

Magnolia Plaza

Hickory-Lenoir-Morganton, NC

35.7164, -81.6952

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



Center Size: 93,553 SF



Demographics	3 Mile	5 Mile	7 Mile
	18,938	34,773	49,055
	7,214	13,449	19,224
	\$58,232	\$60,020	\$60,829

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
8	1,500 SF
9	1,200 SF
11	900 SF
13	1,500 SF
15	1,200 SF
16	1,800 SF
19	4,078 SF

Current Retailers

N.A.P. 4	Tokyo Steakhouse	0 SF
N.A.P.	Lowe's	145,734 SF
N.A.P. 3	Taco Bell	0 SF
N.A.P.2	KFC	0 SF
N.A.P.3	Rural King	0 SF
1	Western Piedmont Community College Cosmetology Center	8,800 SF
4	Domino's Pizza	1,900 SF
06	Harbor Freight Tools	15,000 SF
7	Timberwolf Axe Company	3,000 SF
10	Lao House	3,000 SF
12	My Nails	1,200 SF
14	Tobacco Land & Vape	1,200 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

4042