



FOR SALE | VALUE-ADD / REDEVELOPMENT OPPORTUNITY

301 Avery Avenue
Morganton, SC 28655



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301 Avery Avenue

For Sale

Value-Add / Redevelopment Opportunity

301 Avery Avenue is a ± 0.74 -acre property located just minutes from downtown Morganton, NC, offering a prime value-add or redevelopment opportunity. The site includes an existing $\pm 9,100$ SF building that can be renovated, re-tenanted, or repositioned, while also supporting potential retail, office, service, or mixed-use redevelopment, subject to zoning and approvals.

HIGHLIGHTS:

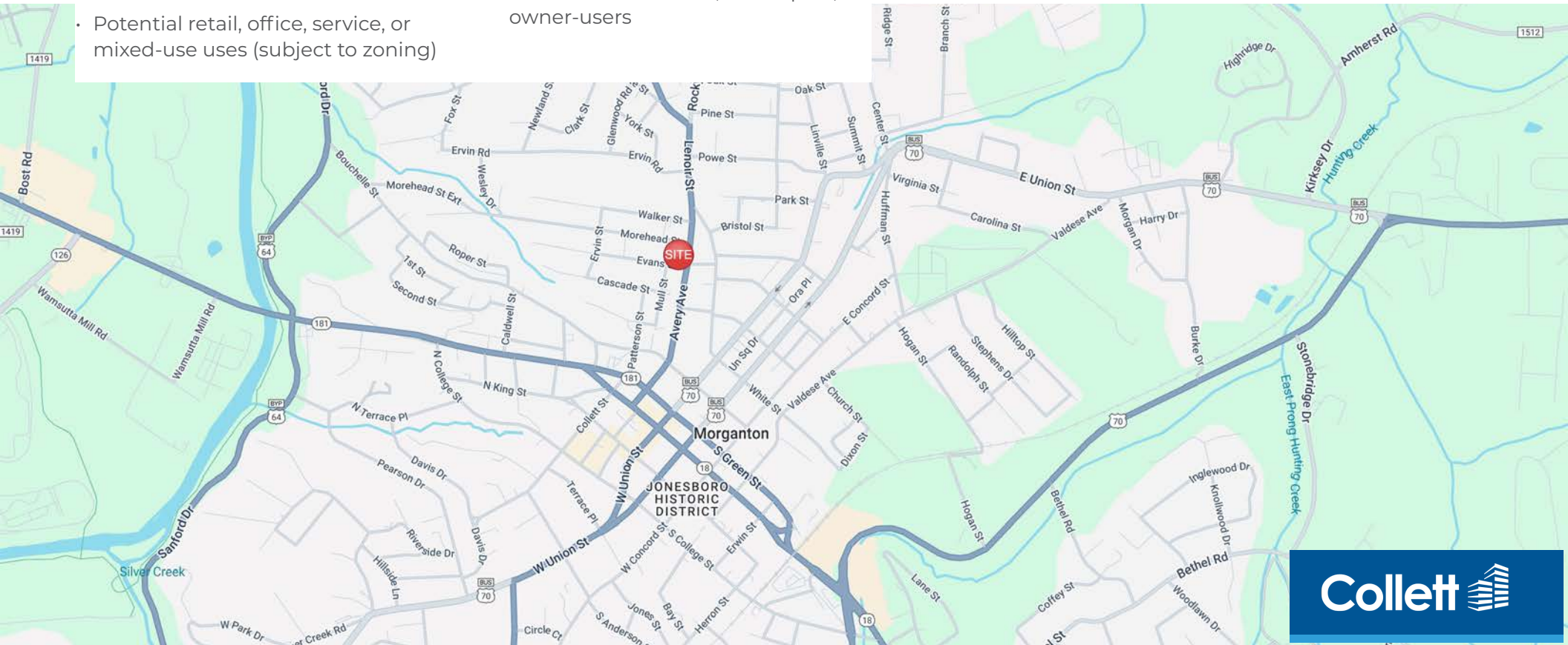
- ± 0.74 -acre site in close proximity to Downtown Morganton
- Existing $\pm 9,100$ SF building with value-add potential
- Ideal for redevelopment or adaptive reuse
- Potential retail, office, service, or mixed-use uses (subject to zoning)
- Strong access to surrounding neighborhoods and commercial corridors
- Located in a growing market with continued downtown investment
- Suitable for investors, developers, or owner-users

DEMOGRAPHICS (2025)

	1 mile	3 miles	5 miles
Population	6,445	18,551	34,879
Daytime Pop.	3,327	13,037	17,200
Avg. HH Income	\$72,993	\$76,073	\$78,107

TRAFFIC COUNTS

Avery Avenue	6,165 VPD
North Green Street	8,860 VPD
US 64 Bypass	13,100 VPD



301 Avery Avenue

Aerial View



301 Avery Avenue

Overhead View



EVANS ST.

9,700 SF

AVERY AVENUE

301 Avery Avenue

Merchant Map

