



3.46 Acres

3.46 Acres Parcel Available

Piedmont Road
Morganton, NC 28655



118-C W. Union Street
Morganton, NC 28655
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Piedmont Road

Property Overview

This 3.46-acre parcel of land is located on the highly-trafficked corner of US-64 and Piedmont Road, offering unparalleled visibility and exposure to thousands of motorists each day. This highly desirable property is flat and partially cleared, with all utilities available at the site. It's ideal location and flexible zoning make it suitable for a wide range of retail uses.

Situated just minutes from downtown Morganton, the property is surrounded by a mix of commercial and residential developments, providing an excellent customer base for any retail operation. With its strategic location and excellent access to major highways, this property is sure to attract both local and regional shoppers.

PROPERTY FEATURES

- 3.46-acre retail development site for sale in Morganton, NC
- Prime location on the corner of US-64 and Piedmont Road with high visibility and exposure
- Flat, cleared, and ready for development with all utilities available at the site
- Suitable for a variety of retail uses
- Surrounded by a mix of commercial and residential developments, providing an excellent customer base
- Strategic location with excellent access to major highway

DEMOGRAPHICS (2023)

	3 miles	5 miles	7 miles
Population	10,803	28,602	48,305
Daytime Pop.	5,461	14,782	19,735
Avg. HH Income	\$70,611	\$72,161	\$75,735

TRAFFIC COUNTS

US 64 & Piedmont Rd	5,079 VPD
Lenoir Road	11,927 VPD



Piedmont Road - Morganton, NC

Aerial



Downtown
Morganton

GRACE
RIDGE
A Life Care Retirement Community

Patawba
Meadows
park
MORGANTON-NC

TSC TRACTOR
SUPPLY CO.
SMOOTHIE KING. HI-TONE
FITNESS

64

SITE

64

Piedmont Road - Morganton, NC

Regional map

