



Ground Lease or Build-to-Suit

20 Berry Blvd
Franklin, NC 28734



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

Eric Engstrom, CCIM
828.604.7034
EEngstrom@collettre.com

Berry Blvd - Franklin, NC

Property Overview

Ground lease or Build-to-suit drive-thru fast food building/site. This entire property is located in the newly developed retail corridor shadowing the Walmart Supercenter. New developments include Chick-fil-A, Aspen Dental and Aldi coming soon. Other retailers include Walmart, Great Clips, Captain D's, and Verizon Wireless. Located conveniently off of US-64/23. Landlord will provide TI Allowance according to tenant.

PROPERTY FEATURES

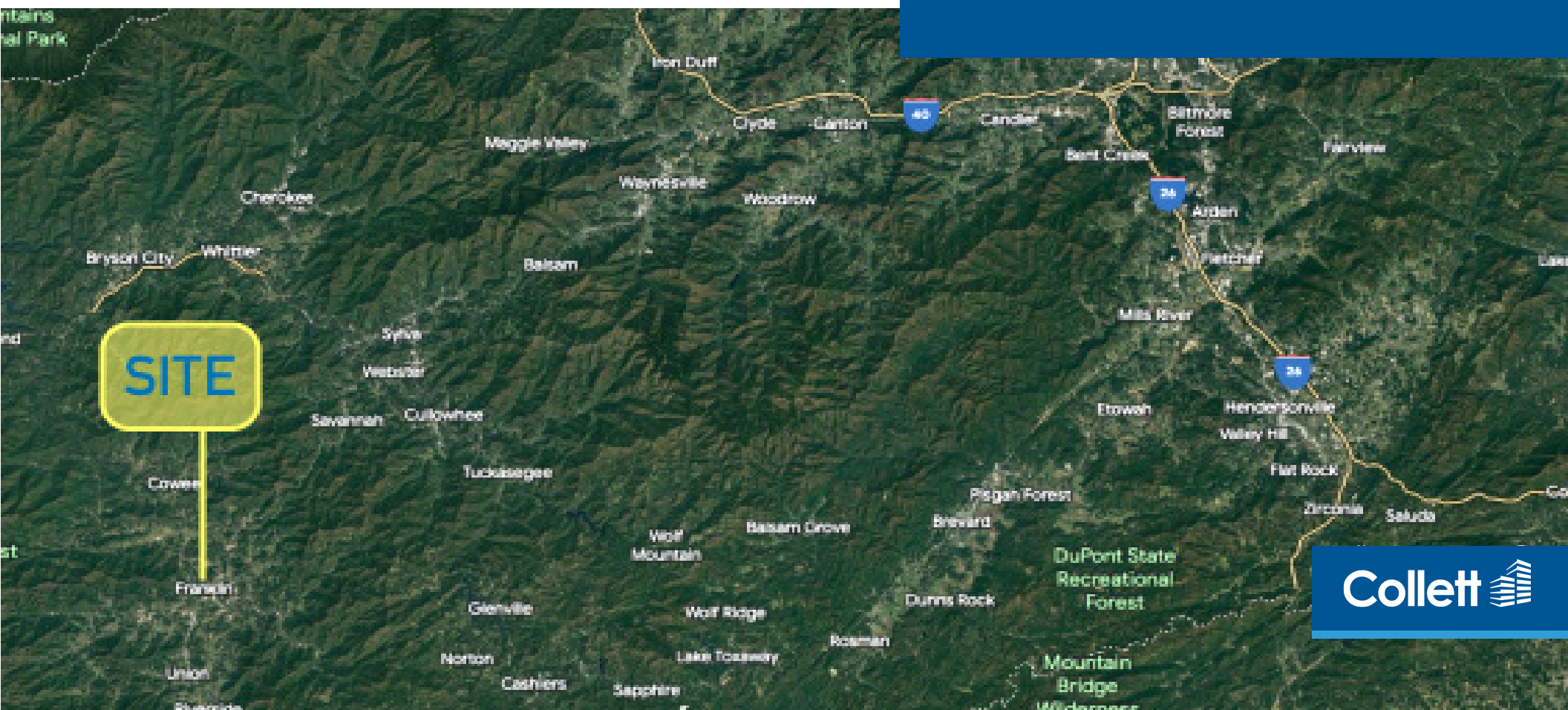
- New construction drive-thru restaurant
- Flexible site plan
- Shadows Wal-Mart Supercenter
- Directly off US-64/23
- Surrounded by new developments including Chick-fil-A, Starbucks, and Aspen Dental

DEMOGRAPHICS (2023)

	1 mile	3 miles	5 miles
Population	1,204	11,600	21,206
Daytime Pop.	1,027	6,923	8,295
Avg. HH Income	\$61,389	\$79,361	\$74,114

TRAFFIC COUNTS

US-64/23	23,000 VPD
Sylva Road	25,176 VPD



Berry Blvd - Franklin, NC

Aerial



Berry Blvd - Franklin, NC

Site Plan

