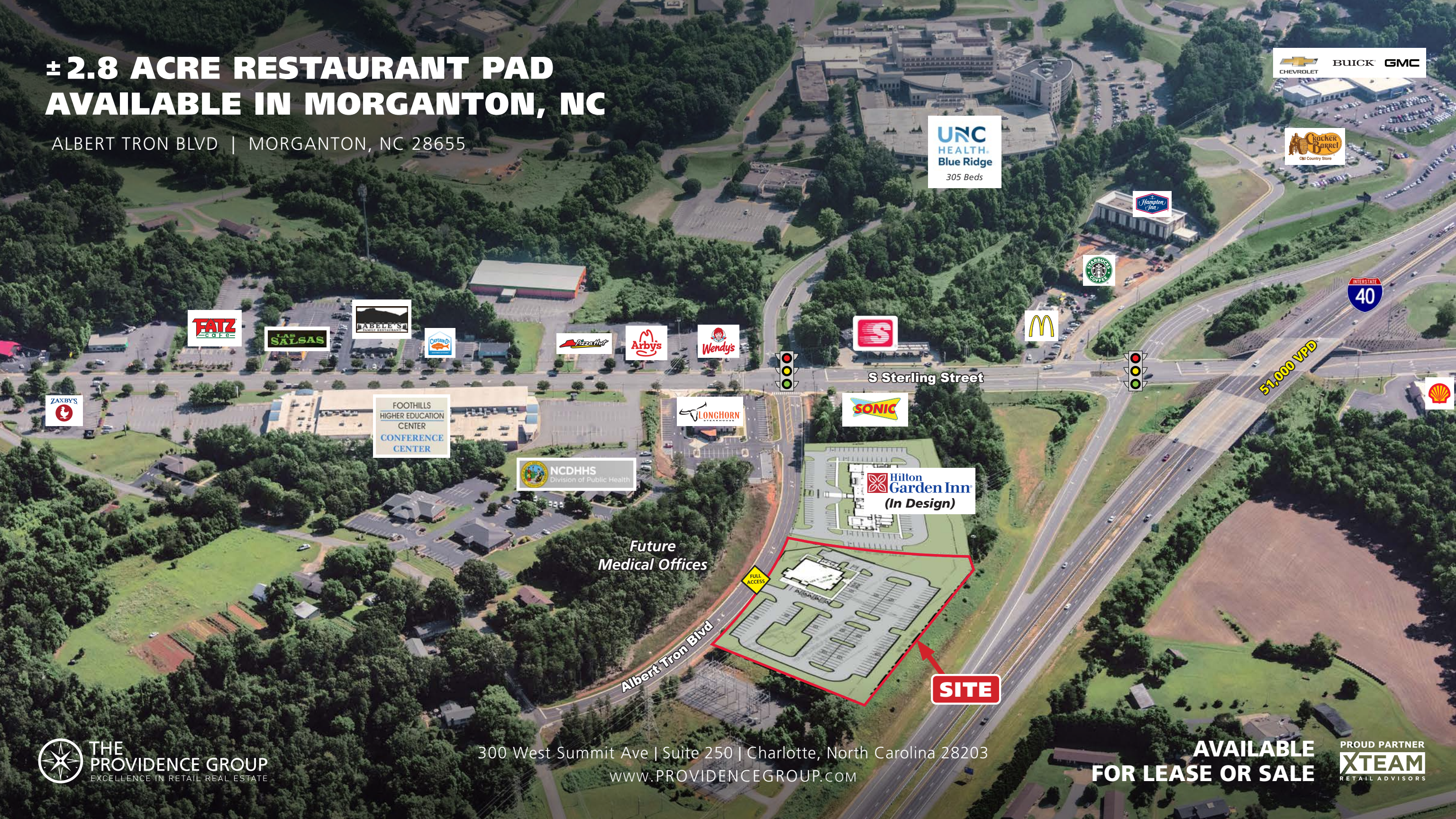


± 2.8 ACRE RESTAURANT PAD AVAILABLE IN MORGANTON, NC

ALBERT TRON BLVD | MORGANTON, NC 28655



± 2.8 ACRE RESTAURANT PAD AVAILABLE IN MORGANTON, NC

ALBERT TRON BLVD | MORGANTON, NC 28655

PROPERTY / LEASING INFORMATION

- Parcel Size: +/- 2.8 acres
- Parcel Address: Albert Tron Blvd. Morganton, NC
- Available: Ground Lease or Build to Suit
- Asking Rate: Please call
- Uses: Restaurant (No Drive-thru), Retail, or Office
- Frontage on I-40
- .25 miles from Carolina Healthcare Blue Ridge (305 beds)
- Zoning: HID

NEARBY RETAILERS



DEMOGRAPHICS (2022)

	1 MILE	3 MILE	5 MILE
POPULATION	1,785	19,869	34,689
AVERAGE HH INCOME	\$52,476	\$54,501	\$57,777
MEDIAN HH INCOME	\$43,057	\$45,931	\$48,130
BUSINESS ESTABLISHMENTS	161	1,103	1,414
DAYTIME EMPLOYMENT	3,111	13,906	17,585





Foothills Higher Education Center

15,000 VPD

Grace Hospital Pkwy

UNC
HEALTH
Blue Ridge

305 Beds

LONGHORN
STEAKHOUSE

W. Parker Rd

Proposed Medical Office

Albert Tron Blvd

Hilton Garden Inn
In Design

S. Sterling St

Bush Dr

 = View Corridor

CONTACT

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sbrown@providencegroup.com



