## **±2.8 ACRE RESTAURANT PAD AVAILABLE IN MORGANTON, NC**

ALSAS

ALBERT TRON BLVD | MORGANTON, NC 28655



**S Sterling Street** 

Hilton Garden Inn<sup>®</sup> (In Design)

SITE

Future Medical Offices



300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203 www.PROVIDENCEGROUP.com





# ± 2.8 ACRE RESTAURANT PAD AVAILABLE IN MORGANTON, NC

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### **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



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#### MORGANTON NORTH CAROLINA

