



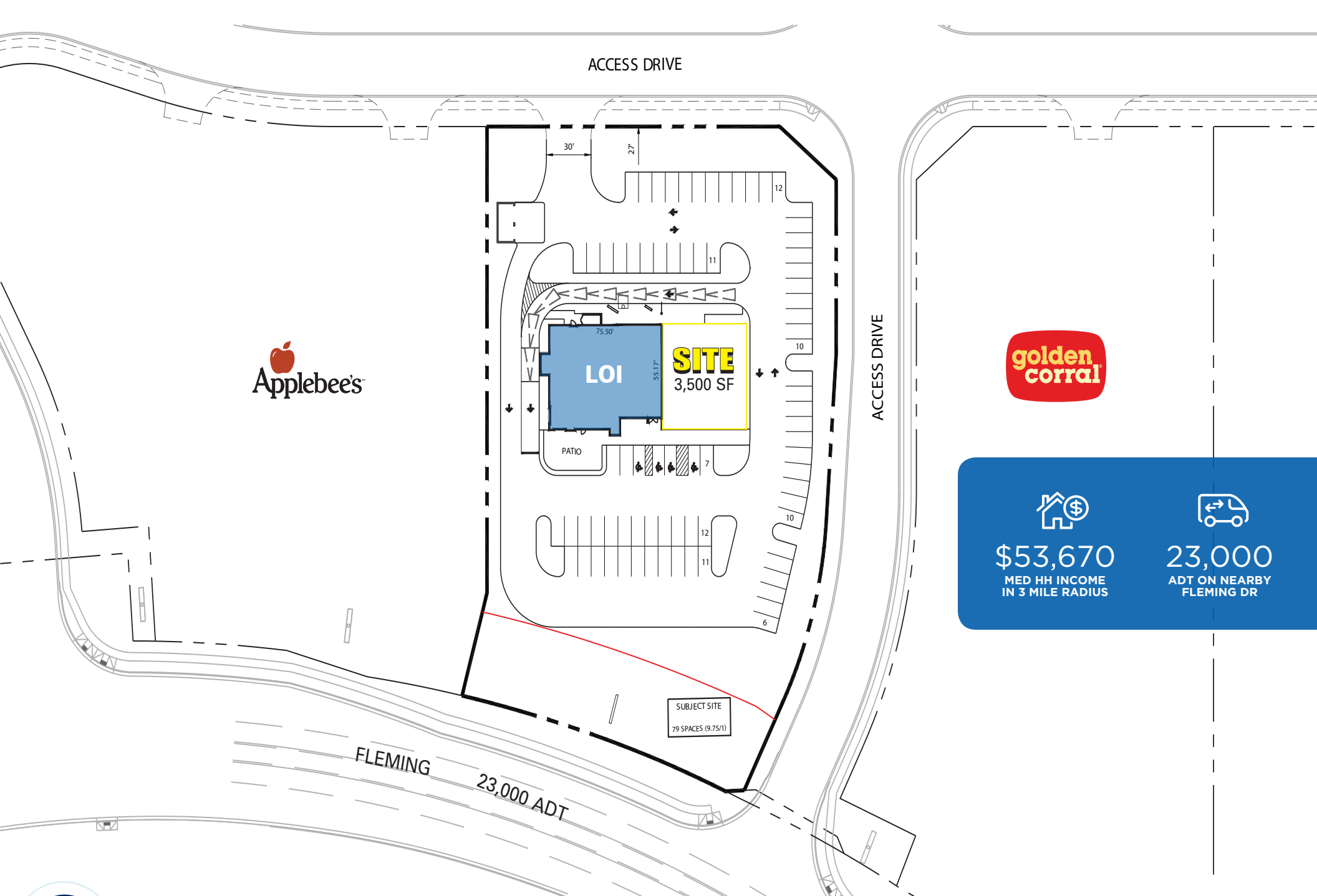
## For Lease - 3,500 SF


- New development opportunity on out-parcel to Morganton Heights Shopping Center
- 3,500 SF end-cap
- The site benefits from excellent visibility to Fleming Dr (23,000 ADT)
- 79 total parking spaces
- Nearby retailers include, Dicks Sporting Goods, TJ Maxx, Ross, Ulta, Belk, PetSmart, Walmart, etc.


2017 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	3,157	19,341	34,995
Avg HH Income	\$58,564	\$53,670	\$54,554

Dan Mullin

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**\$53,670**  
 MED HH INCOME  
 IN 3 MILE RADIUS


**23,000**  
 ADT ON NEARBY  
 FLEMING DR

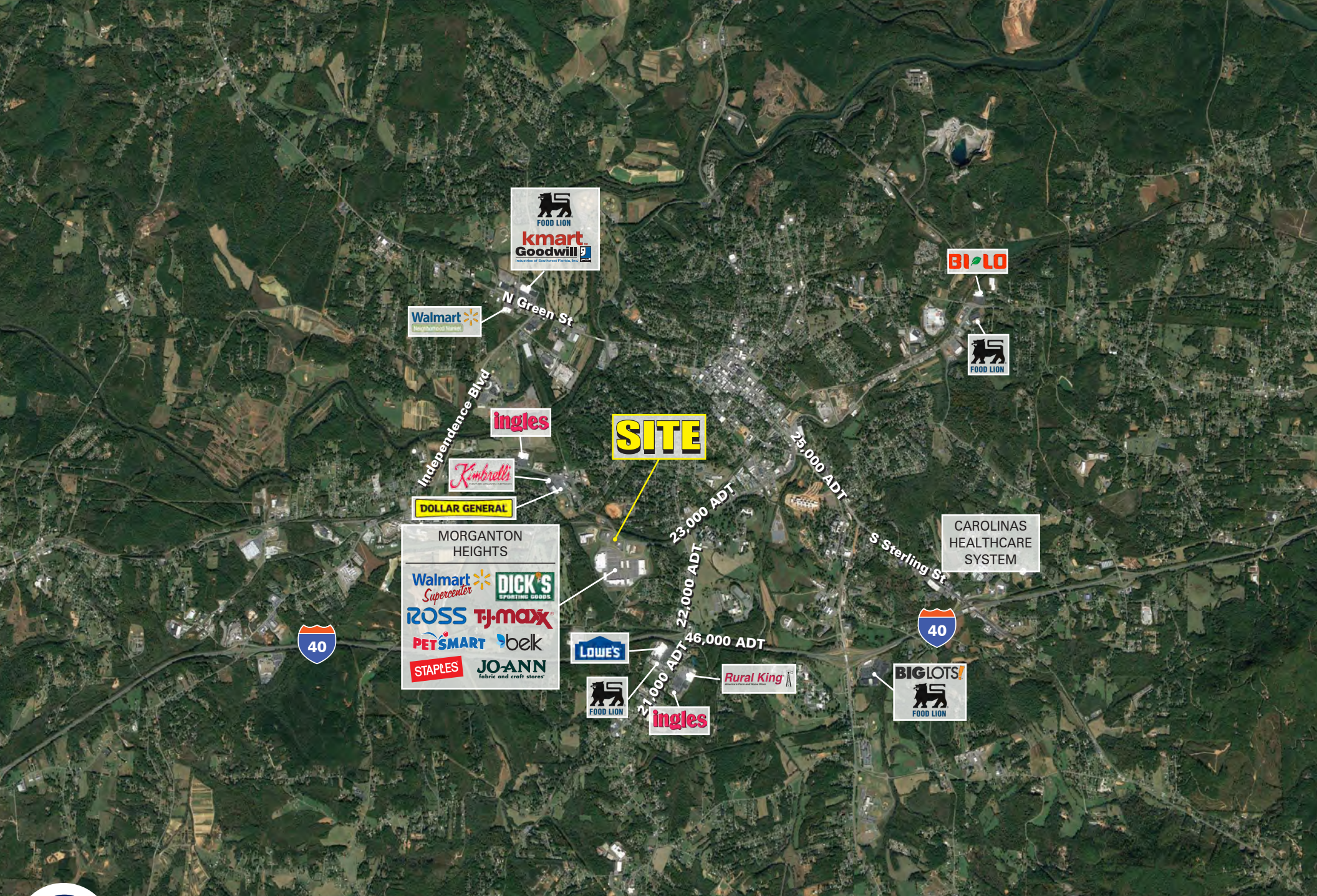


MORGANTON, NC  
 675 W Fleming Dr

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SITE PLAN



MORGANTON, NC  
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MARKET AERIAL

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