



1,475 OFFICE SPACE AVAILABLE

**305 N. Green Street
Morganton, NC 28655**



118-C W. Union Street
Morganton, NC 28655
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305 N. Green Street

Building Description

Property Size: 1,475 SF
Location: Entrance of Downtown Morganton, near Fonta Flora Brewery & Fairfield Inn

This well-maintained standalone home has been converted into an office space, offering a private and professional environment perfect for a variety of business uses. Previously occupied by an architecture firm, the layout is well-suited for creative professionals, consultants, medical offices, or any business seeking a quiet yet centrally located workspace.

KEY FEATURES:

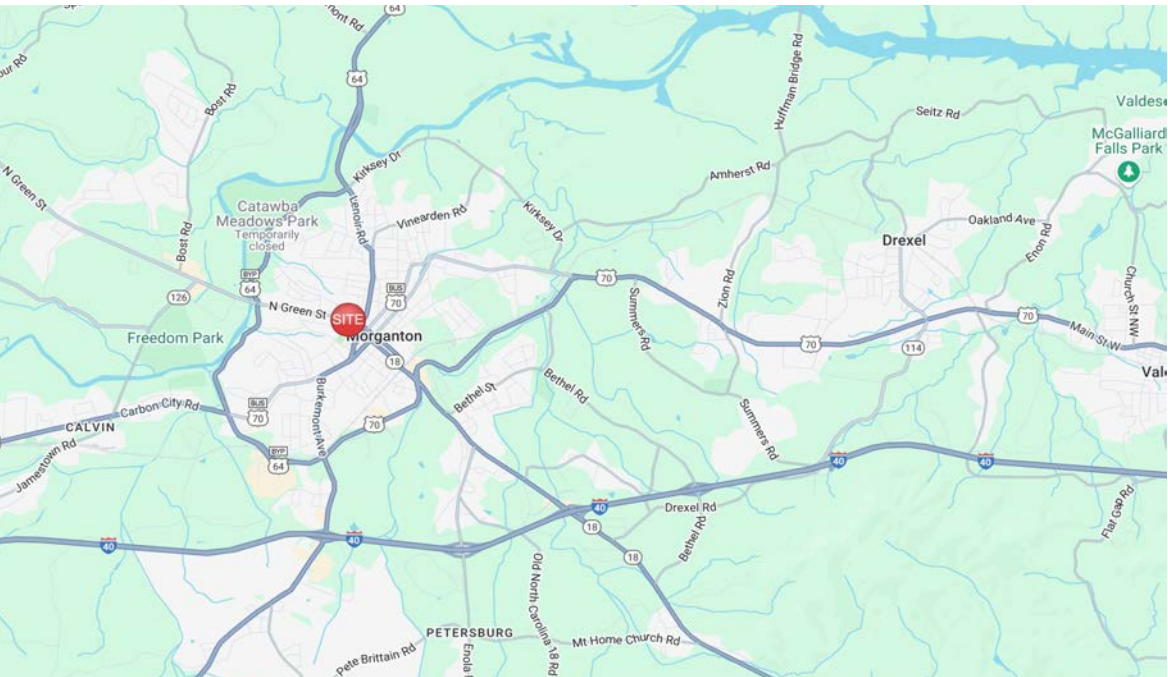
- **Private & Versatile Layout:** Ideal for office use with multiple rooms for workstations, meeting areas, or client spaces.
- **Dedicated Parking:** On-site parking for employees and visitors.
- **Upstairs Space:** Additional room for office expansion or convenient storage.
- **Prime Location:** Positioned at the gateway to Downtown Morganton, providing excellent visibility and accessibility.
- **Nearby Amenities:** Steps from Fonta Flora Brewery, Fairfield Inn, and other downtown attractions.

DEMOGRAPHICS (2024)

	1 mile	3 miles	5 miles
Population	6,233	18,825	34,782
Daytime Pop.	3,678	14,470	18,588
Avg. HH Income	\$73,957	\$74,815	\$77,619

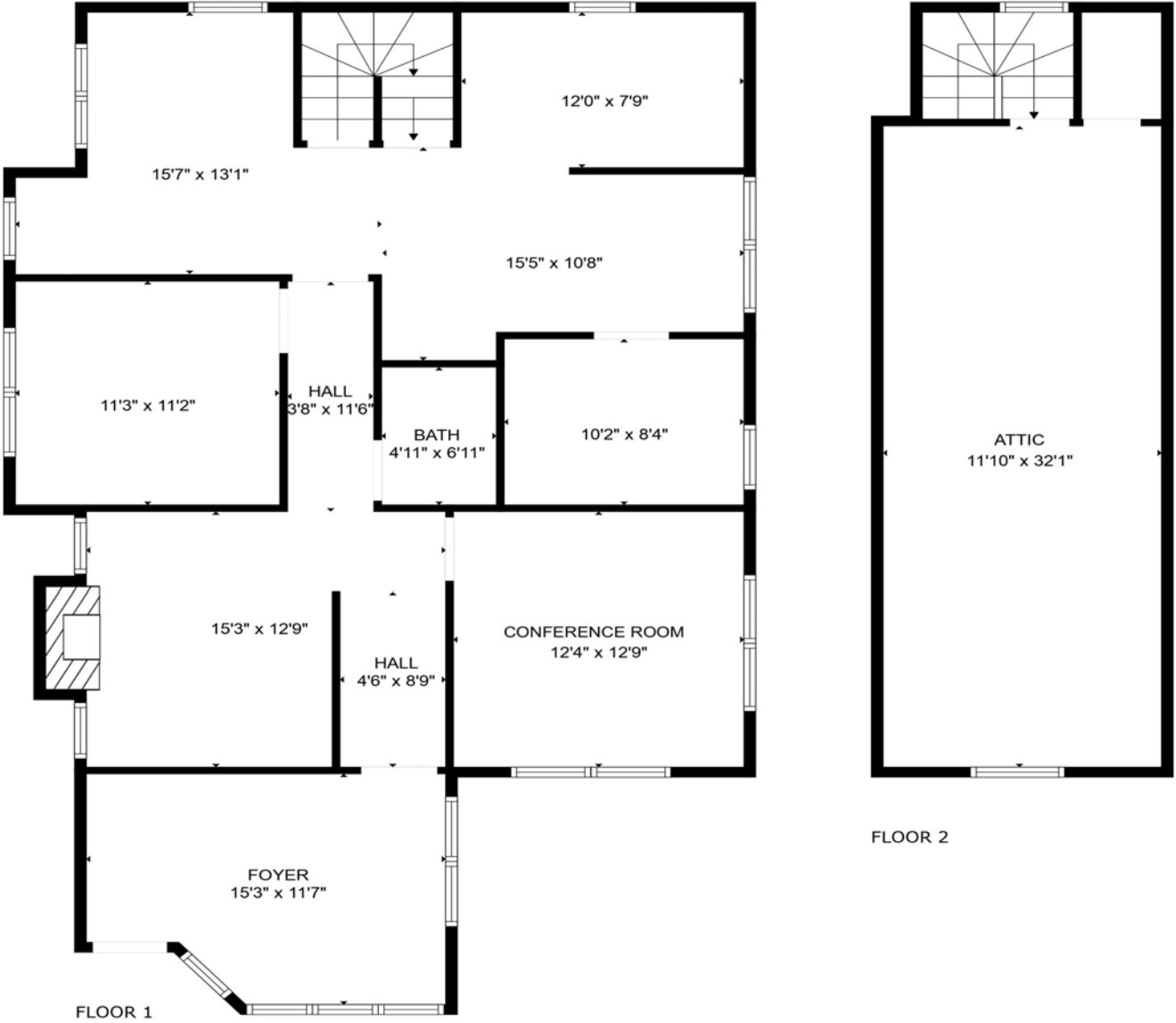
TRAFFIC COUNTS

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



305 N. Green Street

Floor Plan



305 N. Green Street

Aerial



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Aerial

