



ACE
Hardware

ALDI

522 W. FLEMING DR.

W. FLEMING DRIVE

FOR LEASE - 2,636 SF
522 W Fleming Drive
Morganton, NC

Collett 

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Morganton, NC 28655
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The information contained herein has been obtained by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

522 W Fleming Drive

For Lease

2,636 SF commercial space available for lease on W. Fleming Drive in Morganton. Well-located along one of Morganton's primary retail corridors with strong visibility, easy access, and surrounding national retailers.

Suitable for retail, office, medical, service, or professional users.

KEY FEATURES:

- 2,636 SF available
- Frontage on W. Fleming Drive
- Strong traffic counts and visibility
- Ample on-site parking
- Signage opportunity
- Surrounded by national and regional retailers
- Convenient access to I-40, downtown Morganton, and

DEMOGRAPHICS (2025)

	1 mile	3 miles	5 miles
Population	4,364	20,013	35,318
Daytime Pop.	5,466	13,371	17,206
Avg. HH Income	\$87,140	\$74,270	\$77,637

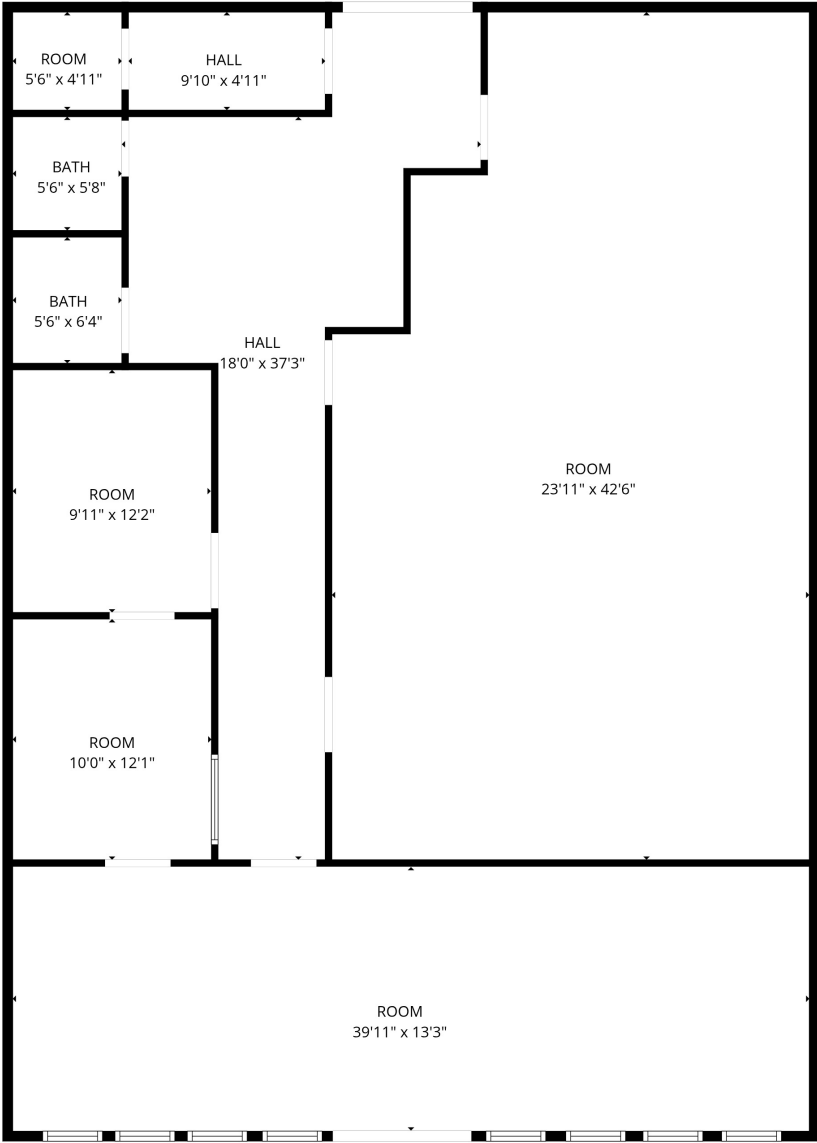
TRAFFIC COUNTS

W Fleming Drive	12,980 VPD
Burkemont Avenue	24,750 VPD
I-40 (Exit 103)	52,550 VPD



522 W Fleming Drive

Floor Plan



522 W Fleming Drive

Aerial



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