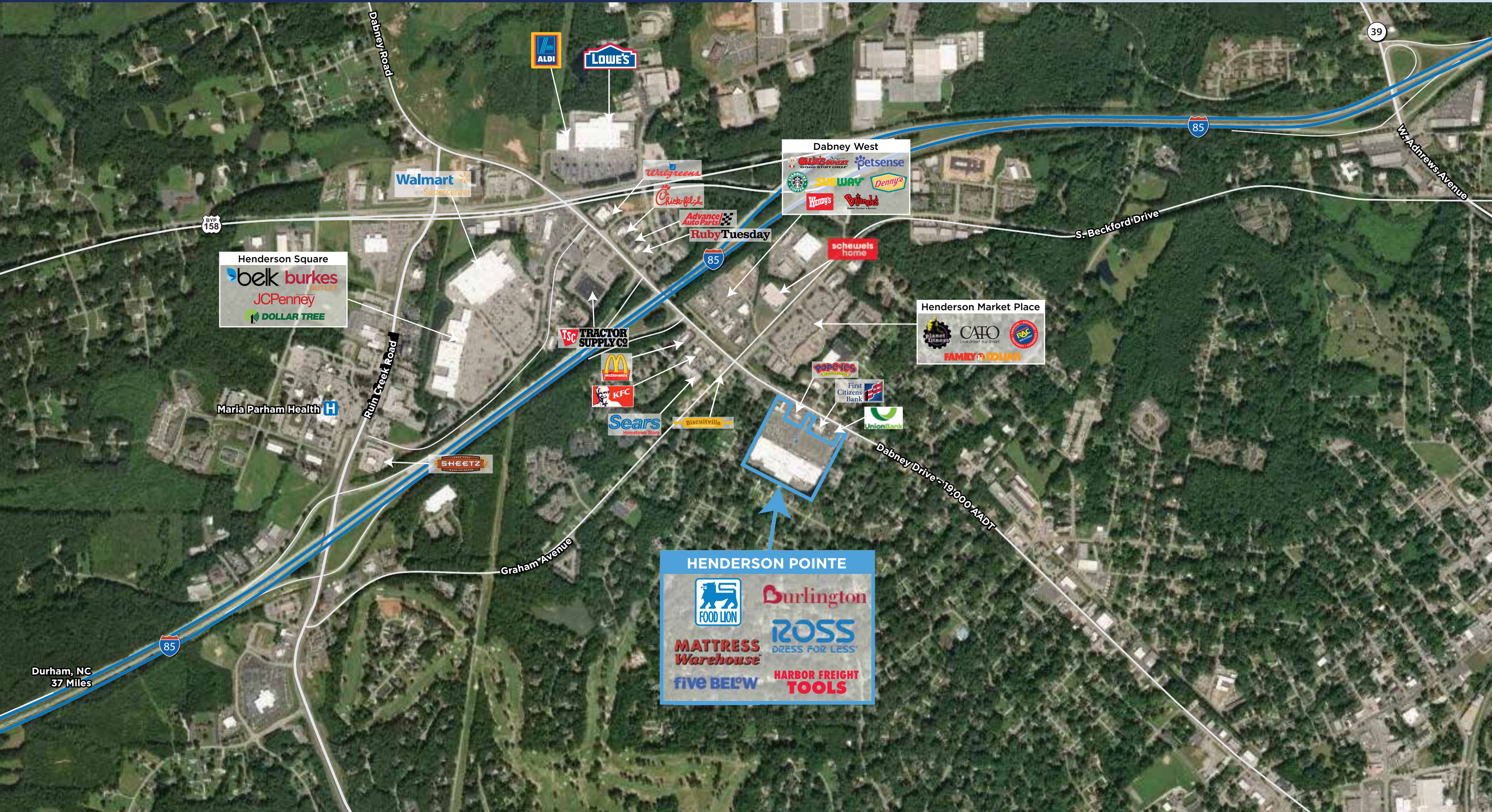




# Market Aerial



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