



118-C W. Union Street Morganton, NC 28655 828.430.8674 Eric Engstrom, CCIM 828.604.7034 EEngstrom@collettre.com

### Kathy Road

### **Property Overview**

Right under 1 acre, this site is prime for the next retail use. Located at the entrance of Burke Business Park which broke ground in January of 2023 on a 500,000 square foot distribution facility. With further development coming in the business park, it makes this site a very desirable location for any business to capitalize on these new developments. Site has immediate access to Interstate 40 and all utilities are in place.

#### **PROPERTY FEATURES**

- · Access to all utilities
- · Immediate access to Interstate 40
- Capitalize on new developments within Burke Business Park
- Corner property with multiple ingress/egress points

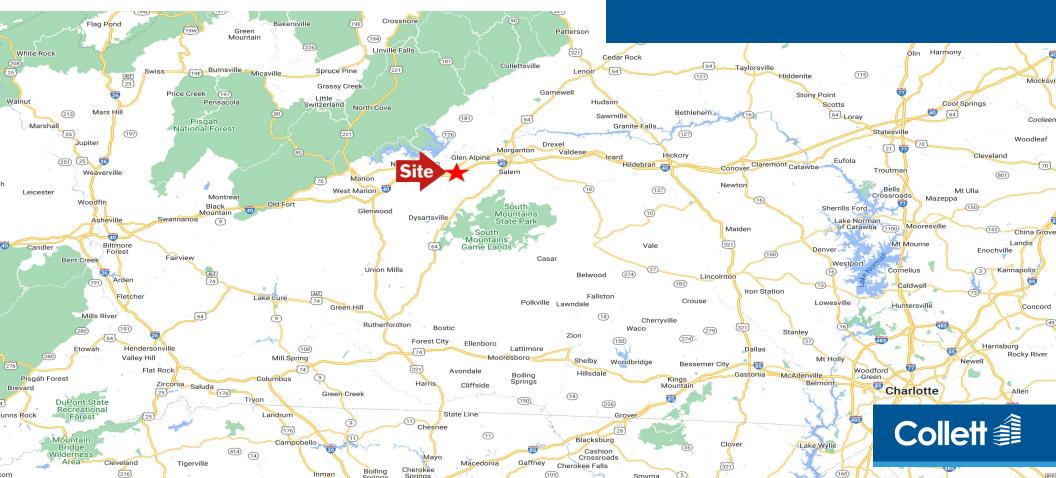
#### **DEMOGRAPHICS (2023)**

|                | 3 miles  | 5 miles  | 7 miles  |
|----------------|----------|----------|----------|
| Population     | 6,978    | 16,246   | 30,704   |
| Daytime Pop.   | 1,829    | 4,499    | 9,142    |
| Avg. HH Income | \$90,047 | \$89,649 | \$83,704 |

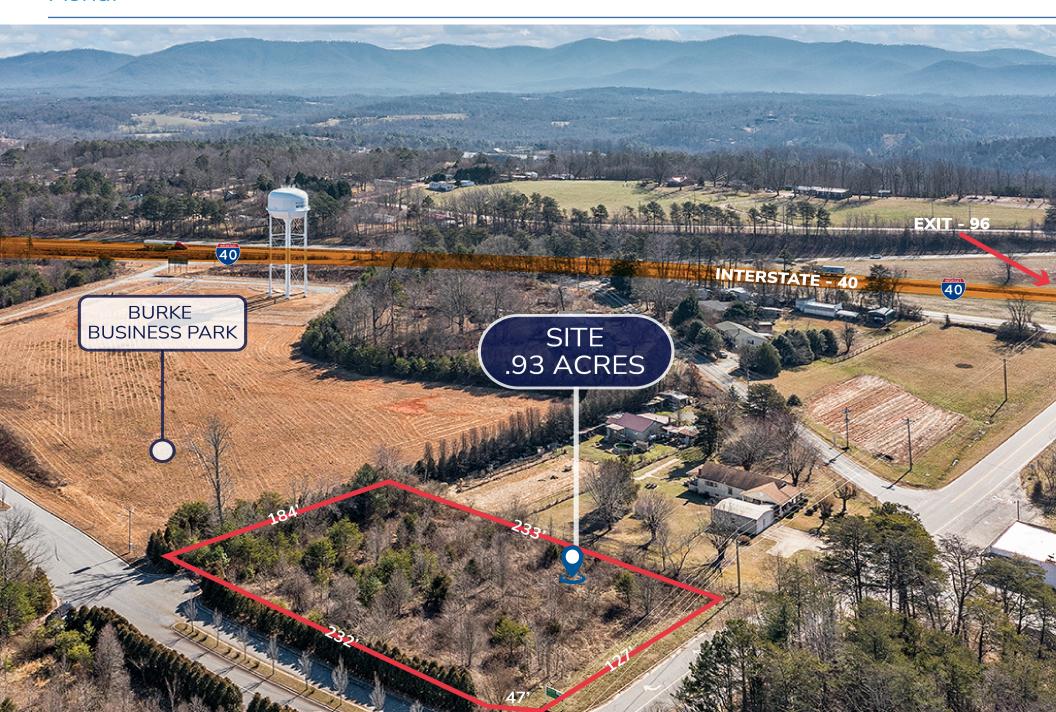
Weddington

#### **TRAFFIC COUNTS**

| I-40        | 20,658 VPE |
|-------------|------------|
| U.S. Hwy 70 | 3,307 VPE  |



# Kathy Road - Morganton, NC Aerial



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