

Heron Village

2760 NC 68 North, High Point, NC 27265

Palladium District

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

FOR LEASE



Spencer T. Bennett, CCIM
Spencer@meridianrealty.com
336.480.2327

William T. Bartholomew, Jr., CCIM
William@meridianrealty.com
336.480.2335



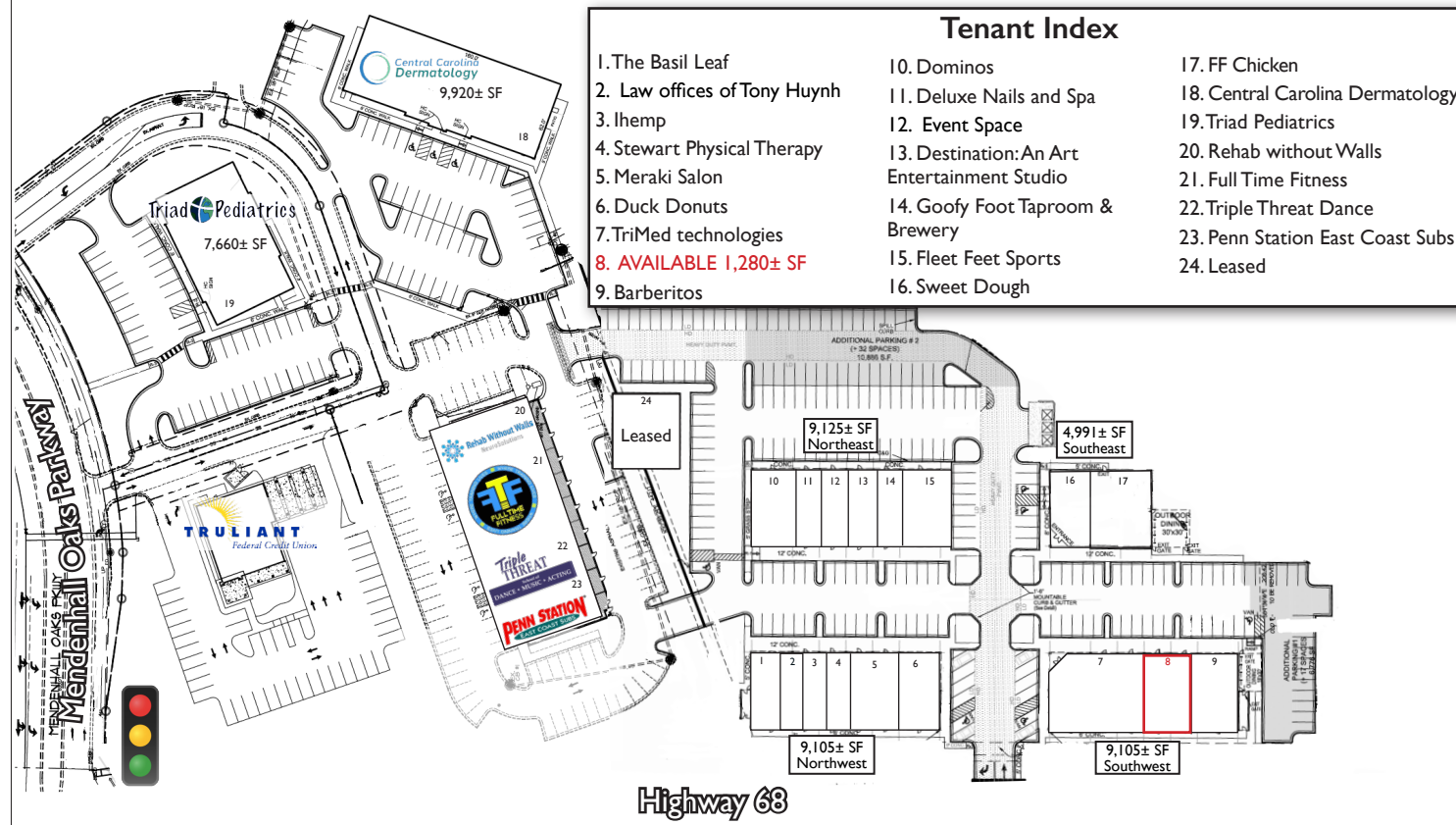
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Overview

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.



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

- Located within 1/3 mile from the Palladium Shopping Center
- Within 1 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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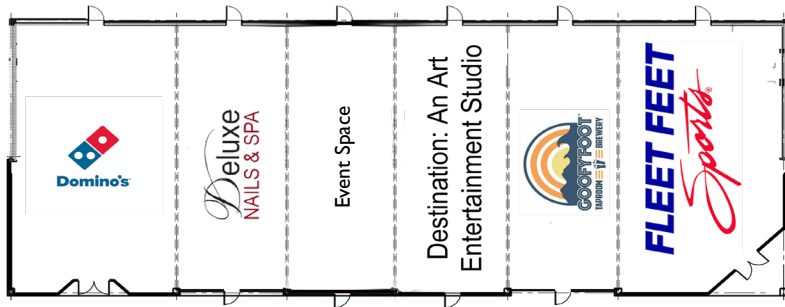


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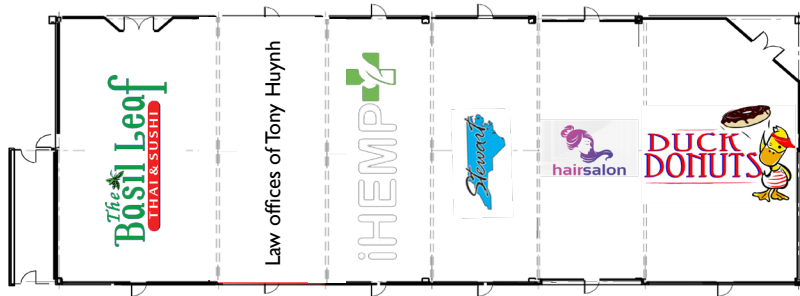
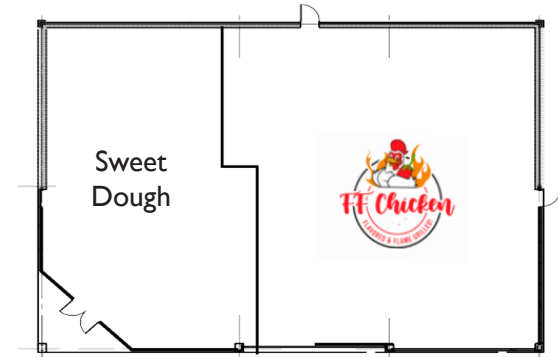
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Site Plan

Northeast Building - 2762 HWY 68



Southeast Building - 2758 HWY 68



Northwest Building - 2766 HWY 68



Southwest Building - 2754 HWY 68

HWY 68 Entrance

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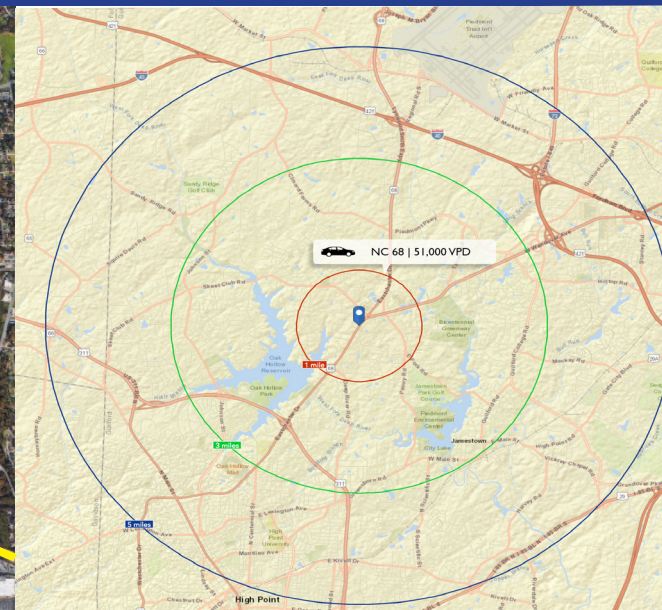


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Aerial



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

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