



MERLE NORMAN[®]
cosmetics
Asian Fusion Kitchen
Vida Verde Juicery



Tannery SQUARE
Vida Verde
HearingLife
BARBER SHOP
DALE'S CAR AUDIO
TOPNAILS
BIENESTAR FAMILIAR
ASIAN FUSION KITCHEN
MARTIAL ARTS 628 ACADEMY
JIMMY JOHN'S
MERLE NORMAN cosmetics
HABANEROS Mexican Restaurant
the Pilates Barre
CUT

Tannery Square
402-406 & 420 W. Fleming
Morganton, NC 28655



118-C W. Union Street
Morganton, NC 28655
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Tannery Square

Building Description

Multiple suites available at the popular Tannery Square shopping center. This shopping center consists of a variety of retailers, service-oriented businesses, and restaurants. Currently leasing three suites that range from 1,400 to 2,000 square feet in the front and rear phase of the center. The center is located in close proximity to many other national retailers and businesses and is on the main retail corridor of Morganton. With many new developments, Morganton is becoming a new hot spot for businesses.

Directions: from I-40 take exit 103 toward Burkemont Ave. Follow Burkemont Avenue north towards Morganton downtown. Turn right onto W. Fleming Drive. Property on left in 0.7 miles

BUILDING HIGHLIGHTS

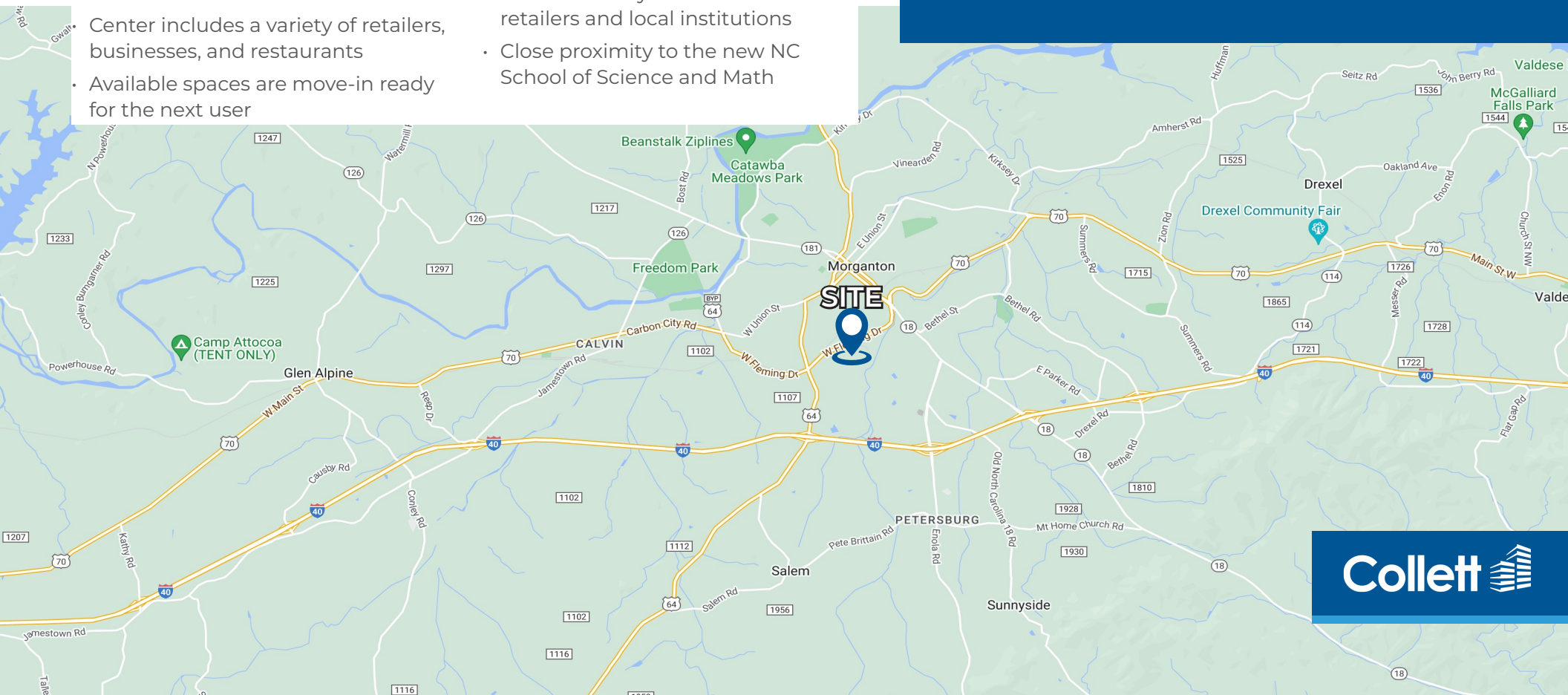
- Located on the main retail corridor
- Center includes a variety of retailers, businesses, and restaurants
- Available spaces are move-in ready for the next user
- Surrounded by vast national retailers and local institutions
- Close proximity to the new NC School of Science and Math

DEMOGRAPHICS (2023)

	1 mile	3 miles	5 miles
Population	4,802	19,882	35,014
Daytime Pop.	6,692	14,744	18,437
Avg. HH Income	\$63,825	\$69,244	\$74,560

TRAFFIC COUNTS

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



Tannery Square

Aerial



Walmart
belk
STAPLES
DICK'S SPORTING GOODS

The Shoppes at Tannery Square

North Carolina School of Science and Mathematics

ALDI

ACE Hardware

70 W FLEMING DR

Tannery Square

1,400 - 2,000 SF Space Available



404 G
AVAILABLE

Tannery Square

1,400 - 2,000 SF Space Available



406 C
AVAILABLE

406 G
AVAILABLE