



GROUND LEASE / BUILD-TO-SUIT

540 Main Street W
Valdese, NC 28690



118-C W. Union Street
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.

540 Main Street W

Building Description

The property at 540 Main Street W in Valdese, NC, offers a prime .97-acre corner lot on US-70/Main Street, right in the heart of the town's main retail corridor. Its strategic location provides high visibility and accessibility, making it an ideal choice for businesses seeking to capture significant foot and vehicle traffic. The property is versatile, accommodating various business types such as retail, offices, medical facilities, and food service establishments. Moreover, it offers both single and multi-tenant options, allowing businesses to choose the configuration that best suits their needs. This property presents an excellent opportunity for commercial development in a prime, central location.

BUILDING HIGHLIGHTS

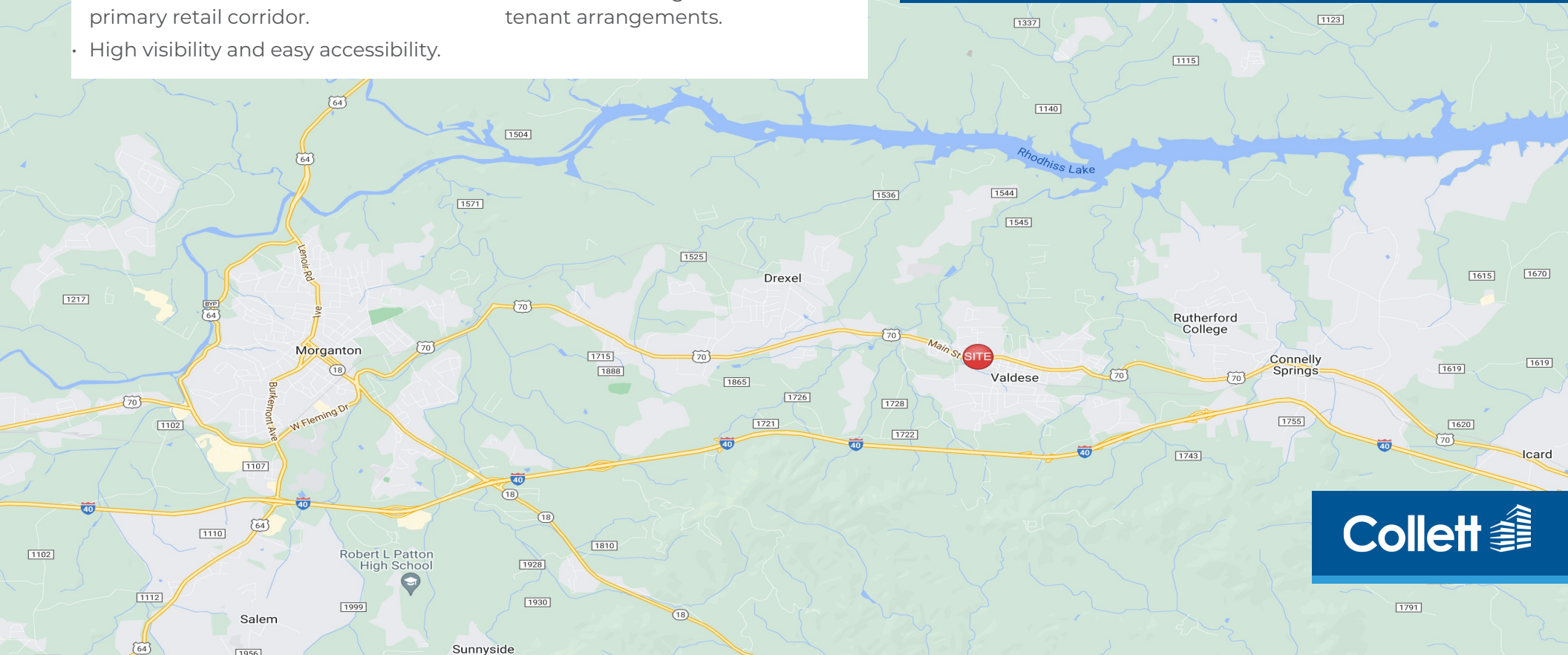
- Prime .97-acre corner lot at the intersection of US-70 and Main Street in Valdese, NC.
- Located in the heart of the town's primary retail corridor.
- High visibility and easy accessibility.
- Versatile zoning allows for retail, office, medical, and food service businesses to thrive.
- Ideal for both single and multi-tenant arrangements.

DEMOGRAPHICS (2023)

	3 mile	5 miles	7 miles
Population	12,709	23,319	49,734
Daytime Pop.	3,422	5,485	16,820
Avg. HH Income	\$89,292	\$90,114	\$80,590

TRAFFIC COUNTS

Main Street (Hwy 70)	7,955 VPD
I-40 E	27,296 VPD



540 Main Street W

Aerial



Morganton



DOLLAR GENERAL

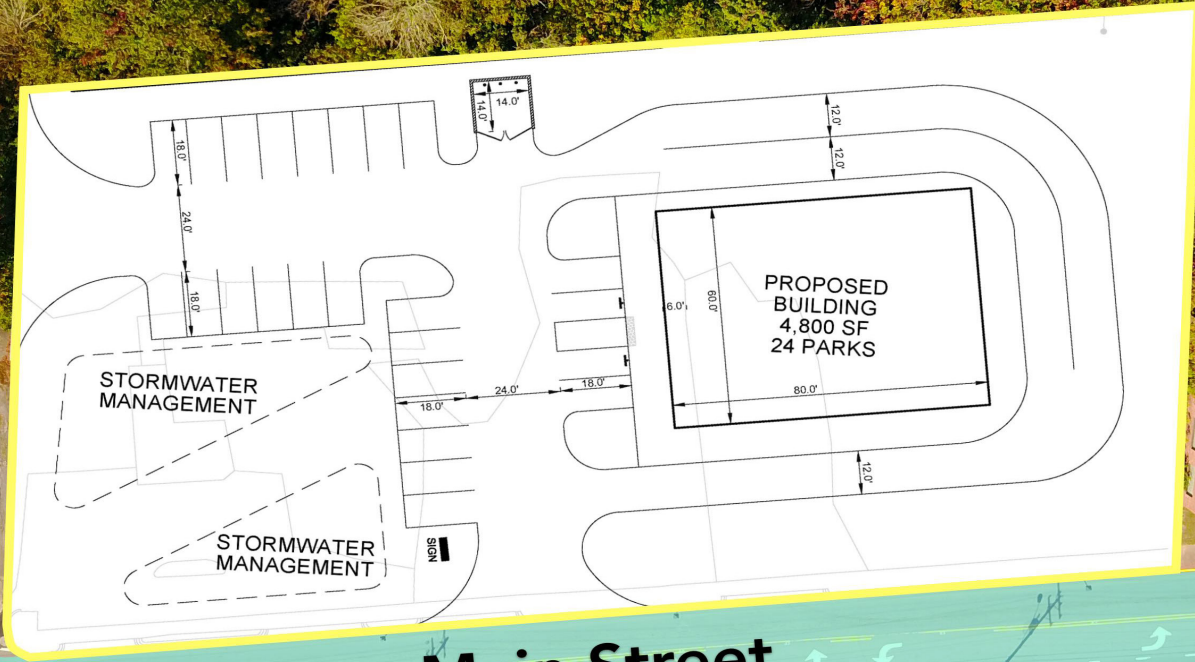
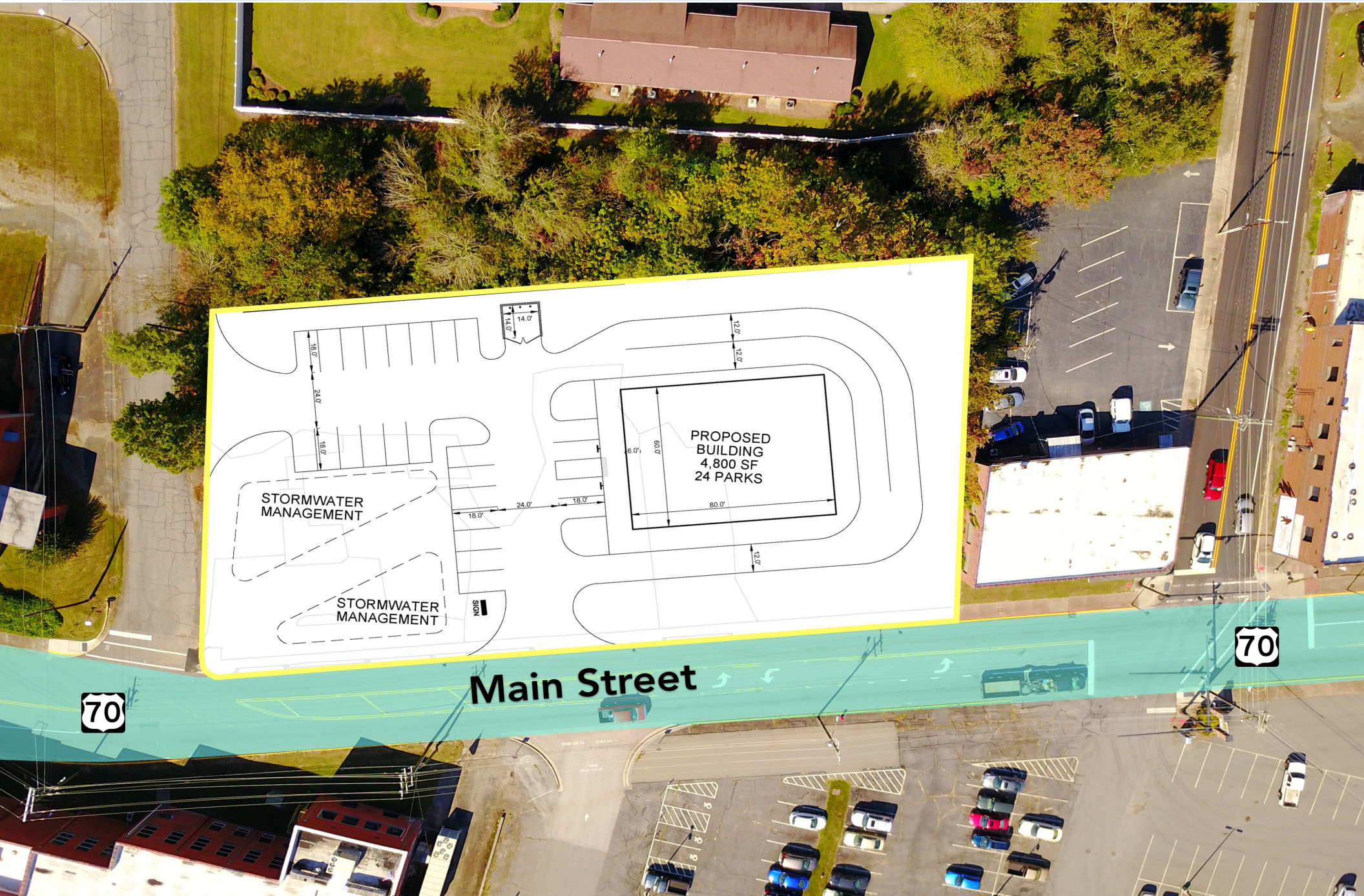


SITE

Main Street

540 Main Street W

Concept Plan



PROPOSED BUILDING
4,800 SF
24 PARKS

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT

Main Street

