

Studio 7

Downtown Morganton's Premier Restaurant Space

117 East Union Street • Morganton, NC 28655

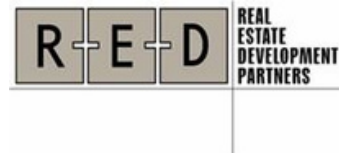
Redevelopment by



For Leasing Inquiries:

Bobby Edwards

(704) 909-2484 • Bobby@redpart.com



About Studio 7

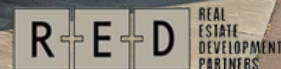
117 East Union Street presents an operator with the chance to secure the premier restaurant space in Downtown Morganton. Located at the intersection of East Union Street and North Green Street, the property boasts excellent visibility and accessibility. It's easily visible to travelers exiting the interstate and heading through town to the mountains, as well as to patrons visiting downtown for the numerous events held on the town square.

Spanning 5,600 square feet, the space provides flexibility to house either a single, expansive concept with integrated kitchen and dining areas, or two distinct concepts. As one of the final buildings awaiting activation within Morganton's bustling activity hub, it promises a consistent stream of potential patrons—a strong foundation for any future operator.

With Cottonwood Development at the helm, this property is poised to support an operator on their mission to create a remarkable dining experience for Morganton and its neighboring areas.



COTTONWOOD
DEVELOPMENT COMPANY



Cornerstone of Dynamic Downtown Morganton

- 5,600 SF of restaurant space
- Landlord will consider subdividing for qualified operators
- Tenant Improvement Allowance available
- Landlord to renovate exterior with new paint, lighting, windows, roll up doors, and facade improvements
- Opportunity for 1,200 SF - 1,500 SF patio space
- Landlord will be converting upstairs in to four, two bedroom, luxury apartments.
- **Asking Rate: \$21/psf NNN**

LEASING INQUIRIES

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Available Property

Prime Location

Downtown Morganton, NC across from historic Morganton Center Square

- On street parking & several free parking lots in close proximity
- Adjacent to several other bars & entertainment locations
- 3 blocks from downtown hotel - 80 rooms & a number of downtown VRBO and AirBNBs
- New exterior windows, rollup garage doors and front facade will be completed
- Opportunity for outdoor seating - Expanded sidewalks, buried utilities, etc. during upcoming Morganton streetscape project
- Low interest loans and funding available through Main Street for restaurant startups
- Current architectural floorplans available



Toner's Irish Pub

Moondog Pizza

Hillman Beer

Kin2Kin

Root and Vine

The Reptile Cantina

Brown Mountain Bottleworks

Homer's

The Olive

Treat

The Madness

Uptown Wing Bar

The Grind Cafe

Bella Vino

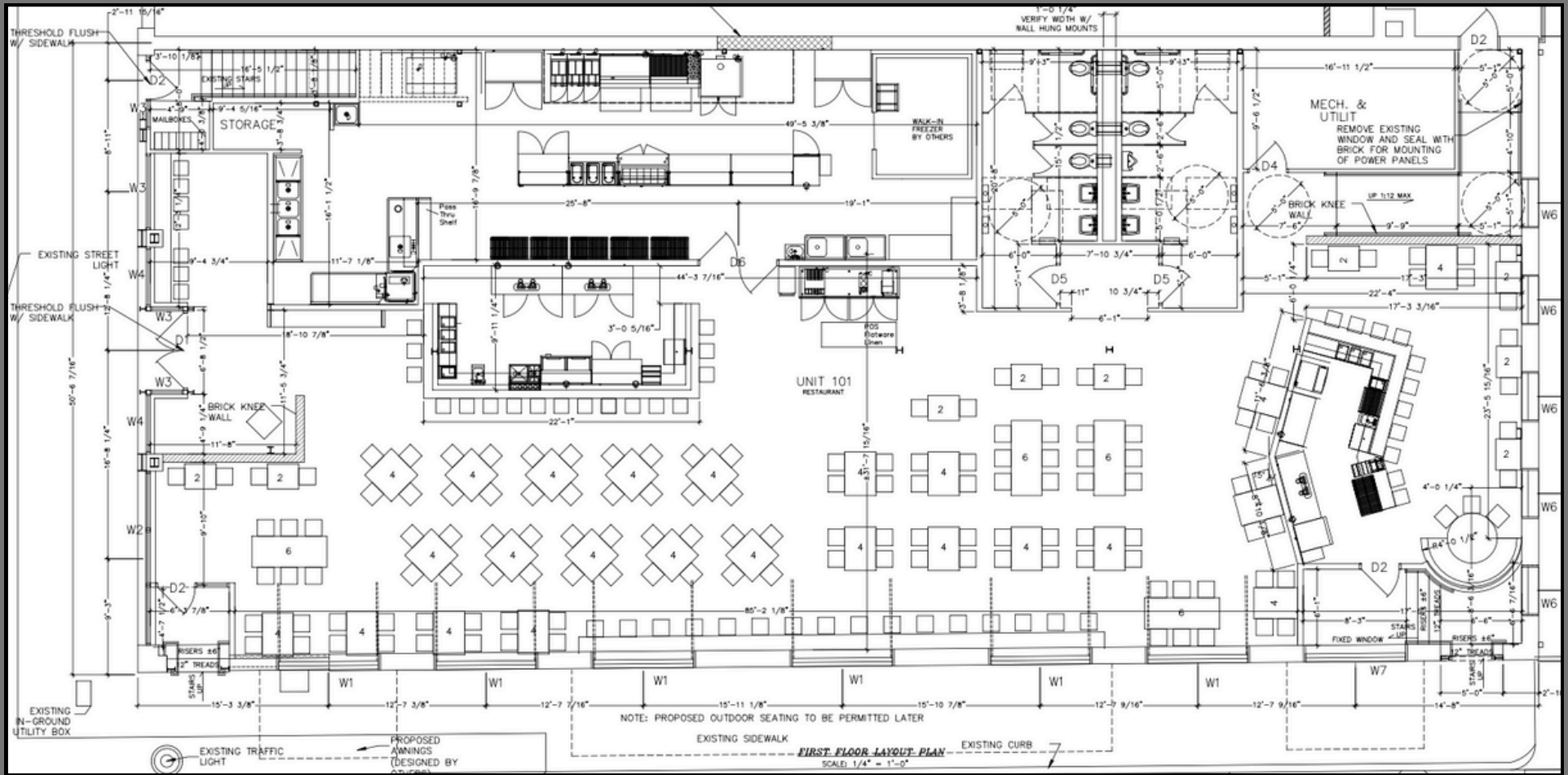
AVAILABLE PROPERTY

Current Downtown Dining Scene



Studio 7 Restaurant Space

- 5,600 SF of Ground Level Restaurant Space
- Opportunity for 1,200 SF - 1,500 SF Patio Space
- Asking Rate: \$21/psf NNN
- Landlord to renovate exterior w/ paint, lighting, windows, roll up doors, and facade improvements
- Will consider subdividing for qualified operators
- Tenant Improvement Allowance Available



Conceptual Space Layout



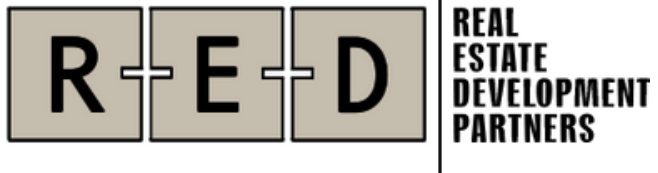
Courthouse Square Amphitheater
Opened in 2022
Site of TGIF Summer Concert Series and
various festivals throughout the year

Available Property

Downtown Activity

Downtown Morganton offers an incredible opportunity for restaurateurs to thrive in a lively 38-block district, home to over 2 million square feet of property and 300+ commercial spaces. With low-interest loans and funding available for new restaurants, it's the perfect place to house your next concept. Downtown Morganton attracts over \$110 million in visitor spending annually, with a growing demand for diverse dining options thanks to increasing population, the new Downtown Hotel, and the nearby North Carolina School of Science and Math.

Set against the Blue Ridge foothills and Catawba River, Downtown Morganton is more than a business hub—it's a destination for over 100 annual events, including large festivals and a 12-week summer concert series on the newly-renovated Courthouse Square. This vibrant scene draws both locals and tourists, creating an ideal setting for your restaurant to thrive amidst arts, music, and a welcoming community. Join Morganton's dynamic dining scene and let your restaurant shine in a supportive, high-traffic downtown.



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