



**FREESTANDING
RETAIL BUILDING
ON OUTPARCEL**

2135 N CHURCH STREET
BURLINGTON, NC 27217

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FOR SALE
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PROPERTY DASHBOARD

6,000 SF

TOTAL SQUARE FEET

\$795,000

ASKING PRICE

0.69 AC

ACRES

SINGLE

TENANCY

CZ

ZONING

1948

BUILT

- Loading dock
- 50+ paved parking spots
- 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









2135 N CHURCH STREET - 6000 SQ FT





N. Church Street

OUT PARCEL ONE

OUT PARCEL TWO

OUT PARCEL THREE

2141 N. Church St.

One Story Block Business

Gravel Parking

N. Mebane Street





Walmart

N Mebane St

DOLLAR GENERAL

CSL Plasma

OLLIE'S
GOOD STUFF CHEAP

Discount
Furniture
Superstore

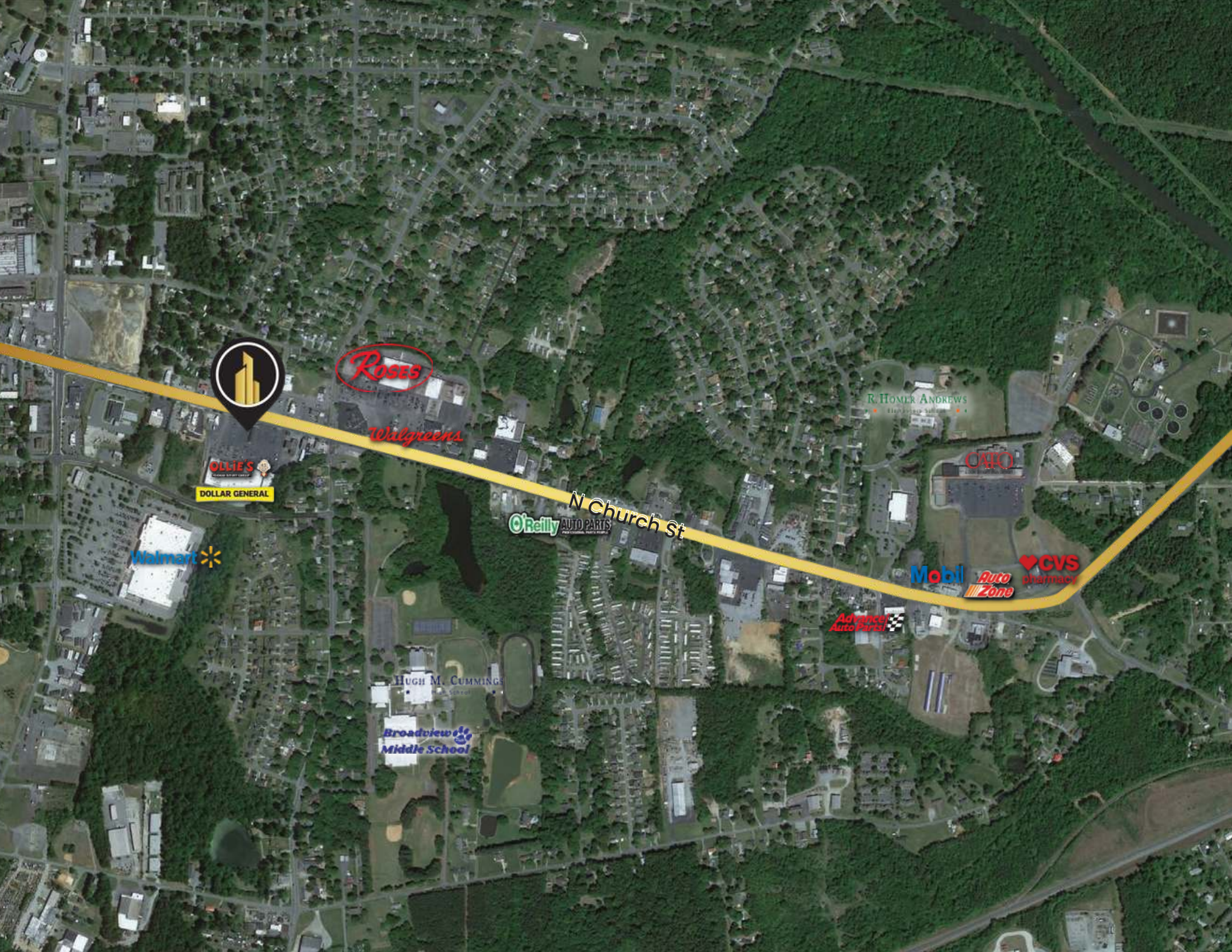
Aaron's



DO VPI7,00



6600/7500
Living Center



Roses

Walgreens

OLLIE'S

DOLLAR GENERAL

Walmart

O'Reilly AUTO PARTS

N Church St

R. HOMER ANDREWS

OHIO

Mobil

Auto Zone

CVS pharmacy

Advance Auto Parts

HUGH M. CUMMINGS

Broadview Middle School

MARKET OVERVIEW: BURLINGTON, NC



Burlington, NC, located in Alamance County and part of the Greensboro-High Point Metropolitan Area, boasts a diverse economy with key sectors in manufacturing, healthcare, retail, and education, anchored by major employers like Labcorp and Elon University. The real estate market is robust, with steadily increasing home prices and active rental and commercial sectors. The city supports small business growth and benefits from excellent connectivity via I-40 and I-85. Educational institutions such as Elon University and Alamance Community College contribute significantly to workforce development, enhancing Burlington's appeal as a dynamic and growing community.



Burlington's quality of life is enhanced by its blend of urban amenities and small-town charm. Residents enjoy a variety of recreational options, including parks, trails, and cultural venues like the Paramount Theater. The city offers a lower cost of living compared to larger metropolitan areas, making it an attractive place for families and professionals. With ongoing community development projects and a focus on revitalizing the downtown area, Burlington continues to evolve while maintaining a strong sense of community and accessibility. This balance of growth and livability positions Burlington as a desirable location for both residents and businesses.

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