



Retail Pads - BTS - Ground Lease

833 N Green Street
Morganton, NC 28655



118-C W. Union Street
Morganton, NC 28655
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The information contained herein has been obtained by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

833 N Green Street

Property Overview

This versatile 1.4-acre property offers ideal retail pads with ground lease, build-to-suit, and purchase options available. Situated on Highway 181/North Green Street—a major Morganton corridor with 21,500 vehicles passing daily—the site boasts exceptional visibility within a vibrant area of retail and industrial activity.

The pad can be subdivided to accommodate two users, providing flexibility for diverse commercial needs. Whether expanding or establishing your business, this prime location offers high traffic, adaptability, and outstanding exposure.

PROPERTY FEATURES

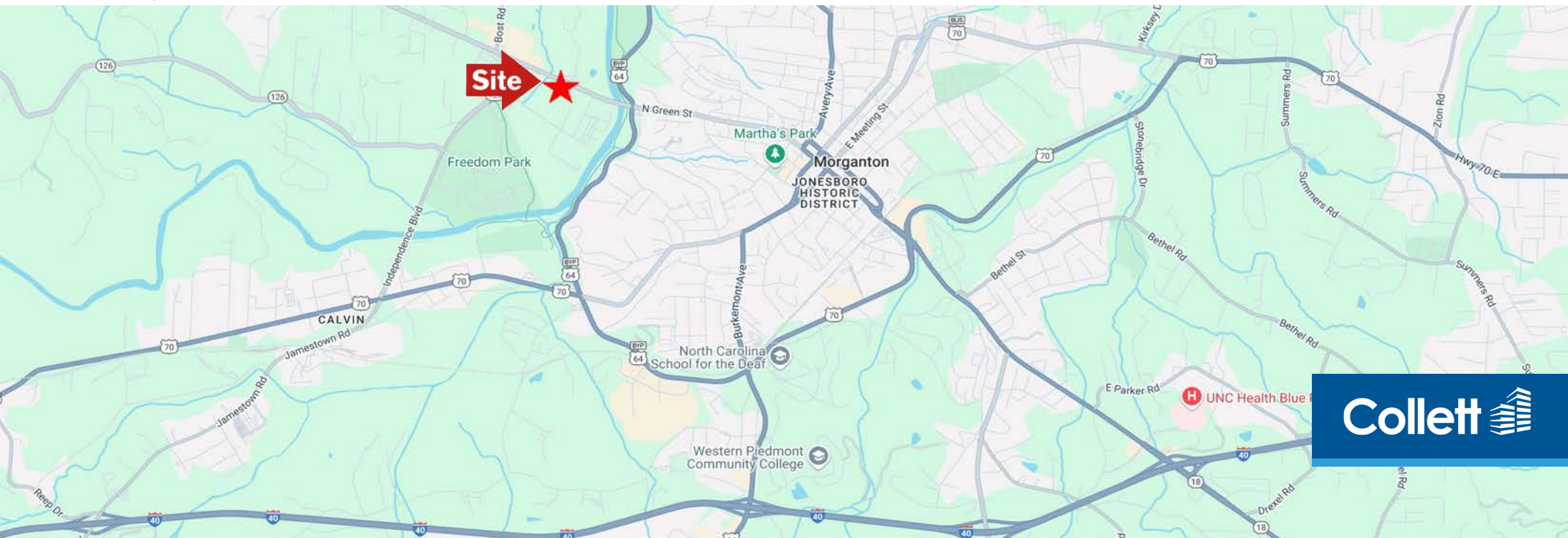
- Options Available: Ground lease, build-to-suit, and purchase opportunities
- Location: Highway 181/North Green Street with 21,500 vehicles passing daily
- High Visibility: Positioned within a vibrant area of retail and industrial activity
- Flexible Layout: Pad can be subdivided to accommodate two users
- Ideal for Business Expansion: Prime exposure and adaptability for diverse commercial needs
- Suitable for QSR and Other Single Tenant Retailers

DEMOGRAPHICS (2024)

	3 mile	5 miles	10 miles
Population	18,394	33,648	71,461
Daytime Pop.	14,111	18,133	24,325
Avg. HH Income	\$83,163	\$85,448	\$87,846

TRAFFIC COUNTS

N Green Street	21,500 VPD
Independence Blvd	13,000 VPD



833 N Green Street

Aerial



833 N Green Street

Retail Pad



**RETAIL
PADS**