



# +/- 8.16 ACRES

634 INDEPENDENCE BLVD, MORGANTON, NC 28655



## PROPERTY DETAILS

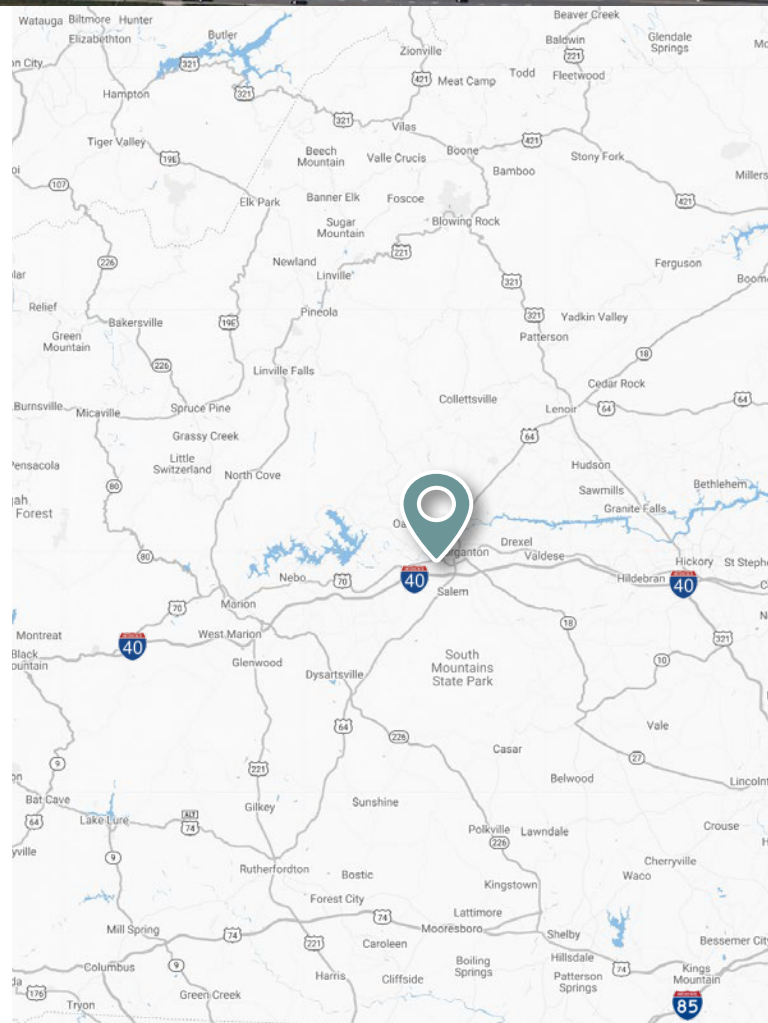
- +/- 8.16 Acres
- Retail Land Available
- Parcel ID: 1793046177
- Zoning: HID (High Intensity District)
- Corridor Overlay: RD-O (River District Overlay)
- Easy access to I-40, from Carbon City Rd/Hwy 70 ensuring convenient access throughout the greater Morganton area
- Within a 3 mile proximity to Downtown Morganton, Freedom High School, and Western Piedmont Community College
- **Call Broker for Pricing**

## TRAFFIC COUNTS

Independence Blvd - 12,500 VPD

Carbon City Rd - 17,000 VPD

I-40 - 37,000 VPD



### CONTACT FOR DETAILS

**WELLS HERNDON**

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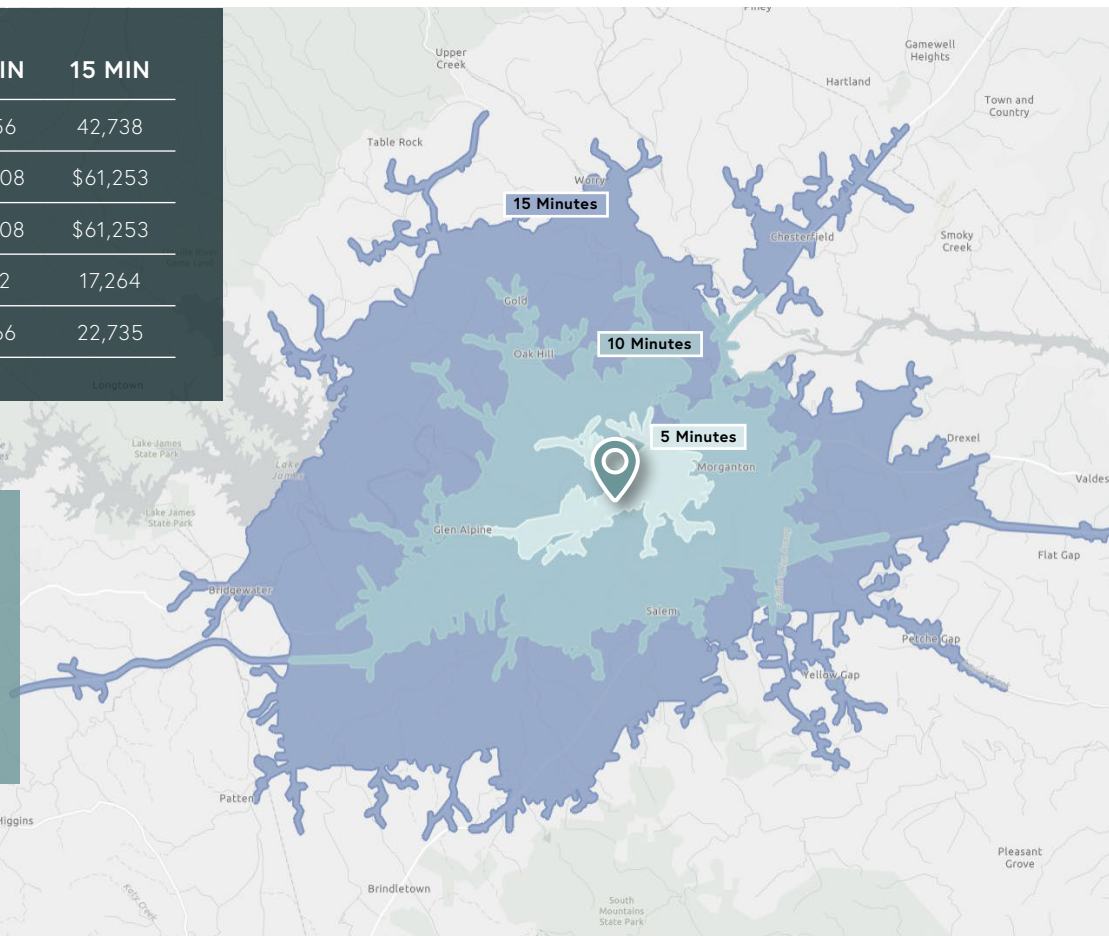


## DEMOGRAPHICS

|                         | 5 MIN     | 10 MIN   | 15 MIN   |
|-------------------------|-----------|----------|----------|
| 2024 Population         | 2,465     | 21,656   | 42,738   |
| Avg. Household Income   | \$106,150 | \$84,308 | \$61,253 |
| Median Household Income | \$63,252  | \$59,308 | \$61,253 |
| Households              | 1,055     | 8,612    | 17,264   |
| Daytime Employees       | 3,423     | 16,366   | 22,735   |

## DISTANCES

|                    |         |
|--------------------|---------|
| I-40               | 2.0 mi  |
| Downtown Morganton | 3.0 mi  |
| Asheville          | 52.8 mi |
| Uptown Charlotte   | 97.3 mi |



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