

# The Shoppes at Tannery Square

**CASE FARMS**  
CHICKEN

**NEW CONSTRUCTION**

## NEW CONSTRUCTION - Pre-Leasing

410-418 W. Fleming  
Morganton, NC 28655



118-C W. Union Street  
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# 410-418 W. Fleming

## Building Description

Pre-leasing NEW CONSTRUCTION at the popular Tannery Square shopping center. The new phase of this center will consist of an outparcel suited for a drive-thru, a 15,000 square-foot retail building, and small units in the range of 1,200-5,000 square feet. The existing phase of the shopping center consists of a variety of retailers, service-oriented businesses, and restaurants. The center is located in close proximity to many other national retailers and businesses.

## BUILDING HIGHLIGHTS

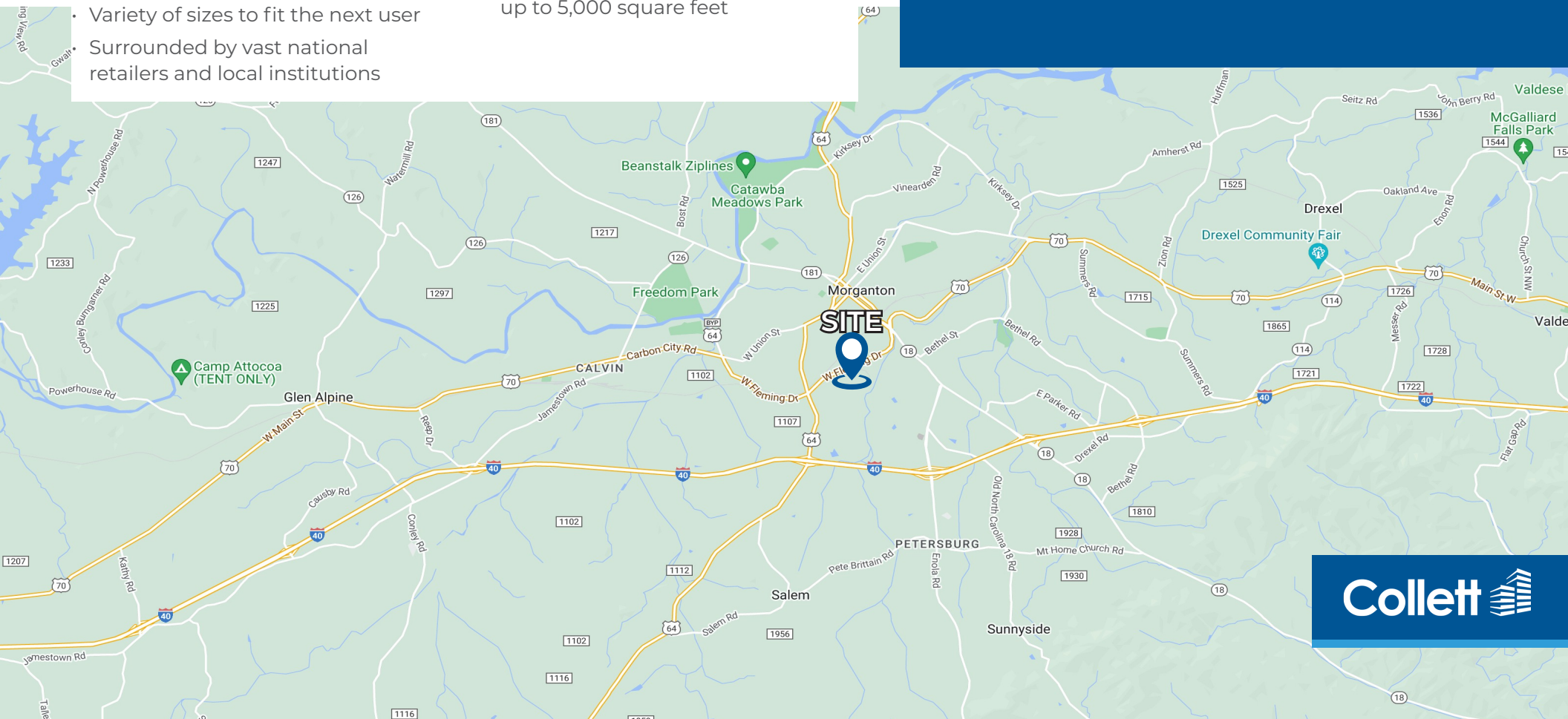
- New construction with many possibilities
- Outparcel suited for drive-thru
- Located on the main retail corridor
- Variety of sizes to fit the next user
- Surrounded by vast national retailers and local institutions
- Close proximity to the new NC School of Science and Math
- Ample Parking
- Small shop units can be combined up to 5,000 square feet

## DEMOGRAPHICS (2023)

	1 mile	3 miles	5 miles
Population	4,802	19,882	35,014
Daytime Pop.	6,692	14,744	18,437
Avg. HH Income	\$63,825	\$69,244	\$74,560

## TRAFFIC COUNTS

US-70	15,624 VPD
S Sterling Street	15,008 VPD
W Union Street	7,756 VPD





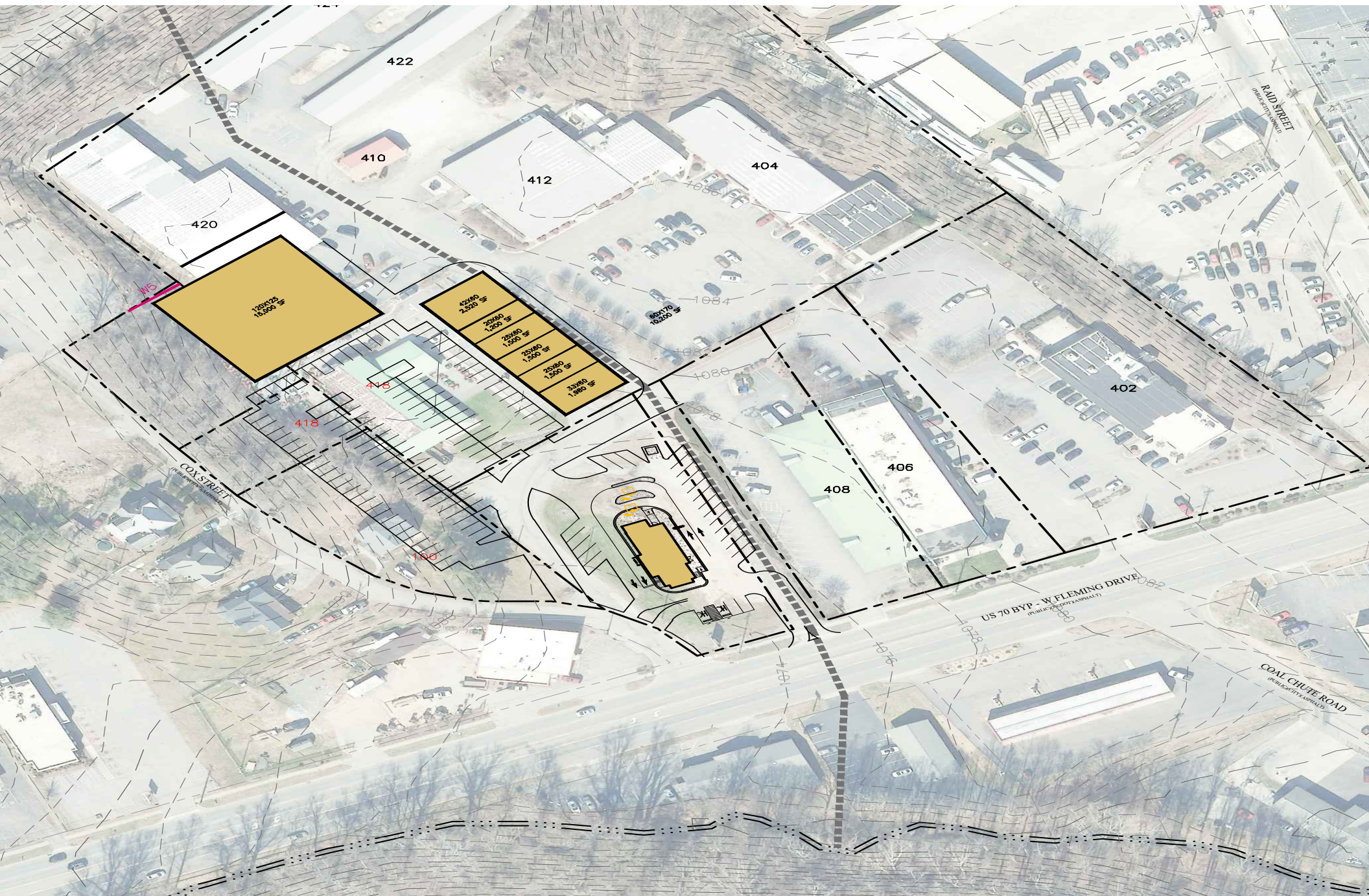
# 410-418 W. Fleming

## Aerial





# Conceptual Site Plan





# 410-418 W. Fleming

## Conceptual Site Plan

