

727

KIVETT ST.

MIXED USE BUILDING
FOR SALE

727 Kivett St, Burlington



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TABLE OF CONTENTS

Page 03 | Property Dashboard

Page 05 | Floor Plan

Page 10 | Location Map

Page 11 | Market Overview

Page 12 | Demographics



PROPERTY DASHBOARD

MIXED USE BUILDING

ADDRESS:	727 Kivett St, Burlington, NC
TOTAL SQUARE FOOTAGE:	1.18 acres
BUILDING TYPE:	Class C Office
SALE PRICE:	\$885,000.00
PROFORMA NOI:	\$75,365
YEAR BUILT:	1948
PARKING SPACE:	12

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	9,773	54,424	100,867
MEDIAN HOUSEHOLD INCOME	\$45,848	\$46,366	\$52,779



RENTAL INCOME

- Office 1: \$500/mo
- Office 2: n/a
- Office 3: \$900/mo
- Office 4: \$500/mo
- Office 5: \$600/mo
- Office 6: \$650/mo
- Office 7: \$700/mo
- Office 8: \$175/mo
- Office 9: n/a

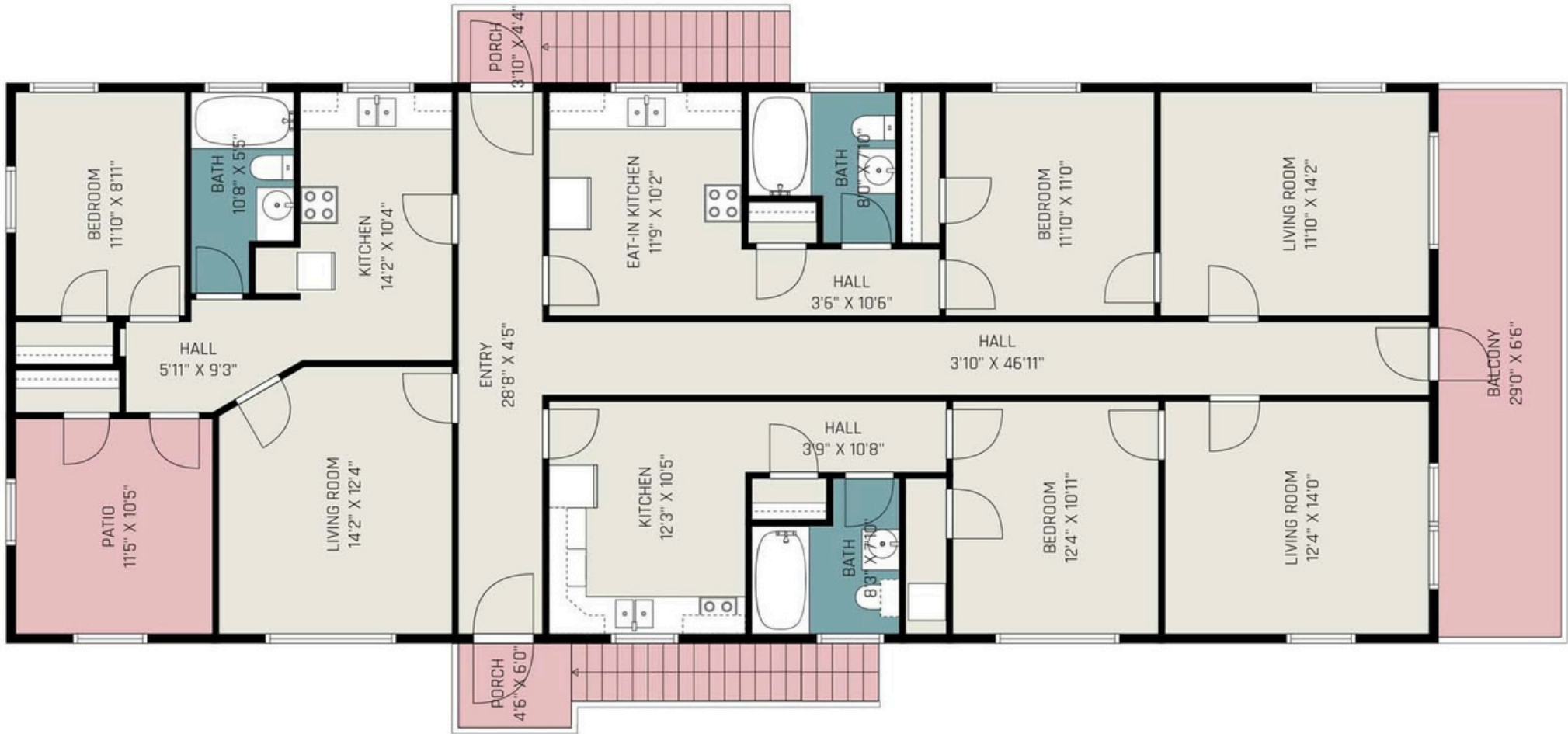
UPSTAIRS RESIDENTIAL

- Unit A: \$1,300/mo (1br, 1ba)
- Unit B: \$1,600/mo (2br, 1ba)
- Unit C: \$1,300/mo (1br, 1ba)

TOTAL FROM OFFICES

- \$4,025/mo

FLOOR PLAN





DISTRICT NO.3

connect. collaborate. create.

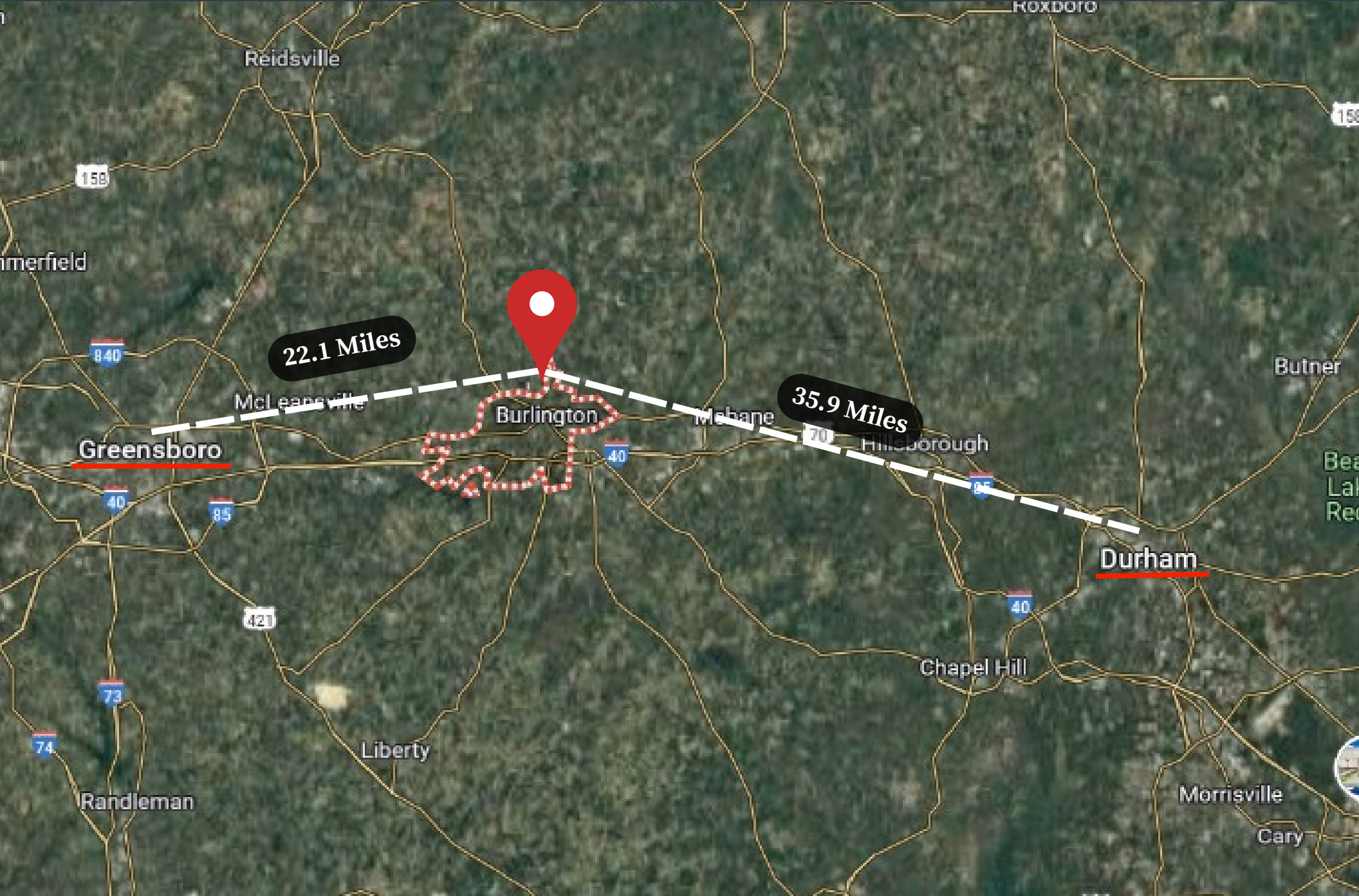


EXIT





LOCATION MAP



MARKET OVERVIEW

727 Kivett St in Burlington, NC, is located in a vibrant area with easy access to key amenities and services. The property is situated near major business hubs like the Alamance Regional Medical Center and the Alliance Convention Center, making it an ideal spot for healthcare and event-related businesses. For shopping and entertainment, Holly Hill Mall and Alamance Crossing offer a variety of options.

The property is also close to educational institutions such as Elon University and the University of North Carolina at Greensboro, attracting both students and faculty. Commuters will appreciate the proximity to major highways like I-40 and I-85, providing easy access to nearby cities. Additionally, the property is about 30 miles from Piedmont Triad International Airport and 60 miles from Raleigh-Durham International Airport, offering convenient travel options. With nearby recreational spaces like Burlington City Park and the lively downtown area, this location offers both business and lifestyle advantages.



SURROUNDING DEMOGRAPHICS

RADIUS	1 Miles	3 Miles	5 Miles
2029 PROJECTION	10,506	58,679	108,939
2024 ESTIMATE	9,773	54,424	100,867
2020 CENSUS	9,649	52,781	96,814
ANNUAL GROWTH 2020-2024	1.29%	3.11%	4.19%
ANNUAL GROWTH 2024-2029	7.50%	7.82%	8.00%
POPULATION BY HISPANIC ORIGIN	9,773	54,424	100,867
2024 POPULATION	9,773	54,424	100,867
WHITE	4,406 45.08%	24,640 45.27%	54,248 53.78%
BLACK	3,002 30.72%	15,654 28.76%	23,694 23.49%
AM. INDIAN & ALASKAN	31 0.32%	168 0.31%	258 0.26%
ASIAN	96 0.98%	710 1.30%	1,875 1.86%
HAWAIIAN & PACIFIC ISLAND	36 0.37%	261 0.48%	348 0.35%
OTHER	2,203 22.54%	12,991 23.87%	20,444 20.27%
U.S. ARMED FORCES	0	195	285

INCOME	1 Miles	3 Miles	5 Miles
2024 AVG HOUSEHOLD INCOME	\$62,837	\$60,309	\$67,375
2024 MED HOUSEHOLD INCOME	\$45,848	\$46,366	\$52,779

HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2029 PROJECTION	4,428	23,348	43,136
2024 ESTIMATE	4,114	21,622	39,845
ANNUAL GROWTH 2020-2024	1.08%	3.14%	4.73%
ANNUAL GROWTH 2024-2029	7.63%	7.98%	8.26%
2020 CENSUS	4,070	20,964	38,045
OWNER OCCUPIED	2,050 49.83%	11,441 52.91%	22,439 56.32%
RENTER OCCUPIED	2,064 50.17%	10,181 47.09%	17,406 43.68%

2024 HOUSEHOLDS BY HH INCOME	1 Miles	3 Miles	5 Miles
INCOME: <\$25,000	1,157 28.12%	5,139 23.77%	8,003 20.08%
INCOME: \$25,000 - \$50,000	1,037 25.21%	6,584 30.45%	10,943 27.46%
INCOME: \$50,000 - \$75,000	877 21.32%	4,133 19.11%	7,797 19.57%
INCOME: \$75,000 - \$100,000	311 7.56%	1,683 7.78%	3,632 9.11%
INCOME: \$100,000 - \$125,000	413 11.78%	2,856 7.81%	8,350 9.77%
INCOME: \$125,000 - \$150,000	103 2.50%	842 3.89%	1,869 4.69%
INCOME: \$150,000 - \$200,000	164 3.99%	605 2.80%	1,602 4.02%
INCOME: \$200,000+	138 3.35%	442 2.04%	1,008 2.53%

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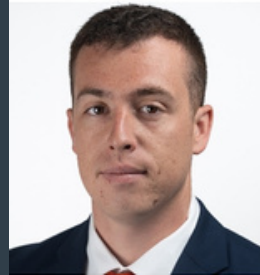
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