

SUMMIT POINTE - FOOD LION OUT PARCEL

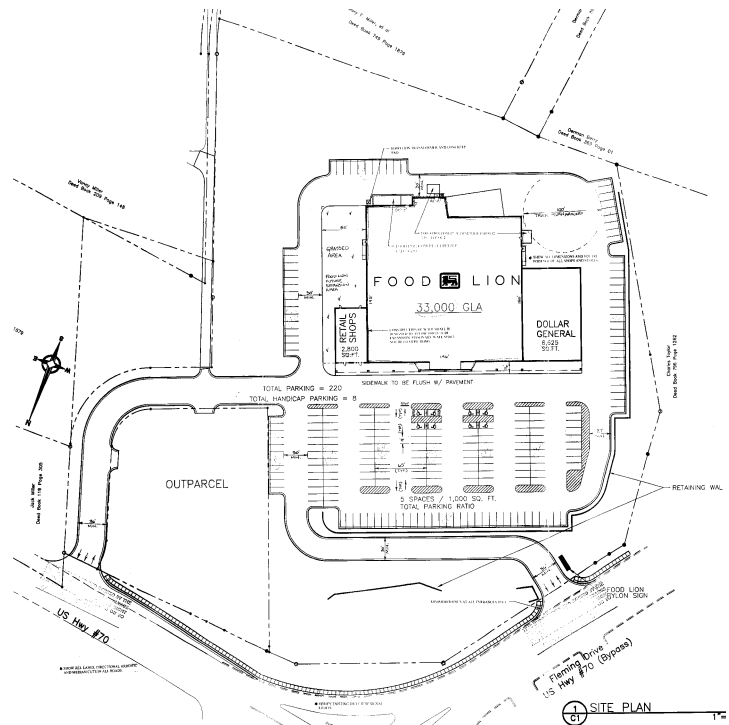


HWY 70 AND E. FLEMMING DRIVE, MORGANTON, NC

SURVEY

FEATURES

- 1.1 +/- acre commercial site located east of downtown Morganton, North Carolina.
- Site is located adjacent to Food Lion.
- NC Highway 70 carries 13,000 ADT and E. Flemming Drive carries 11,000 ADT.
- Site has water and sewer.
- Located in Burke County, Morganton sits just:
 - 25 Miles from Hickory
 - 57 Miles from Asheville
 - 78 Miles from Charlotte

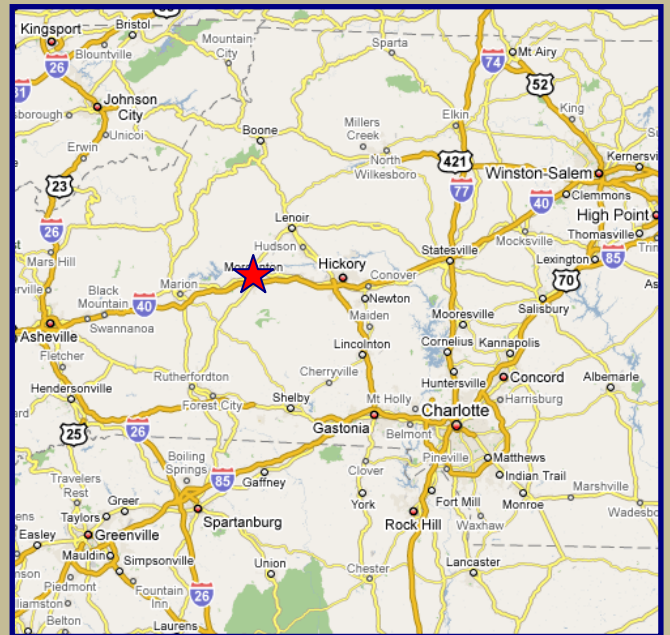


Venture Properties
 PO Box 843 ~ Wilkesboro, NC 28697 ~ (336) 667-8000 ~ Fax (336) 667-8001
 Aaron Edwards ~ (336) 667-8000 ext.18 ~ www.VPDevelopment.com

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Demographic Summary / Population (2011)			
Town of Morganton, NC	16,636		
Total Burke County	89,702		
	1 Mile	3 Mile	5 Mile
POPULATION	1,535	18,384	34,991
Employees (16+) *	756	9,251	17,411
% Employed *	95.1%	95.9%	96.3%
HOUSEHOLDS			
Total Households	589	6,897	13,095
Median Home Value*	\$98,479	\$89,862	\$88,970
Average HH Income	\$72,455	\$60,900	\$57,294



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