



.93 Acres Available

Kathy Road
Morganton, NC 28655



118-C W. Union Street
Morganton, NC 28655
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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

TRAFFIC COUNTS

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



Kathy Road - Morganton, NC

Aerial



Kathy Road - Morganton, NC

Aerial

