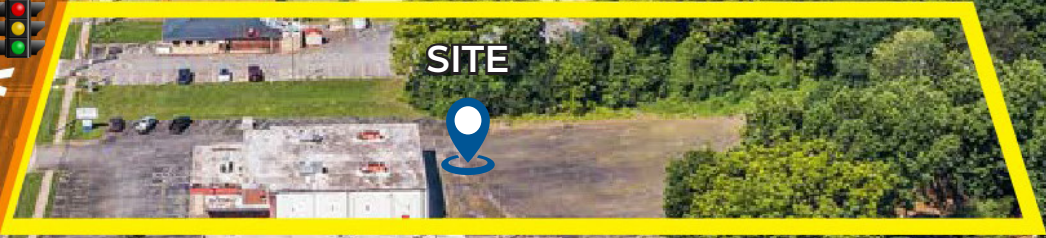


Walmart
Staples
belk
DICK'S SPORTING GOODS



ACE Hardware

North Carolina School of Science and Mathematics



PRE-LEASING - NEW CONSTRUCTION

518 - 520 W. Fleming
Morganton, NC 28655



118-C W. Union Street
Morganton, NC 28655
828.430.8674

Eric Engstrom, CCIM
828.604.7034
EEngstrom@collettre.com

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.

518-520 W. Fleming

Building Description

Pre-leasing a NEW CONSTRUCTION neighborhood center on the main retail corridor of Morganton, NC with its own signalized access. This center will consist of a big box retail standalone building with 25,200 square feet and a strip with smaller units ranging from 1,200 to 6,000 square feet. The center is located in close proximity to many other national retailers. With many new developments, Morganton is becoming a new hot spot for businesses, national retailers, and families. The designated traffic light is shared with the entrance to the new NC School of Science and Math.

Directions: Located on one of Morganton's main corridors with vast retail and business in close proximity. Located directly across from one of the entrances to the new NC School of Science and Math with a designated traffic light.

BUILDING HIGHLIGHTS

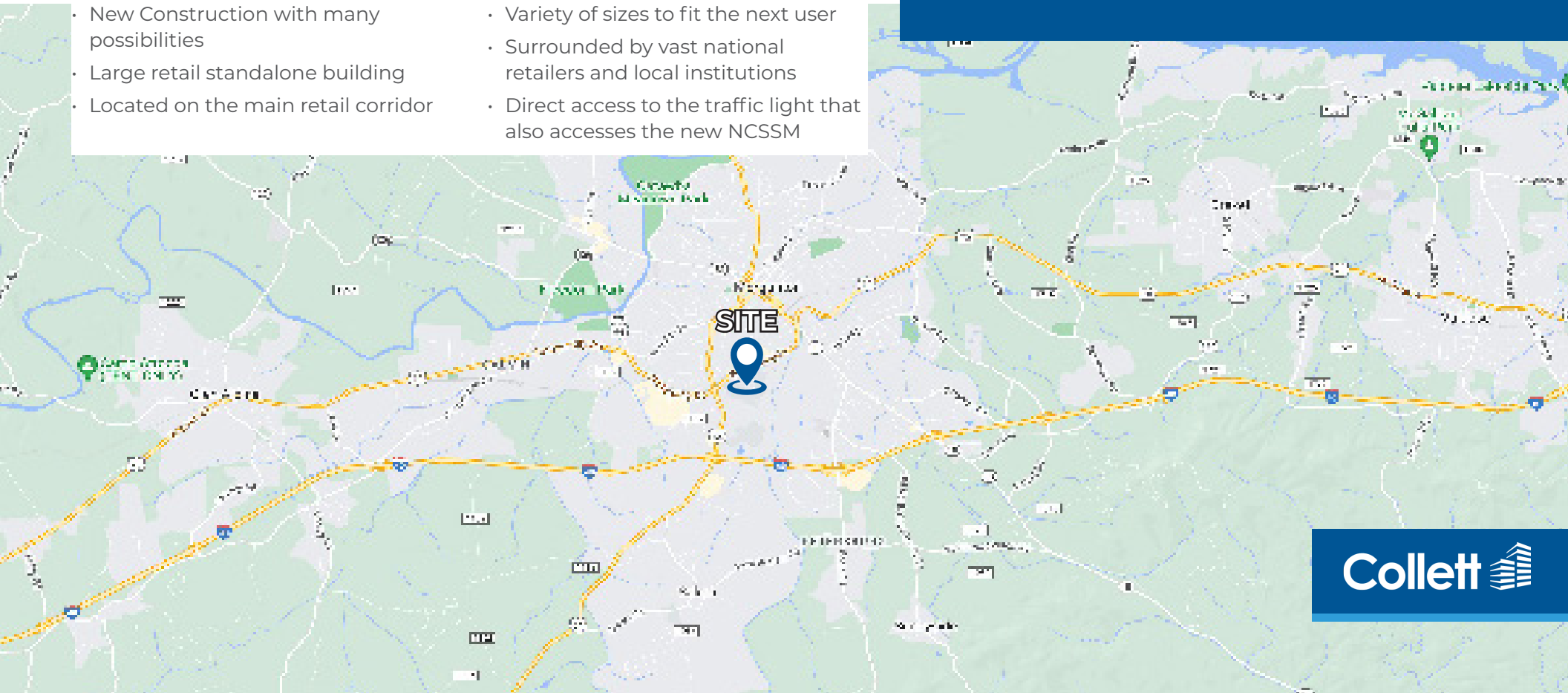
- New Construction with many possibilities
- Large retail standalone building
- Located on the main retail corridor
- Variety of sizes to fit the next user
- Surrounded by vast national retailers and local institutions
- Direct access to the traffic light that also accesses the new NCSM

DEMOGRAPHICS (2023)

	1 mile	3 miles	5 miles
Population	4,050	19,841	35,963
Daytime Pop.	5,722	14,740	18,524
Avg. HH Income	\$66,014	\$69,205	\$74,511

TRAFFIC COUNTS

US-70	15,624 VPD
S Sterling Street	15,008 VPD
W Union Street	7,756 VPD



518-520 W. Fleming

Aerial



MERLE NORMAN
BLACKLIST

AutoZone

HearingLife

LOS BURRITOS
MEXICAN RESTAURANT

SUPER
ESTRELLA

Advance
Auto Parts

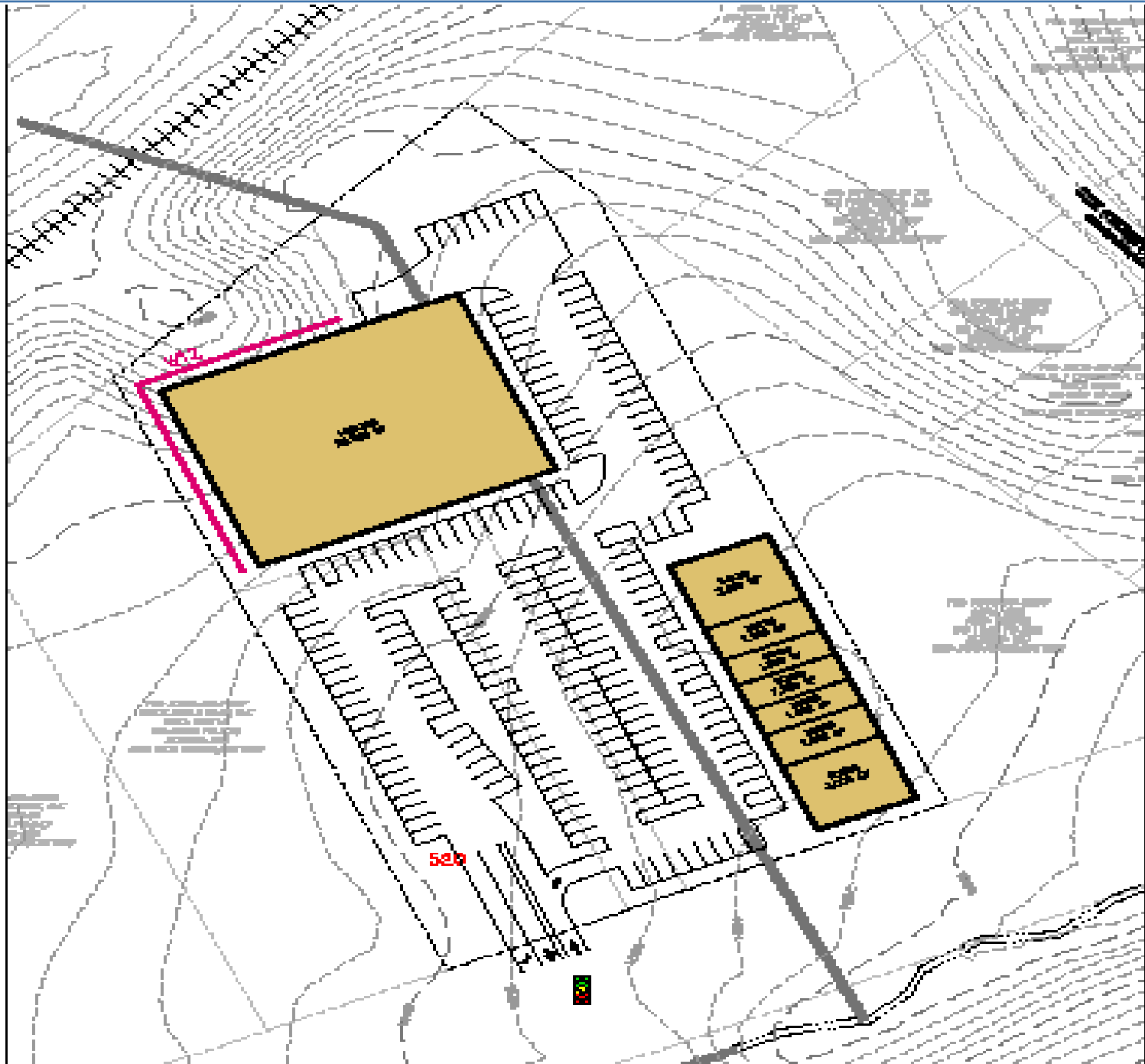
DAVID JERNIGAN
STATE FARM

SITE

W FLEMING DR

518-520 W. Fleming

Conceptual Plan



518-520 W. Fleming

Conceptual Plan

