

FIDDLERS RUN



104-168 Fiddlers Run Blvd., Morganton, NC 28655



PROPERTY DESCRIPTION

+200,000 SF Community Shopping center in Morganton, NC built in 1999. Morganton is the cultural, commercial, and governmental center of Burke County. The area is located in the foothills of the Appalachian mountains and is known as being a mecca for outdoor activities with the Blue Ridge Parkway close by as well as hiking trails and rivers. Morganton attracts seasonal tourism as well as serving as a destination for services and shopping to the 75,000 plus people within a 10 minute drive.

PROPERTY HIGHLIGHTS

- I-40 (52,500 AADT) visibility at signalized intersection of Enola Rd.
- Anchored by Food Lion
- Co-tenants include Bath & Body Works, Peak Performance Health, Boost Mobile, Accuforce, and more
- 1,285 Parking Spaces

LASH HAIRSTON

910.773.0540

lash@carolina-commercial.com

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	20
Available SF:	73,973
Building Size:	202,980 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	476	5,782	13,281
Total Population	1,411	15,115	34,884
Average HH Income	\$42,238	\$44,342	\$46,678

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DEMOGRAPHIC SUMMARY

Fiddler's Run Shopping Center

Drive time of 15 minutes

KEY FACTS

53,009

Population



21,704

Households

43.4

Median Age

\$37,729

Median Disposable Income

EDUCATION

16%

No High School Diploma



28%

High School Graduate



35%

Some College



21%

Bachelor's/Grad/Prof Degree

INCOME



\$45,261

Median Household Income



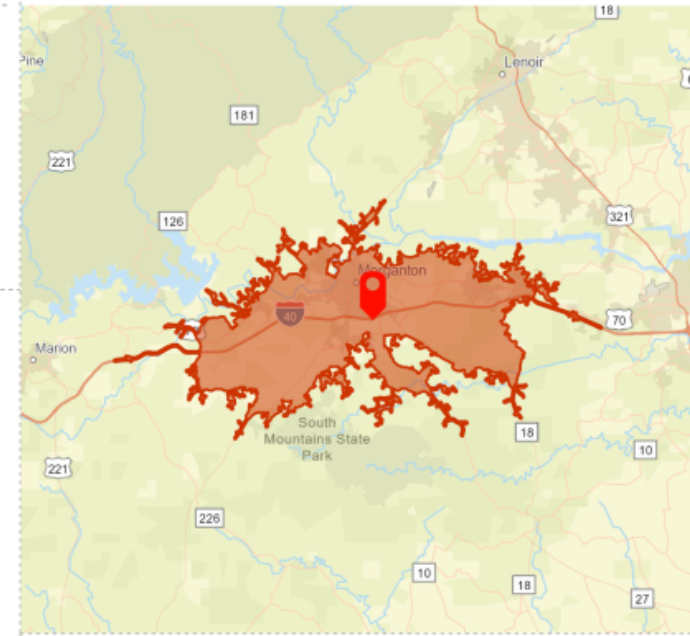
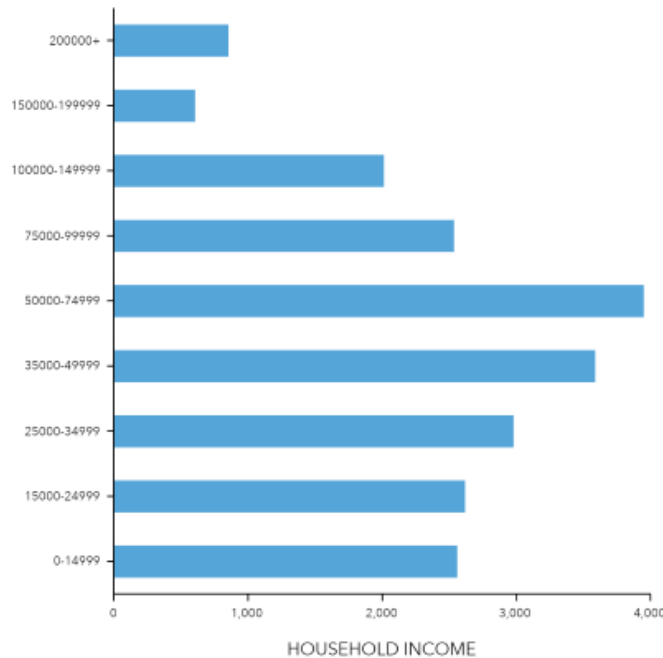
\$26,544

Per Capita Income



\$81,302

Median Net Worth



EMPLOYMENT



53%

White Collar



30%

Blue Collar



17%

Services

12.2%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.

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