# 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.

	<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 Caroling Dermatology	I.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				
	18	Ihemp     Stewart Physical Therapy	12. Event Space	19.Triad Pediatrics				
		5. Meraki Salon	13. Destination: An Art Entertainment Studio	20. Rehab without Walls 21. Full Time Fitness				
;	Triad Pediatrics 9	6. Duck Donuts	14. Goofy Foot Taproom &	22. Triple Threat Dance				
	7,660± SF	7.TriMed technologies	Brewery	23. Penn Station East Coast Subs				
	7,660 ± 3F	8. AVAILABLE 1,280± SF	15. Fleet Feet Sports	24. Leased				
		9. Barberitos	16. Sweet Dough					
		)	PLL CAPE					
	Emos Company	ADDITIONAL (+ 32 S	PARKING # 2 PACES) # S.F.					
		74						
	TOULIANT Podrad Child Union	Leased 9,125± SF	4,991± SF					
	21	Northeast	Southeast					
		10 11 12 13	14 15 16 17					
	TRULIANT			OUTROOK				
	Federal Credit Union 22	12 cow.	17 CONC.	JOYNO 1 JULY JULY JULY JULY JULY JULY JULY JULY				
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		1 2 3 4	5 6 7	8 6 CHOCKER SHOW THE PROPERTY OF THE PROPERTY				
		9,105± SF	9,105±	SE				
	- + 1 - 1 - 1 - 1 - 1	Northwest	Southw	est				
	Highway 63							
)	2 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

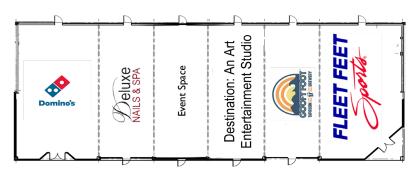
Lease type: NNN 227± parking spaces (7:1)

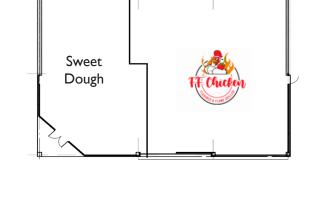


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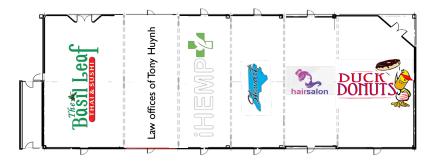
### Heron Village 2760 NC 68 North, High Point, NC 27265

#### 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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