

# Stand Alone Retail Space Available with Multiple Anchor Tenants

2135 N Church St.  
Burlington, NC 27217







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# KEY HIGHLIGHTS

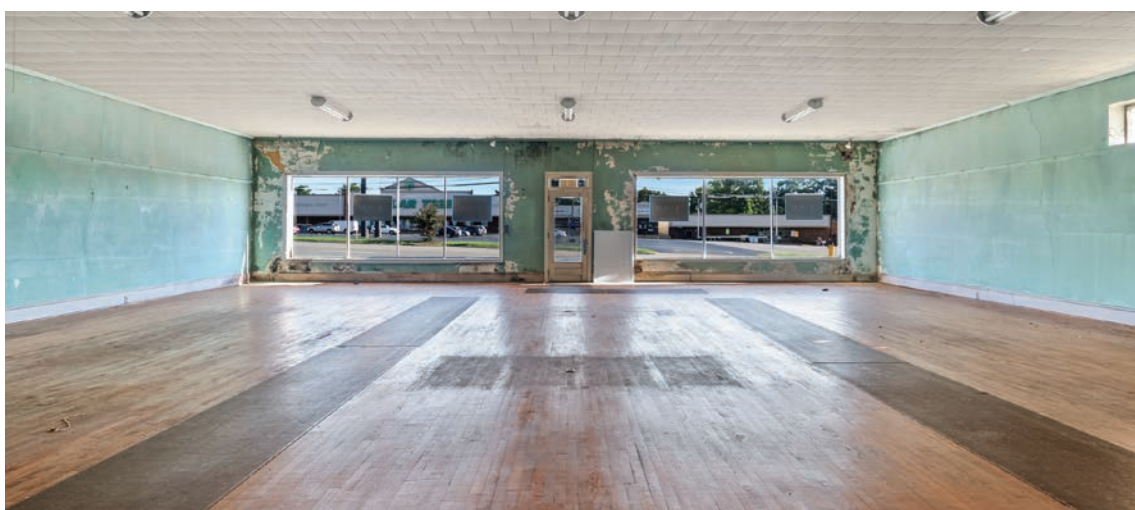
- Nearby to Walmart, Walgreens, and O'Reilly Auto Parts
- 6 miles to Elon University, 2.5 miles to downtown Burlington
- 5 miles to I-40 / I-85
- Outparcel to anchor tenants Ollie's Bargain Outlet, Dollar General, Aaron's, and CSL Plasma.
- Landlord-funded tenant improvements allowance available
- Will subdivide
- Free rent incentives by landlord
- Lease option available
- Owner financing

## PROPERTY HIGHLIGHTS

<b>Lease Price</b>	\$5,000.00 / Month
<b>Lease Term</b>	5 years
<b>Lease Start</b>	Immediate
<b>Lot Size</b>	0.69
<b>Building Size</b>	6,000 SF
<b>Year Built</b>	1948
<b>Use</b>	Retail
<b>Zoning</b>	CZ
<b>Tenancy Type</b>	Single
<b>TI-CAM</b>	\$1
<b>Amenities</b>	Loading Dock
<b>Parking</b>	50+ Paved Parking Spots







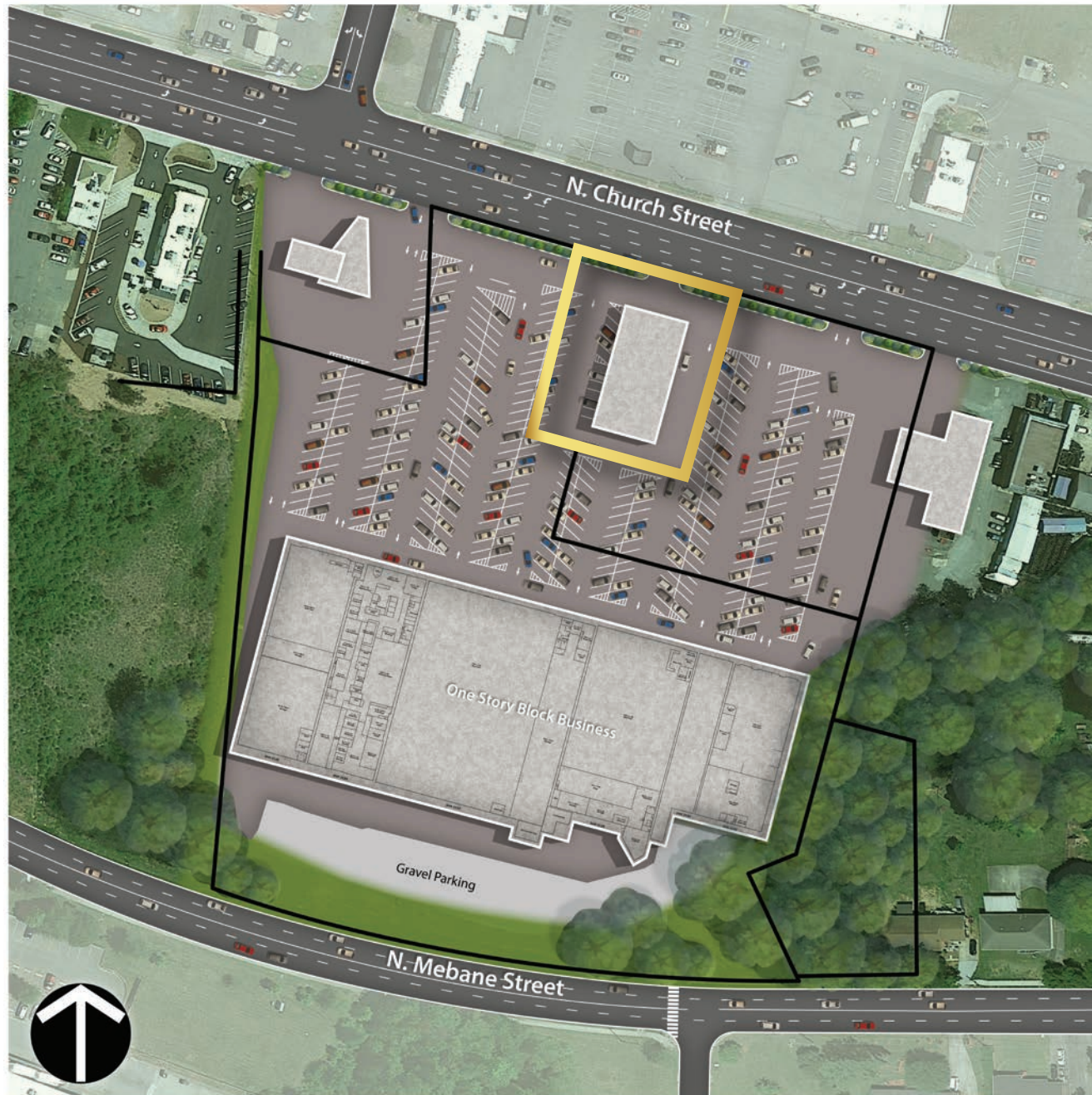
# FLOOR PLAN

2135 N CHURCH STREET - 6000 SQ FT





# SITE PLAN

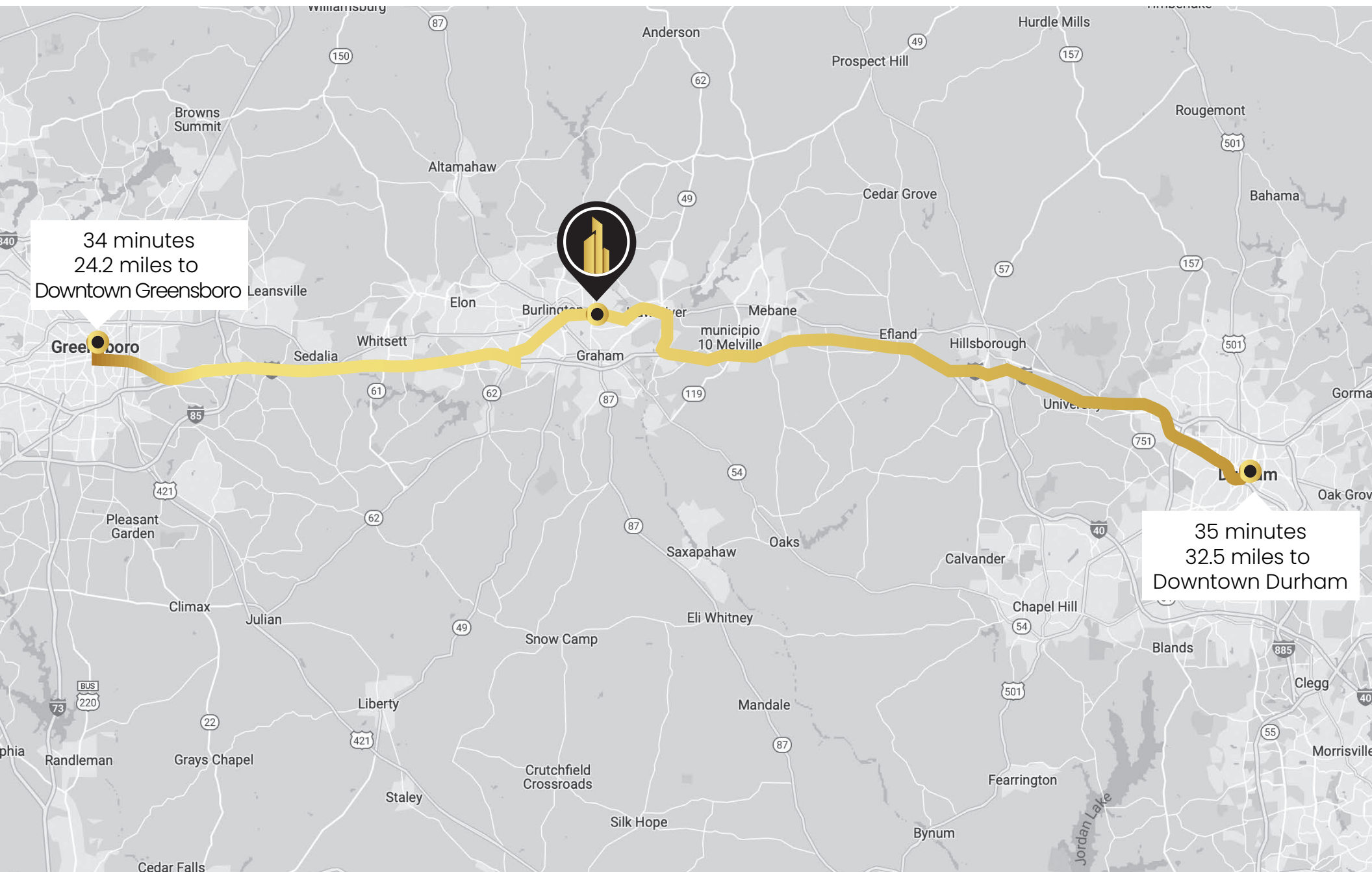


## PARCEL MAP





# AREA MAP





# AERIAL LOOKING WEST

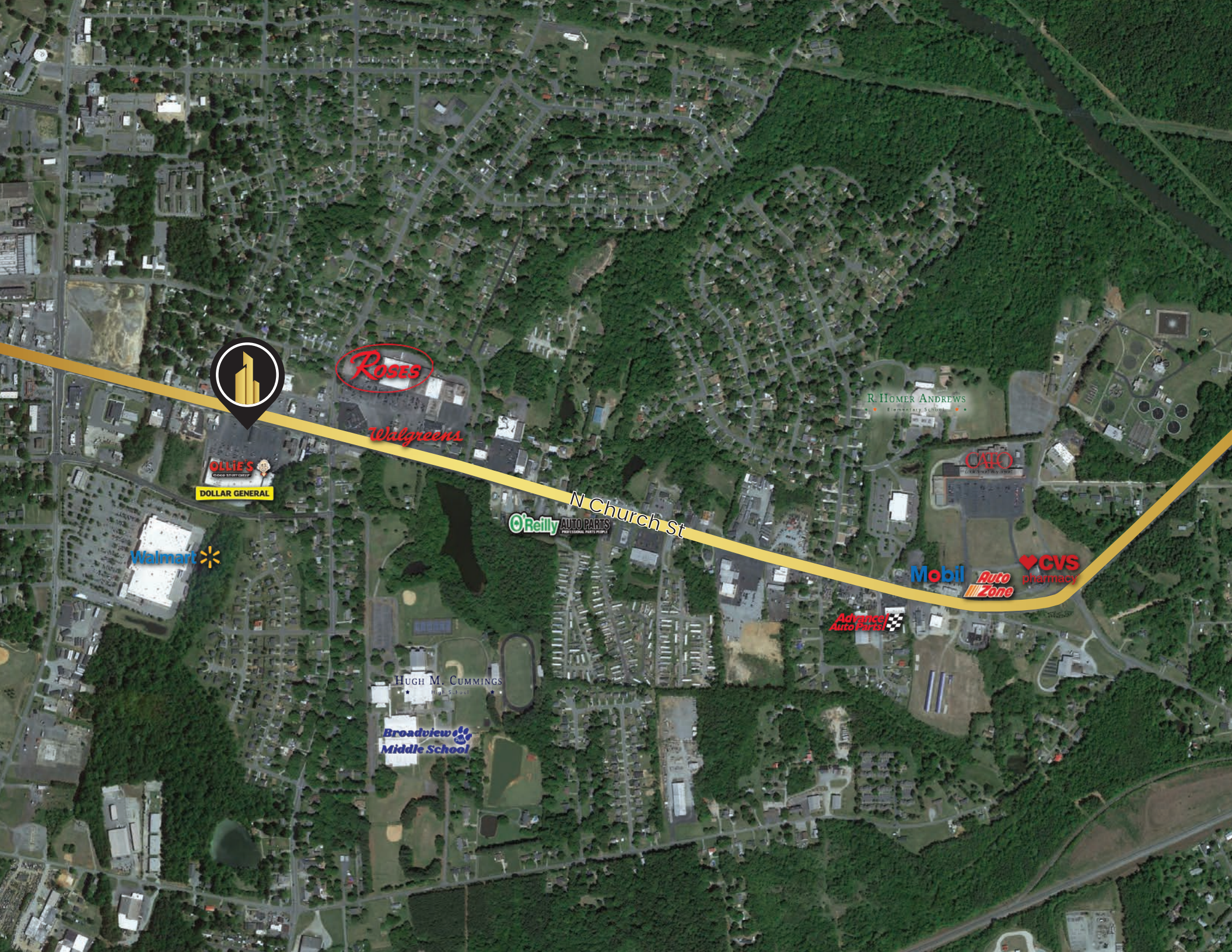




# AERIAL LOOKING NORTHWEST







ROSES

Walgreens

OLLIE'S  
FOOD STORES

DOLLAR GENERAL

Walmart

Reilly  
AUTO PARTS

N Church St

R. HOMER ANDREWS  
Community Center

CATO

Mobil

Auto  
Zone

CVS  
pharmacy

Advance  
Auto Parts

HUGH M. CUMMINGS  
High School

Broadview  
Middle School



# BURLINGTON NC



**Burlington** is a city in Alamance and Guilford counties in the U.S. state of North Carolina. It is the principal city of the Burlington, North Carolina Metropolitan Statistical Area, which encompasses all of Alamance County, in which most of the city is located, and is a part of the Greensboro–Winston–Salem–High Point CSA. The population was 50,042 at the 2010 census, which makes Burlington the 17th largest city in North Carolina.

Amtrak's Piedmont train connects Burlington to Raleigh, Durham, Charlotte, Greensboro, and other points in central North Carolina. The Carolinian train continues to New York with intermediate stops including Richmond, Washington, Baltimore, and Philadelphia. The Amtrak station is situated at 101 North Main Street.

Burlington opened its first public transit service, Link Transit, on June 6, 2016. As of September 21, 2017, more than 100,000 people have used the service. In addition, transportation services are available to its residents through the Alamance County Transportation Authority. Locals can also ride the BioBus from nearby Elon University. Burlington is about 35 miles from the Piedmont Triad International Airport in Greensboro and about 48 miles from Raleigh–Durham International Airport in Morrisville. In addition Burlington is served by both Interstate 40, Interstate 85 and US 70.

Burlington is home to several large businesses. LabCorp has its headquarters and several testing facilities in Burlington. LabCorp is Alamance County's largest employer, employing over 3,000 people in the county. Honda Aero, a subsidiary of Honda, recently announced that it will move its corporate headquarters to Burlington and build a \$27 million plant at the Burlington–Alamance Regional Airport where it will build its HF120 jet engines for use in very light jets. Glen Raven Inc., a fabric manufacturing and marketing company. Sunbrella is Glen Raven, Inc.'s flagship brand.

Alamance Community College (part of the public North Carolina Community College System) has campuses in Burlington and nearby Graham, offering multiple academic programs and specialized career training. Elon University (a private 4-year university) is in nearby Elon. Additionally, a number of colleges and universities are a short drive away in Greensboro.



## DEMOGRAPHIC OVERVIEW

2022 Summary	1 Mile	3 Miles	5 Miles
Population	7,821	46,372	84,692
Households	2,862	18,831	34,375
Families	1,914	11,448	21,409
Average Household Size	2.69	2.41	2.42
Owner Occupied Housing Units	1,867	9,774	20,922
Renter Occupied Housing Units	994	9,057	13,453
Median Age	34.8	37.5	39.3
Median Household Income	\$49,465	\$39,764	\$50,631
Average Household Income	\$59,201	\$57,215	\$68,217

2027 Summary	1 Mile	3 Mile	5 Mile
Population	7,759	47,253	87,504
Households	2,842	19,259	35,548
Families	1,893	11,656	22,061
Average Household Size	2.69	2.40	2.42
Owner Occupied Housing Units	1,879	10,228	22,176
Renter Occupied Housing Units	963	9,031	13,372
Median Age	35.4	37.9	39.6
Median Household Income	\$54,369	\$48,195	\$57,629
Average Household Income	\$67,732	\$68,571	\$81,071

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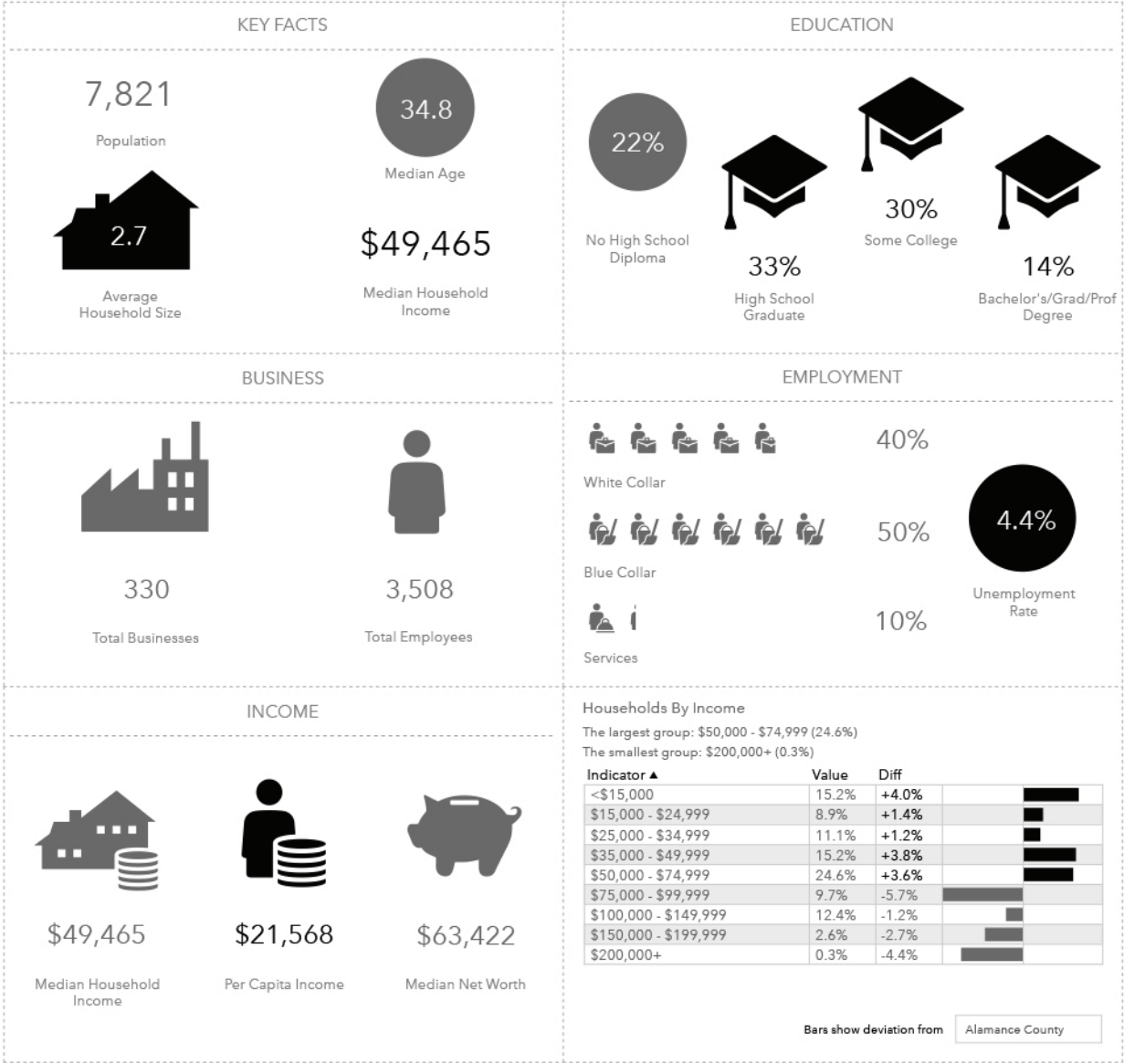
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# DEMOGRAPHIC OVERVIEW





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