



# FOR LEASE @ ALPINE MILL

109 E Fleming Drive  
Morganton, NC 28655



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

## Building Description

Newly renovated office/retail space in the highly desirable mixed-use project called Alpine Mill. This space is situated within the latest redevelopment of one of Morganton's historic factory buildings. This space is recently up-fitted to a warm shell and is ready for the next office, professional services, or retail user. In close proximity to downtown Morganton and many other national / local retailers and businesses.

## BUILDING HIGHLIGHTS

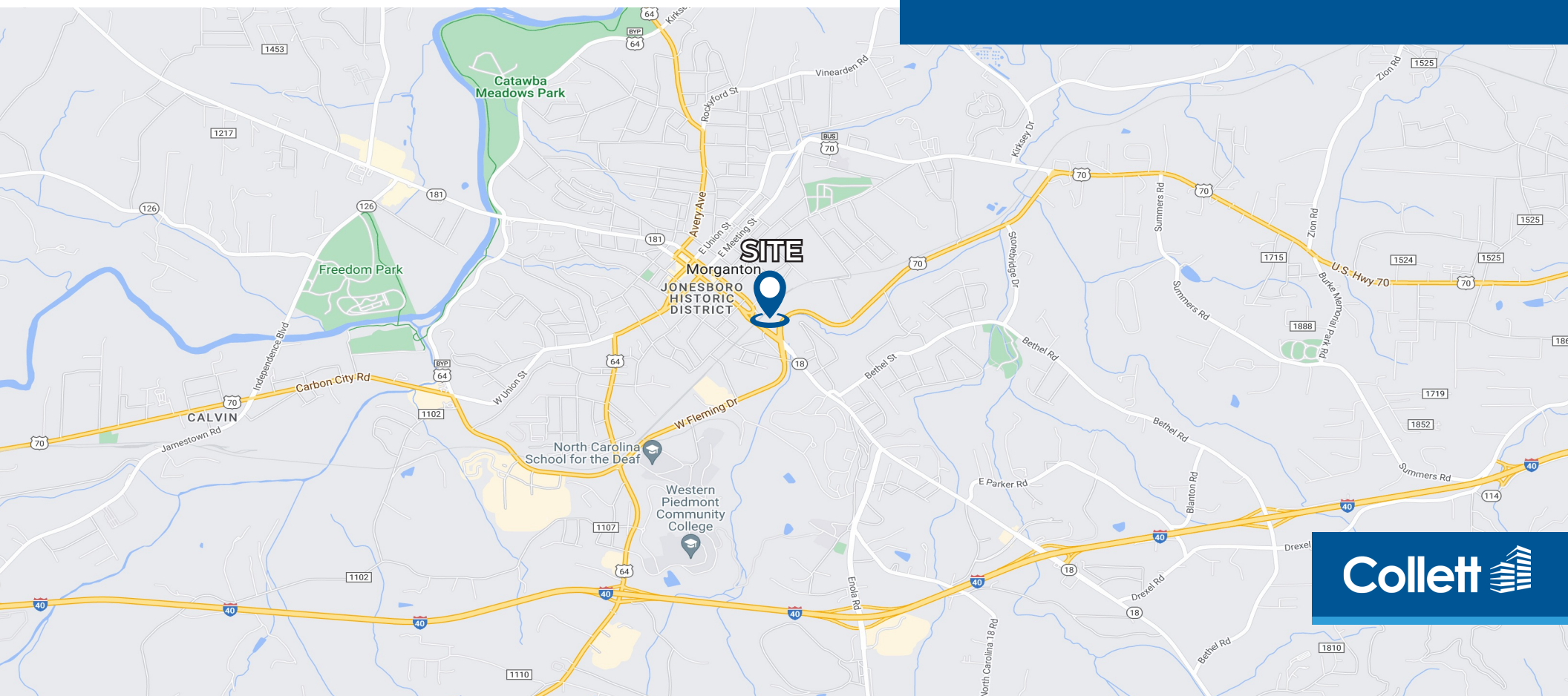
- Newly renovated office/retail space
- Located on main retail and business corridor
- Close proximity to downtown
- Within the new Alpine Mill mixed-use project
- Great access and visibility
- 1,381 SF Available

## DEMOGRAPHICS (2023)

	1 mile	3 miles	5 miles
Population	5,822	19,841	34,722
Daytime Pop.	5,704	14,496	18,516
Avg. HH Income	\$55,526	\$69,320	\$74,334

## TRAFFIC COUNTS

US-70	15,624 VPD
S Sterling Street	15,008 VPD
S Green Street	7,487 VPD





# 109 E Fleming Drive

## SITE PHOTOS





# 109 E Fleming Drive

## Aerial

