

NORTHSIDE PLAZA 1600 NORTH GARNETT STREET

Henderson, NC 27536



PROPERTY DESCRIPTION

Located in Henderson NC, Northside Plaza is anchored by a strong performing Food Lion grocery store. With many local and national tenants in the area, the center's neighboring tenants include a local Chinese restaurant, a Nail salon, and a Clothing store. Immediately off of Exit 218 at Interstate 85, and on the commercial artery into the center of town. Excellent location for many retail stores including pizza, hair salon, shoe store, auto parts store, dentist/medical and restaurant. Call for showings, easy to show.

OFFERING SUMMARY

Lease Rate:	\$7.50 - 10.00 SF/yr (NNN)
Available SF:	1,995 - 7,244 SF
Building Size:	18,027 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	12,094	21,911	37,187
Total Population	26,514	48,237	81,477
Average HH Income	\$45,436	\$49,381	\$48,897

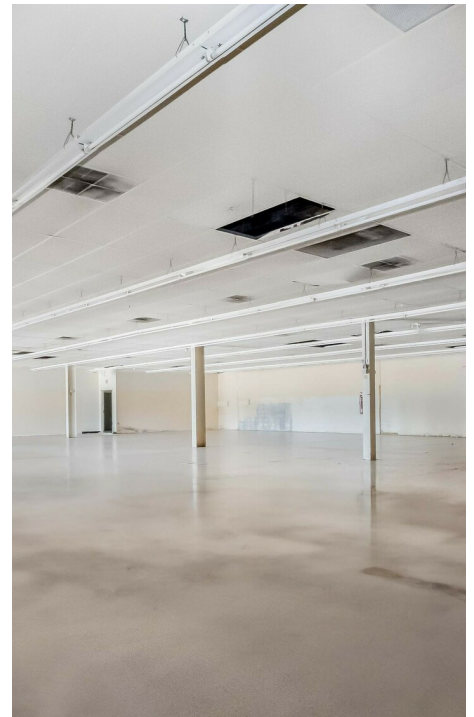
Douglas Kendall
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**COLDWELL BANKER
COMMERCIAL**
BROOKS REAL ESTATE

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SITE PLAN

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Northside Plaza

1650 N. Garnett Street, Henderson, NC 27536



UNIT#	TENANT
1642	VACANT - 3,200 SF
1646	Boost Mobile
1650	Food Lion
1654	Hot Styles
1656	China Garden
1658	VACANT - 2,027 SF
1660	VACANT - 4,150 SF
1662	Work Choice Uniforms
1664	VACANT - 1,995 SF
1666	VACANT - 7,244 SF
1670	Pro Nails
1690	Statesville Tobacco & Vape

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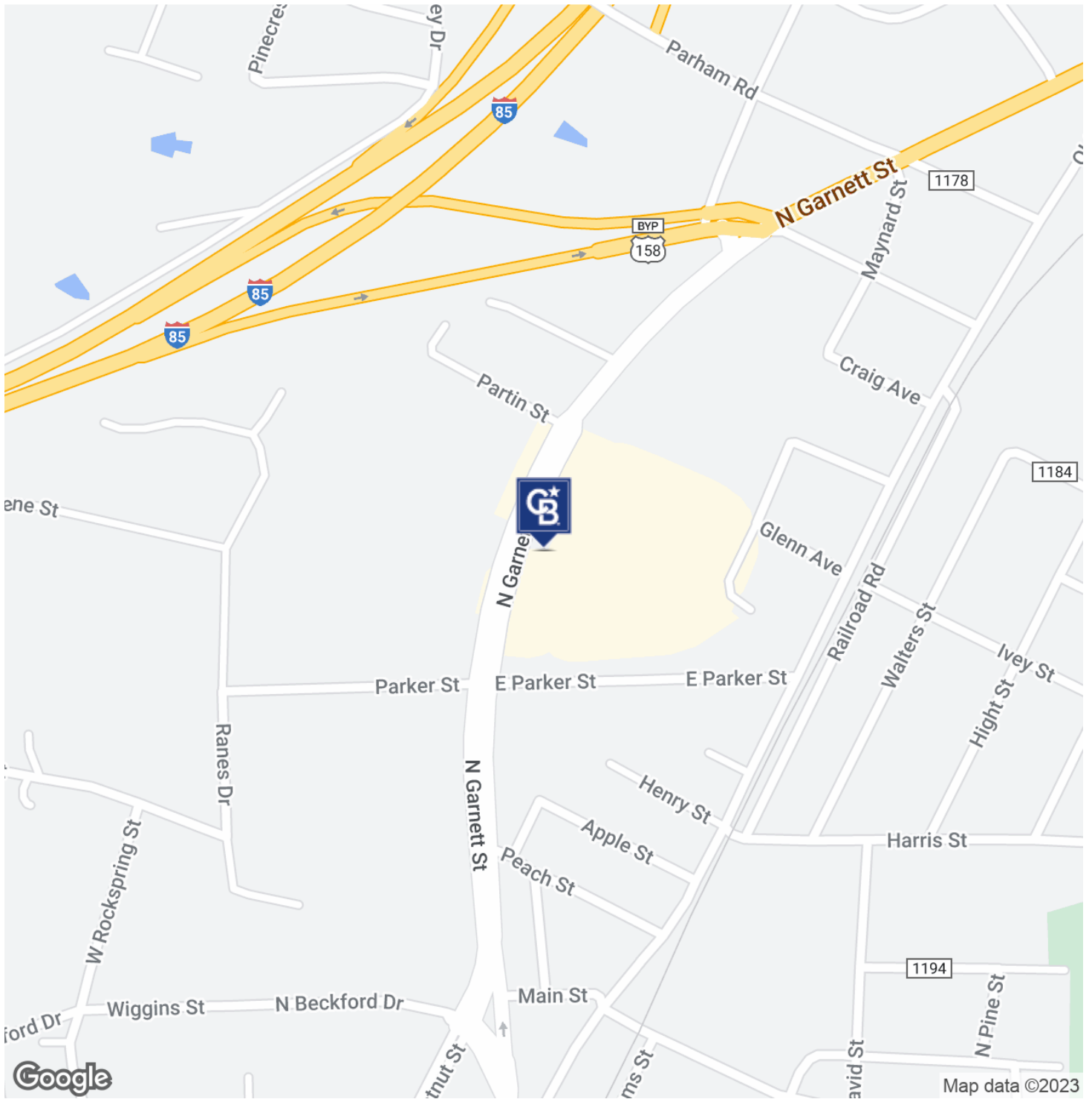


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NORTH HENDERSON NEIGHBORHOOD

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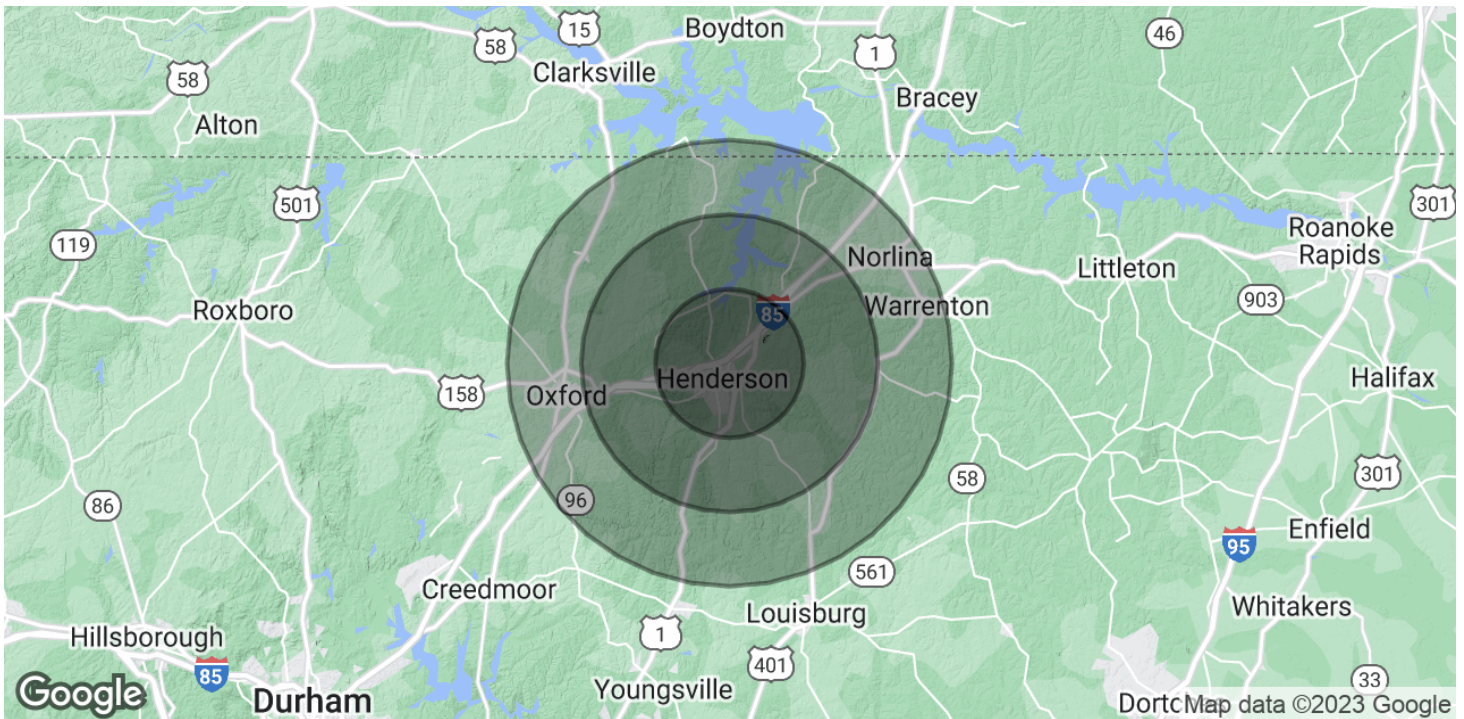


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AREA DEMOGRAPHICS

1600 NORTH GARNETT STREET

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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	26,514	48,237	81,477
Average Age	39.2	41.4	42.5
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	12,094	21,911	37,187
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$45,436	\$49,381	\$48,897
Average House Value	\$105,063	\$113,929	\$117,574

* Demographic data derived from 2020 ACS - US Census

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