

635 W FLEMING DR | MORGANTON, NC | **PROPERTY OVERVIEW**

HIGHLIGHTS

- 1,128 SF space available for lease
- Outparcel of Morganton Heights, which draws 5.7M+ annual visitors
- Anchored by Belk, Dick's Sporting Goods, T.J. Maxx, PetSmart, and Ross, with Walmart as the primary shadow anchor
- High visibility and access from W. Fleming Dr (21,500 VPD)

OVERVIEW

Located just off I-40, Morganton sits 63 miles east of Asheville in the heart of Burke County. Rich in history and surrounded by natural beauty, this charming town offers convenient access and a high quality of life. Morganton is a gateway to outdoor adventure—featuring Lake James, South Mountains State Park, Pisgah National Forest, and the scenic Blue Ridge Parkway.

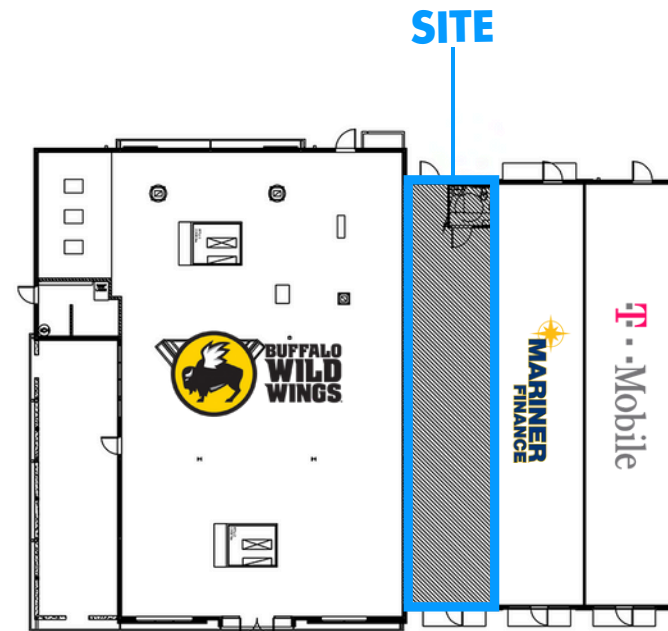
From hiking and biking to waterfalls and historic sites, Morganton draws both visitors and residents with its vibrant lifestyle and picturesque setting.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	13,200	36,600	53,900
Median HH Income	\$56,500	\$53,600	\$55,700

TRAFFIC COUNTS

	VEHICLES PER DAY
I-40	46,500
US-64	23,000
W Fleming Dr	22,089



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