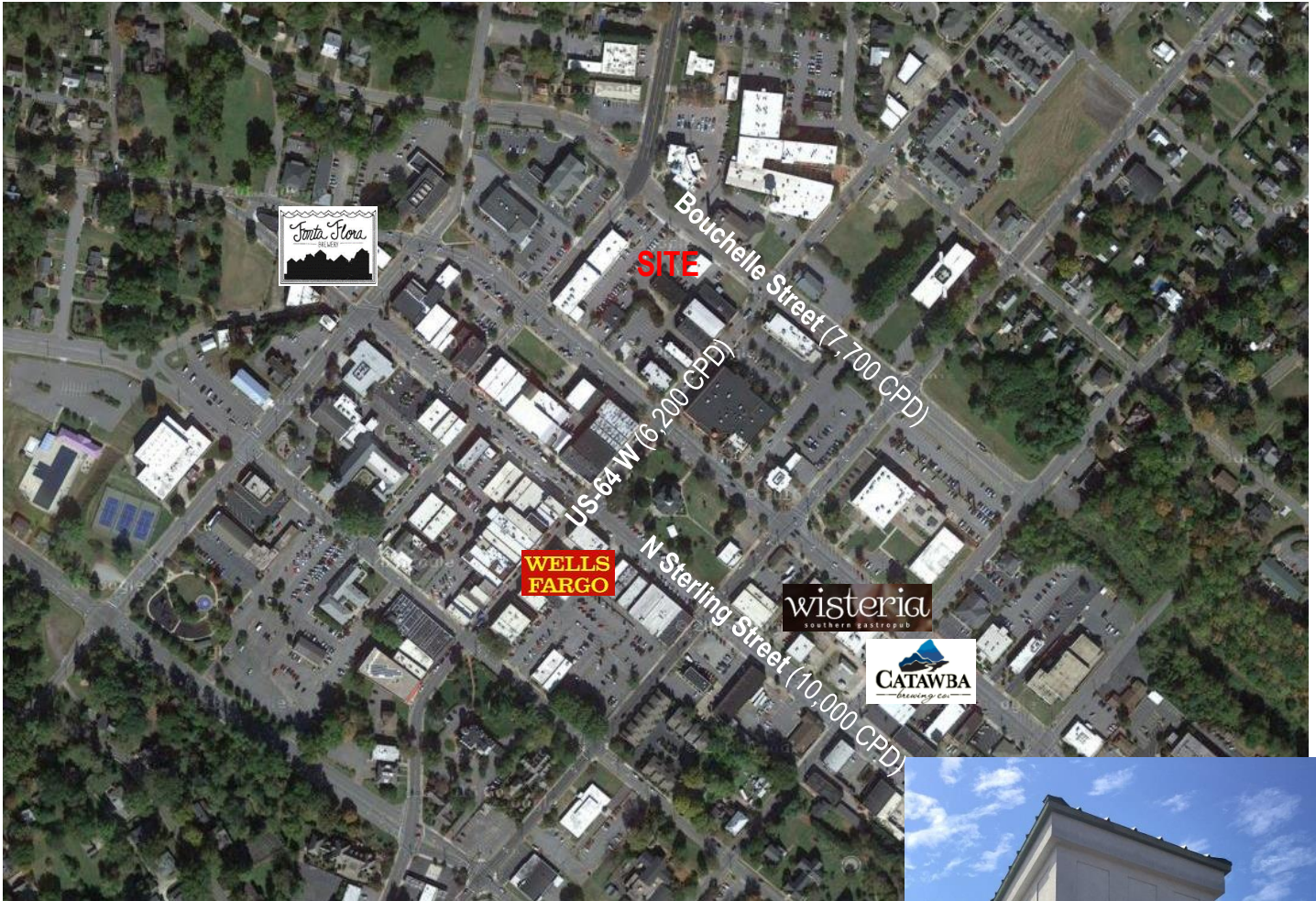


# FORMER DRUG STORE | MORGANTON, NC

105 BOUCHELLE STREET MORGANTON, NC 28655



## SPECIFICATIONS

**Price:** \$325,000

**SF:** 2,604 +/-

**Acres:** 0.52 +/-

**Zoning:** CBD

**Year Built:** 2001

Former Drug Store in Downtown Morganton. Located conveniently across the street from the City of Morganton Offices. Would be ideal to use AS IS for retail or redevelop for a bank, restaurant, brewery or offices. 28 Parking Spaces in addition to a covered shed.



OFFERED BY



Commercial Real Estate

Site Selection

**Ryan Lovern**

828.446.8266

[ryan@commercialfirst.net](mailto:ryan@commercialfirst.net)

3031 North Center Street

Hickory, NC 28601

[www.commercialfirst.net](http://www.commercialfirst.net)



# SITE

105 BOUCHELLE STREET MORGANTON, NC 28655



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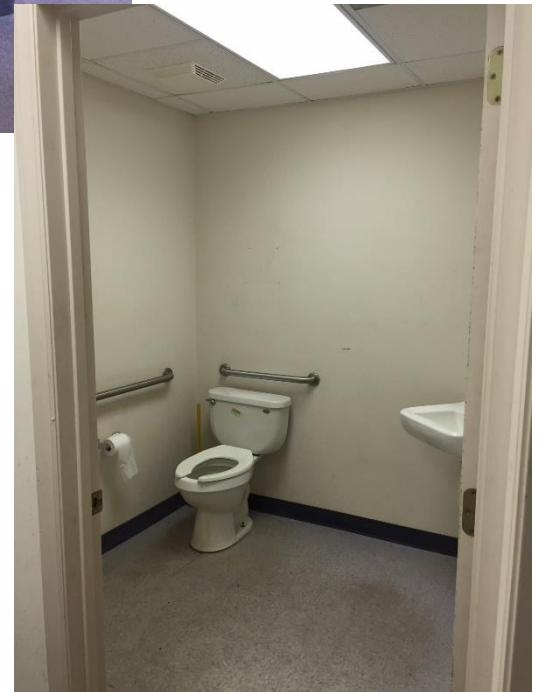
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# PICTURES

105 BOUCHELLE STREET MORGANTON, NC 28655



RETAIL FLOOR AREA



RESTROOM

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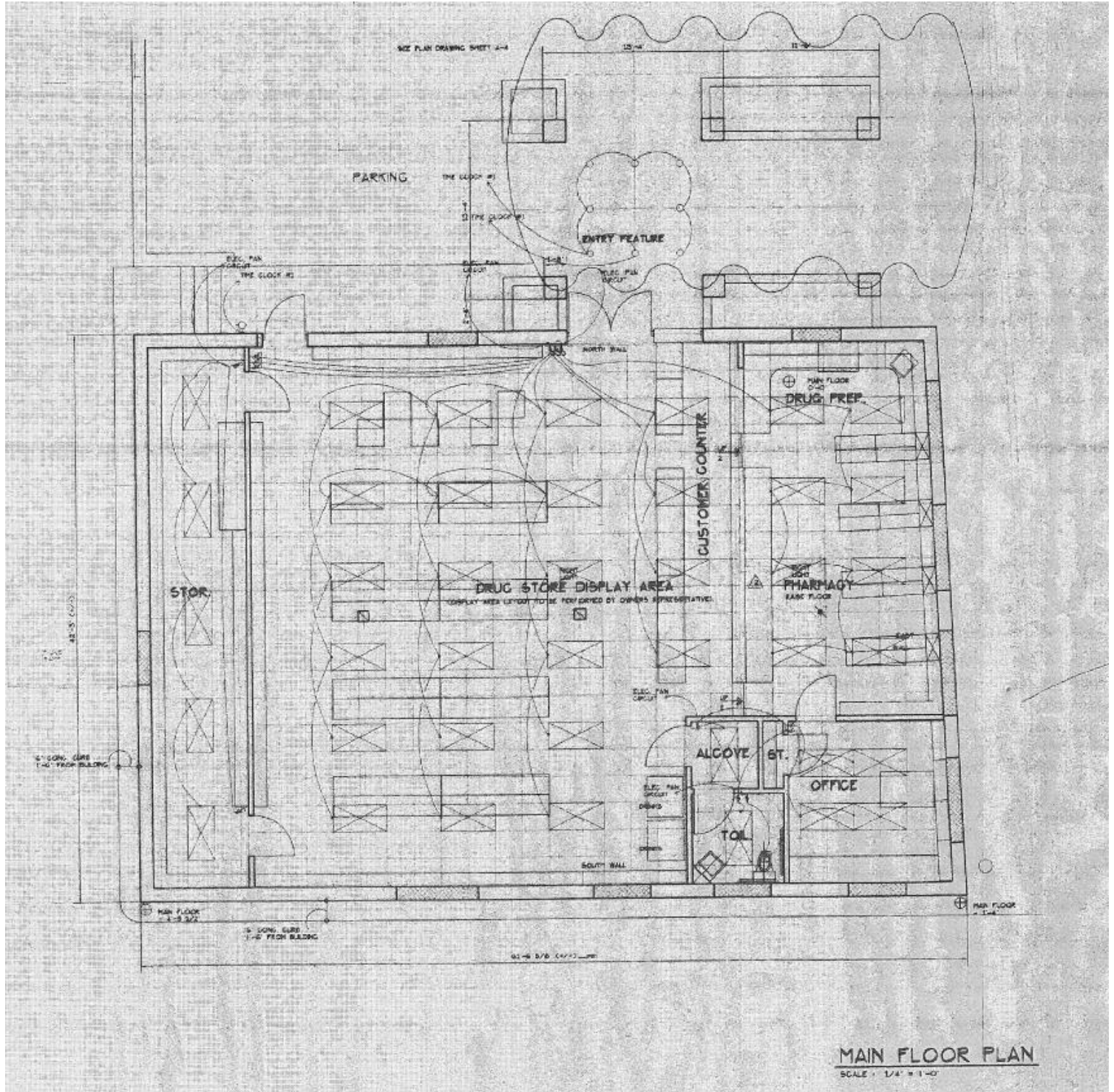
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# FLOOR PLAN

105 BOUCHELLE STREET MORGANTON, NC 28655



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# DEMOGRAPHICS

105 BOUCHELLE STREET, MORGANTON NC 28655

**1 Miles:**

**3 Miles:**

**5 Miles:**

## POPULATION: 2016

Total Population	6,034	18,792	36,119
Median Age	39.5	41.0	42.0
Employees	6,206	21,293	25,078
Establishments	671	1,438	1,736

## INCOME: 2016

Median HH Income	\$30,882	\$34,630	\$36,947
Average HH Income	\$51,953	\$52,443	\$52,463
Per Capita Income	\$21,705	\$21,871	\$21,496

## HOUSEHOLDS: 2016

Total Households	2,397	7,441	13,982
Average Household Size	2.42	2.38	2.40

## HOUSING: 2016

Owner Occupied Housing Units	42.1%	47.7%	55.9%
Renter Occupied Housing Units	42.9%	39.3%	32.3%
Vacant Housing Units	15.0%	13.1%	11.7%

## RACE: 2016

White	62.5%	69.1%	75.6%
Black	13.1%	11.7%	10.5%
American Indian, Eskimo, Aleut	1.1%	0.9%	0.6%
Asian	1.7%	2.4%	2.7%
Hawaiian or Pacific Islander	2.1%	1.5%	0.8%
Other	16.4%	11.2%	7.1%
Multirace	3.0%	3.3%	2.6%

## ETHNICITY: 2016

Hispanic	25.2%	18.0%	11.4%
Non-Hispanic	74.8%	82.0%	86.6%

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