



TWO NEW RESTAURANT SPACES FOR LEASE

200 W. Union Street
Morganton, NC 28655



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200 W. Union Street

For Lease

Premier Downtown Morganton Restaurant Space

Now available for lease: up to 7,000 square feet of highly visible restaurant space located at one of the most prominent hard corners in downtown Morganton. This prime location sits at the intersection of Union and Green Streets—just steps from shopping, breweries, and the historic courthouse square.

The space will be **subdivided into two restaurant suites** with **flexible sizing options**, making it ideal for a variety of concepts—from fast casual to full-service dining. Modern renovations and a refreshed façade.

KEY FEATURES:

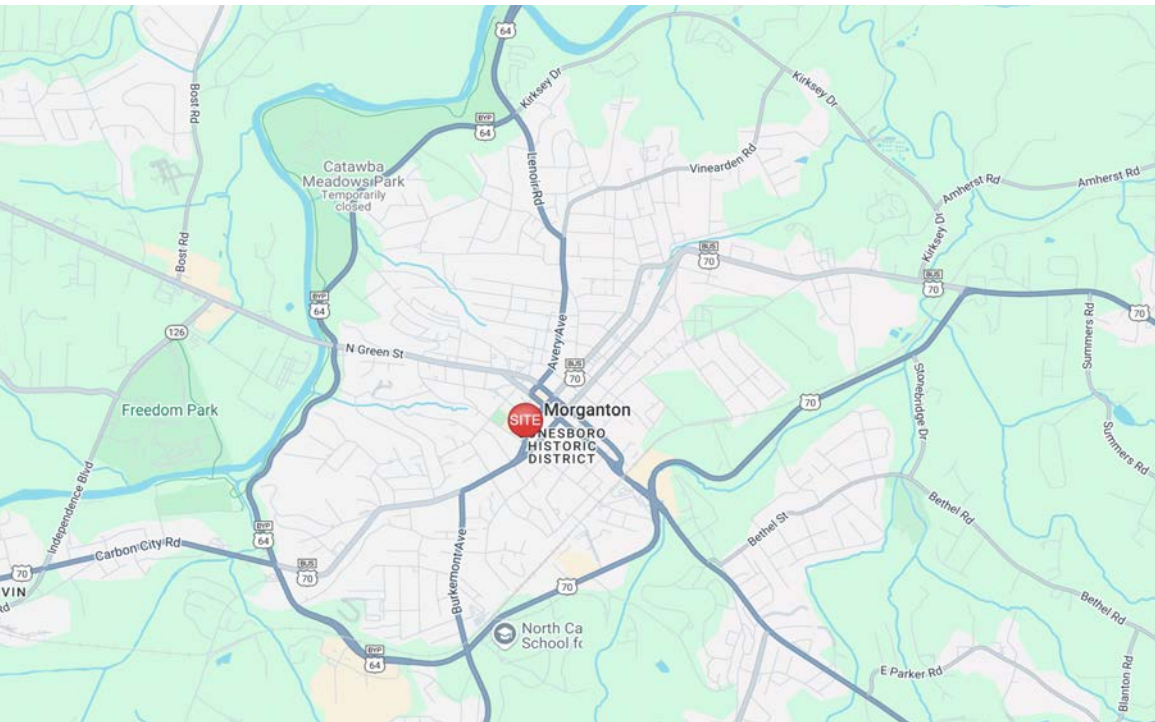
- ±7,000 SF total, **divisible into two restaurant spaces**
- Prominent hard corner with excellent street visibility
- Flexible suite sizes to accommodate tenant needs
- High foot traffic in an active and growing downtown
- Outdoor seating potential
- Surrounded by thriving local and regional businesses
- Public parking nearby

DEMOGRAPHICS (2024)

	1 mile	3 miles	5 miles
Population	6,561	19,051	35,171
Daytime Pop.	5,355	14,507	18,619
Avg. HH Income	\$77,487	\$74,350	\$77,525

TRAFFIC COUNTS

N. Green Street	9,289 VPD
S Sterling Street	15,008 VPD
W Union Street	7,756 VPD



200 W. Union Street

Straight on View



200 W. Union Street

Overhead View



200 W. Union Street

Aerial

