

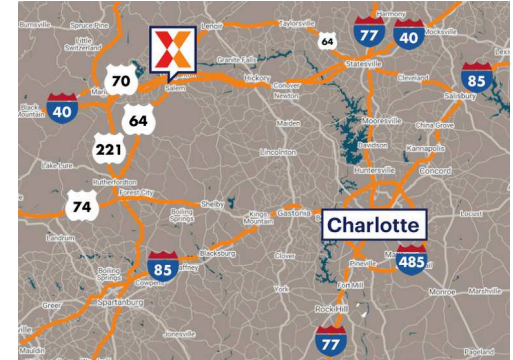


Hickory-Lenoir-Morganton, NC

MAGNOLIA PLAZA

35.716351, -81.695189
1247 Burkemont Avenue (US 64) | Morganton, NC 28655

CENTER SIZE: 93,553 SF



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
👤	19,009	34,942	49,348
🏠	7,248	13,525	19,353
💰	\$54,963	\$56,255	\$56,593

National and regional retailers including Big Lots, Harbor Freight, Lowe's, Rent-A-Center, Domino's, Subway, H&R Block & KFC, drawing an estimated 4,400 visits/day and 1.6M+ visits/year

Located on Hwy 64/Burkemont Ave, a major east/west corridor, with visibility from 39,000+ vehicles daily and easy access to I-40

Close proximity to Broughton Hospital, the 184-bed Carolinas HealthCare System – Blue Ridge Hospital and Western Piedmont Community College with 13,000+ students

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AVAILABLE SPACE

5	2,900 SF	14	1,200 SF
7	3,000 SF	15	1,200 SF
8	1,500 SF	16	1,800 SF
9	1,200 SF	19	4,078 SF
11	900 SF		

CURRENT RETAILERS

N.A.P	Tokyo Steakhouse	
4	Lowe's	145,734 SF
N.A.P.	Taco Bell	
3		
N.A.P.2	KFC	
N.A.P.3	Rural King	
1	Western Piedmont Community College Cosmetology Center	8,800 SF
4	Domino's Pizza	1,900 SF
06	Harbor Freight Tools	15,000 SF
10	Lao House	3,000 SF
12	My Nails	1,200 SF
13	Anchor Staffing	1,500 SF
17/18	Zeko's Village	3,160 SF
20	Rent-A-Center	4,235 SF
21	Big Lots	32,000 SF
22	Subway	1,800 SF
23	MC Alterations & Bridal Sewing	1,600 SF
24	H&R Block	1,580 SF

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