



Downtown  
Morganton



SITE

70

70

**1.093 Acres Available**  
W Fleming Drive  
Morganton, NC 28655



118-C W. Union Street  
Morganton, NC 28655  
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# W Fleming Drive

## Property Overview

For sale on W Fleming Drive in Morganton, NC, is a prime 1.093-acre parcel of land with exceptional visibility and the potential for retail development. This location is surrounded by many national retailers, including the neighboring businesses Aldi and Ace Hardware, making it an ideal spot for businesses seeking high foot traffic and exposure. Situated on Morganton's main retail corridor, this property is directly across the street from the new NC School of Science and Math campus, further increasing its visibility and potential customer base. With its strategic location and ample space, this property is an excellent investment opportunity for businesses looking to expand or establish themselves in the area. Overall, this 1.093-acre property for sale on W Fleming Drive in Morganton, NC, offers excellent potential for retail development, making it an attractive investment opportunity for businesses seeking a prime location in a thriving retail corridor.

## PROPERTY FEATURES

- 1.093-acre parcel of land for sale on W Fleming Drive in Morganton, NC
- Ideal for retail development with great visibility and high foot traffic
- Surrounded by many national retailers, offering excellent exposure for businesses
- Located on Morganton's main retail corridor, across the street from the new NC School of Science and Math campus
- Ample space for a wide range of development possibilities and parking
- Excellent investment opportunity for businesses seeking to establish or expand in the area

## DEMOGRAPHICS (2023)

	3 miles	5 miles	7 miles
Population	20,108	35,736	50,186
Daytime Pop.	14,722	18,560	21,579
Avg. HH Income	\$68,644	\$74,570	\$77,801

## TRAFFIC COUNTS

W Fleming Dr (US 70)	15,083 VPD
Burkement Ave (US 64)	25,295 VPD





# W Fleming Drive - Morganton, NC

Aerial

