

MIMOSA HILLS

915 W UNION ST., MORGANTON, NC 28655



MW INVESTMENT CO.



HIGHLIGHTS

- » A 98,877SF shopping center located at the busiest intersection in Burke County, a ½ mile from Morganton Heights, a 500,000 SF Walmart-anchored shopping center
- » Excellent visibility from the highly-trafficked W. Union St. and Fleming Dr.
- » Close proximity to HWY 64, with 40,000 cars per day
- » Ample parking
- » Outperforming McDonald's



MARK WORLEY | 404.323.1921 | MARK@MWINVESTMENTCO.COM

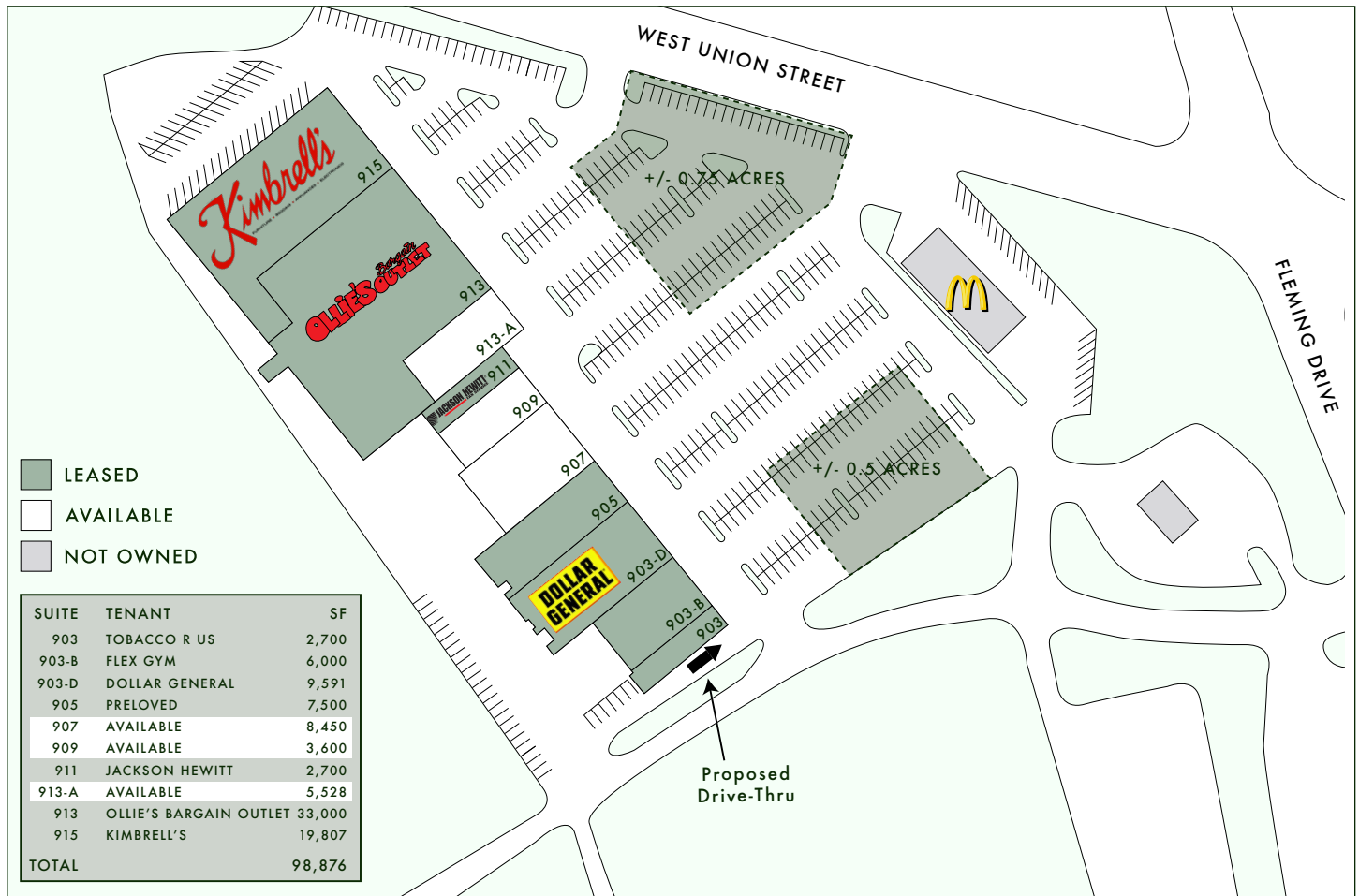
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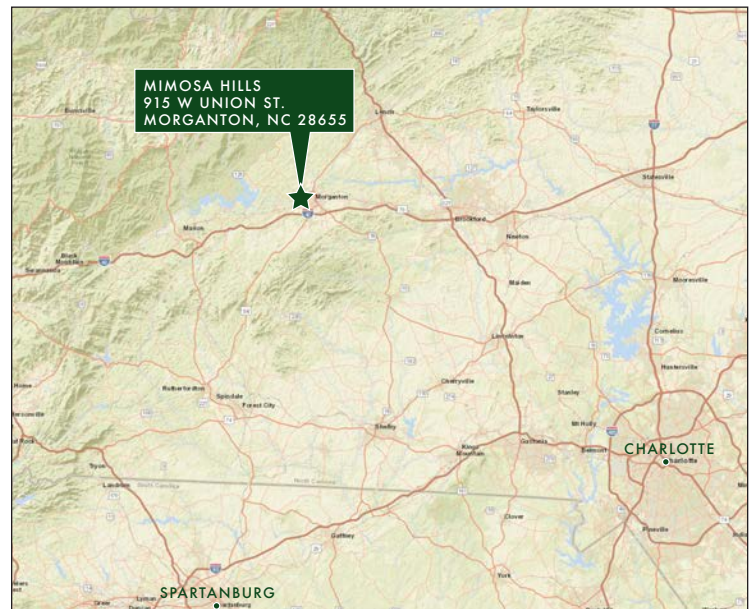


DEMOGRAPHICS - 7 MILES

- » Market Population - 49,074
- » Avg. Household Income: \$54,208

TRAFFIC COUNTS

- » Hwy 64: 40,000+ AADT
- » W. Union St (Hwy 70): 19,000+ AADT



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