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# Morganton Heights

WALMART SHADOW ANCHORED POWER CENTER | REGIONAL DRAW

MORGANTON, NC



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed North Carolina Broker #C32060





## Lead Agents

**CHRIS KOSTANECKI**

ck@cppcre.com  
 PH: 415.274.2701  
 CA DRE# 01002010

**ZEB RIPPLE**

zripple@cppcre.com  
 PH: 415.274.2702  
 CA DRE# 01242540

**TREVOR MORSE**

tmorse@cppcre.com  
 PH: 415.274.2714  
 CA DRE# 01996197

## Additional Listing Team

**SCOTT REID**

**PARASELL, INC.**  
 scott@parasellinc.com  
 PH: 949.942.6585  
 NC LIC.#C32060

In Association with ParaSell, Inc.  
 PH: 949.942.6585  
 A Licensed North Carolina Broker  
 #C32060

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## National Brand Recognition | Commitment to Location

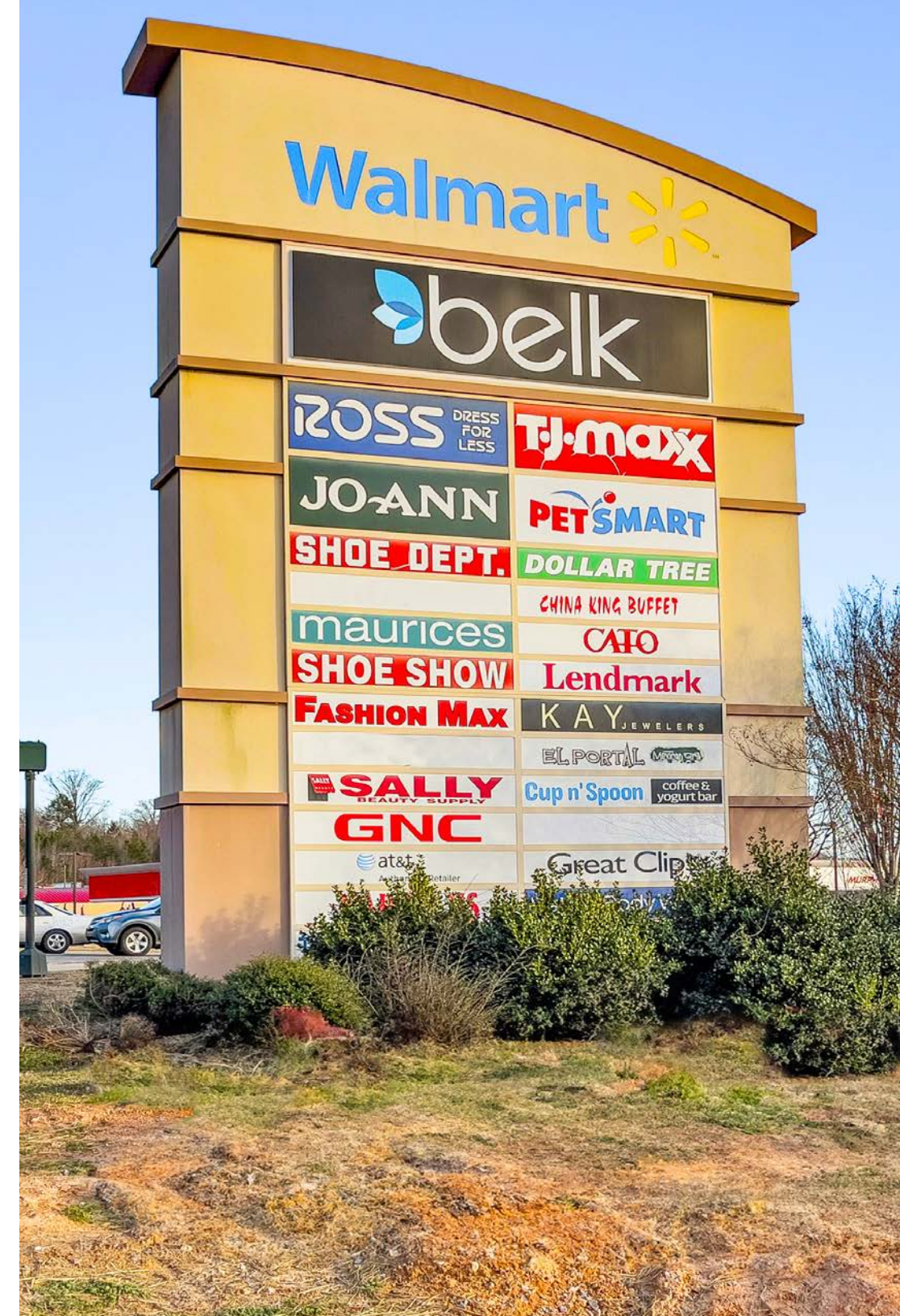
- Morganton Heights is adjacent to a Walmart Supercenter (NAP), and is anchored by daily needs retailers including TJ Maxx, Ross, Dick's Sporting Goods, and Belk
- Belk is a separately parceled ground lease, and is paying an extremely low rent of \$2.75/ft
- TJ Maxx is in its first of four options, and has a scheduled 12.90% rental increase at the start of Option 2 (effective 11/01/28)
- Ross, Dick's, Jo-Ann Fabrics, Dollar Tree, PetSmart are all in their first options as well, displaying commitment to the center
- Staples, Verizon, GNC, AT&T, and China King have all recently extended their leases; Nails R Us recently expanded its store into the adjacent suite and extended its term

## Dominant Retail Center | 61.26 Total Acreage

- According to Placer.ai, Morganton Heights receives approximately 5.1 million annual visitors, and ranks in the top 25% of power centers within the state of North Carolina
- Also according to Placer.ai, this is the only "Power Center" within a 15-mile radius, which allows it to attract customers throughout the region
- Many of the tenants have been at this property since it was developed, and the average rents are a defensible \$11.80/ft

## Less Than 75 Miles From Downtown Charlotte | I-40 Accessible

- The subject property is located less than 75 miles from downtown Charlotte
- Shoppers can easily access Morganton Heights from either direction on Interstate 40, a major East-West freeway system that funnels into Asheville, Hickory, Winston-Salem, and Greensboro
- The adjacent Walmart Supercenter ranks in the 91st percentile in terms of annual visits within the chain in North Carolina (Placer.ai)
- Other surrounding retailers include Lowe's, Ingles Markets, Chick-fil-A, McDonald's, and Panera Bread



LEGEND

Property Boundary

284,566  
Rentable SF

61.26  
Acres

1,338  
Parking Spaces

Egress





