



605 S. Green Street

S. Green Street

## RETAIL SPACE AVAILABLE

605 S. Green Street  
Morganton, NC 28655



118-C W. Union Street  
Morganton, NC 28655  
828.430.8674

**Eric Engstrom, CCIM**  
828.604.7034  
[EEngstrom@collettre.com](mailto:EEngstrom@collettre.com)



# 605 S. Green Street

## Building Description

This spacious property, located at 605 S. Green Street, offers approximately 3,500 square feet of versatile space that is ideal for either retail or office purposes. Situated within the Morganton Station mixed-use complex, this property benefits from its location within a vibrant and active community. The neighboring establishments, Green Street Grille and Sidetrack Brewery, create a lively atmosphere, ensuring a steady flow of foot traffic in the area. Additionally, the presence of nearby apartment complexes, including the newly developed Alpine Mill, contributes to a strong customer base. The integration of residential apartments within the complex adds to the appeal.

## BUILDING HIGHLIGHTS

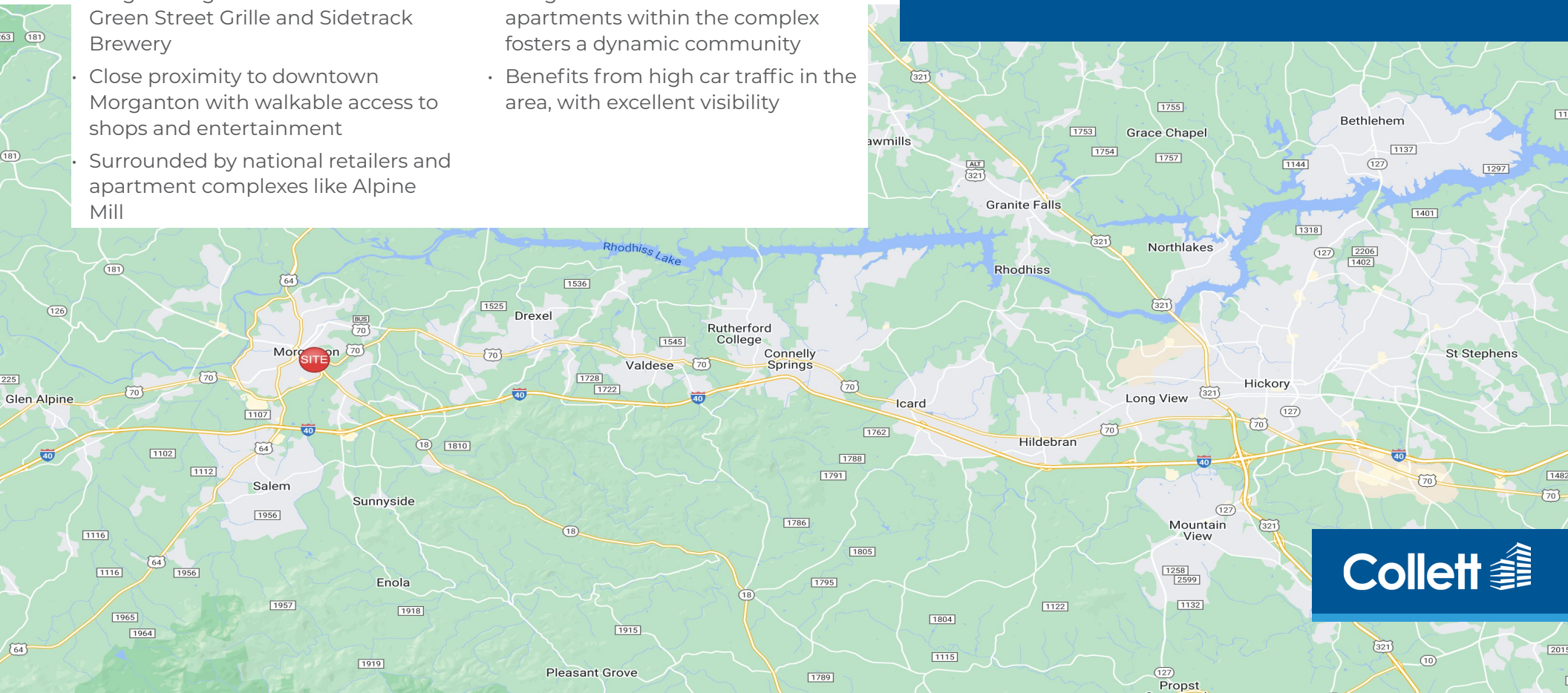
- Located in the vibrant Morganton Station mixed-use complex
- Versatile layout suitable for retail or office use
- Neighboring establishments include Green Street Grille and Sidetrack Brewery
- Integration of residential apartments within the complex fosters a dynamic community
- Close proximity to downtown Morganton with walkable access to shops and entertainment
- Benefits from high car traffic in the area, with excellent visibility
- Surrounded by national retailers and apartment complexes like Alpine Mill

## DEMOGRAPHICS (2023)

	1 mile	3 miles	5 miles
Population	5,666	20,430	35,148
Daytime Pop.	5,395	14,512	18,516
Avg. HH Income	\$60,613	\$70,786	\$74,390

## TRAFFIC COUNTS

S. Green Street	7,949 VPD
S Sterling Street	15,008 VPD
W Union Street	7,756 VPD





# 605 S. Green Street

Aerial



Fairfield  
BY MARRIOTT

TRUIST

BANK OF AMERICA

HILLMAN  
BEER

Allstate

S. Sterling Street

S. Green Street

605 S. Green Street