

SALEM STATION - FOOD LION ANCHORED SHOPS

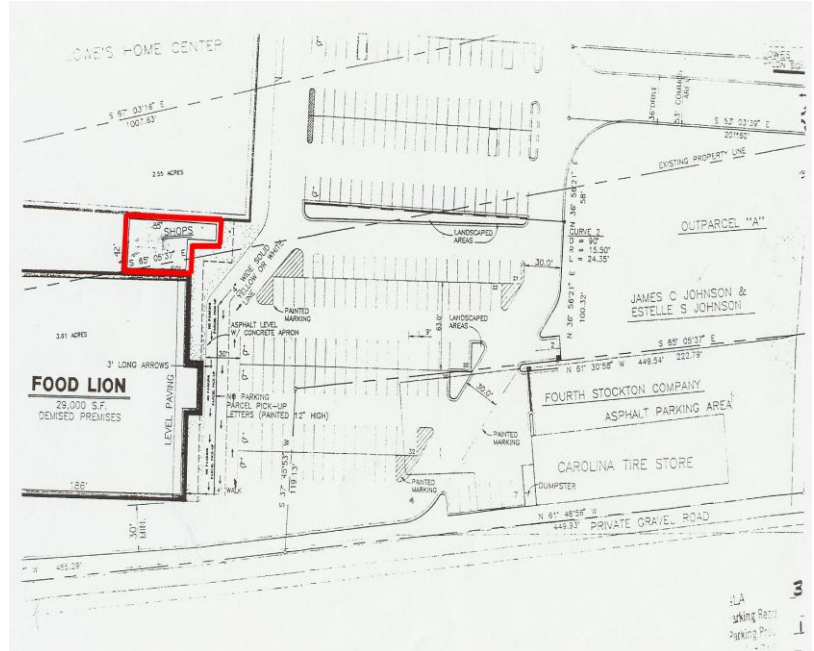


HWY 64/BURKEMONT AVENUE – MORGANTON, NC UP TO 3,200 SQ FT AVAILABLE FOR LEASE

FEATURES

- Food Lion and Lowe's Hardware anchored center located on Hwy 64 at Exit 103 off Interstate 40.
- End Cap Unit is 1,900 Sq Ft.
- Interior Unit is 1,300 Sq Ft.
- Both Units can be combined to fit 3,200 Sq Ft.
- NC Highway 64 carries 29,000 ADT
- Incentives offered to credit worthy prospects.
- Located in Burke County, Morganton sits just:
 - 16 Miles from Lenoir
 - 23 Miles from Hickory
 - 55 Miles from Asheville

SURVEY



Venture Properties

PO Box 843 ~ Wilkesboro, NC 28697 ~ (336) 667-8000 ~ Fax (336) 667-8001

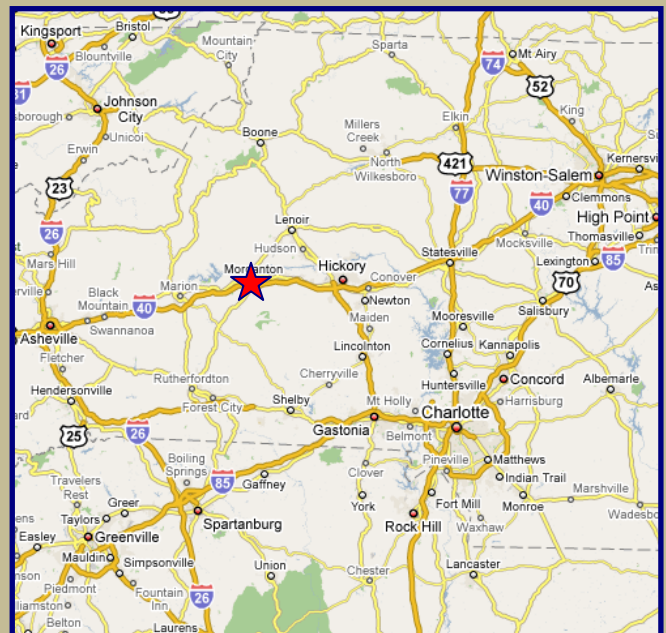
Aaron Edwards ~ (336) 667-8000 ext.18 ~ www.VPDevelopment.com



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Demographic Summary / Population (2011)			
City of Morganton	13,388		
Total Burke County	155,748		
	1 Mile	3 Mile	5 Mile
POPULATION	1,504	17,336	33,057
Employees (16+)	1,737	16,467	22,914
HOUSEHOLDS			
Total Households	573	6,380	12,280
Median HH Income	\$34,402	\$35,578	\$38,062
Average HH Income	\$47,995	\$52,406	\$50,976



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