

FOR SALE OR LEASE

346 S Worth St
Burlington NC 27215

347 S Main St
Burlington NC 27215

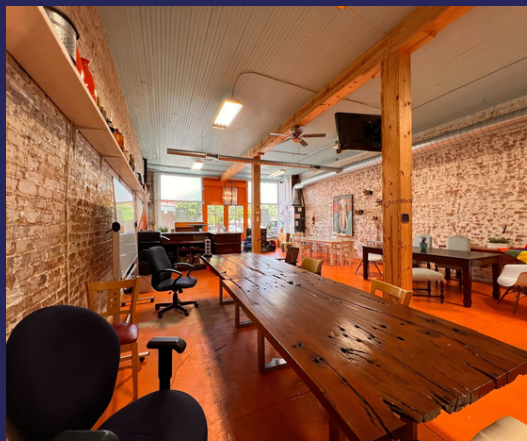


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346 S Worth St
Burlington NC 27215



Alatsi



LEASE RATE

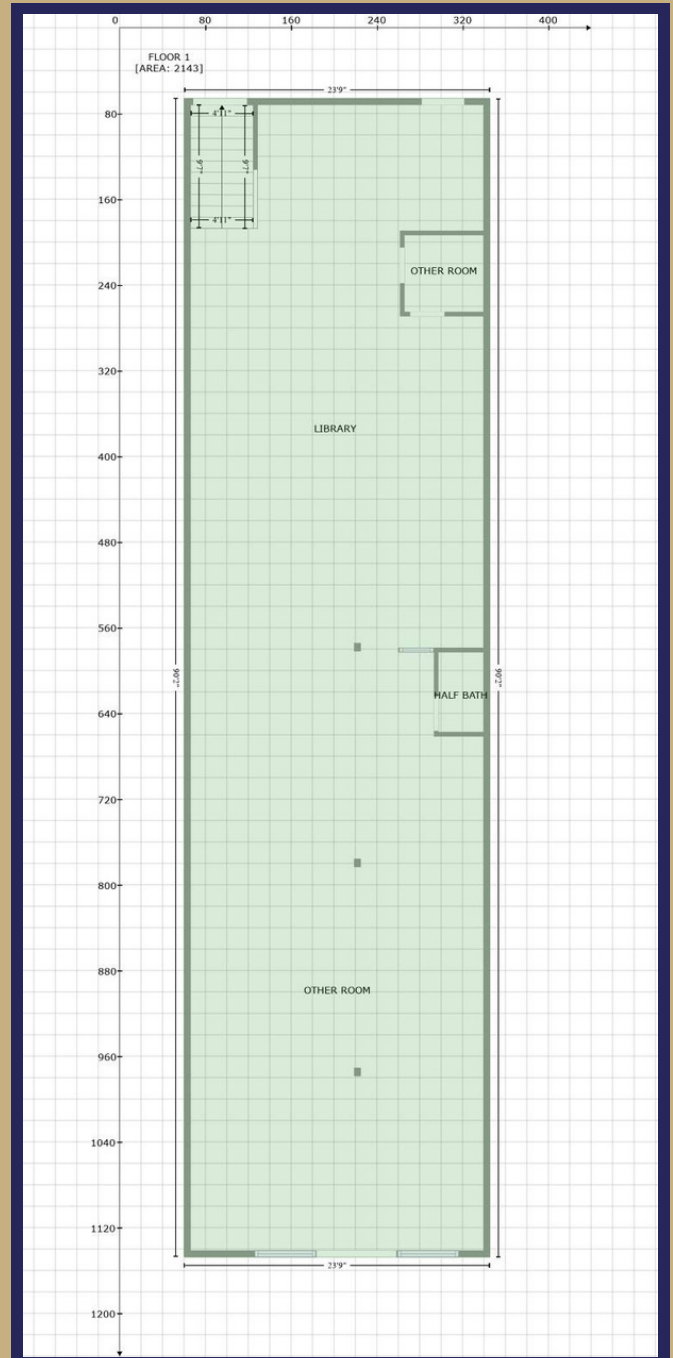
\$10 PSF, TICAM \$3.50 PSF

SALE PRICE

\$650,000

PROPERTY SUMMARY

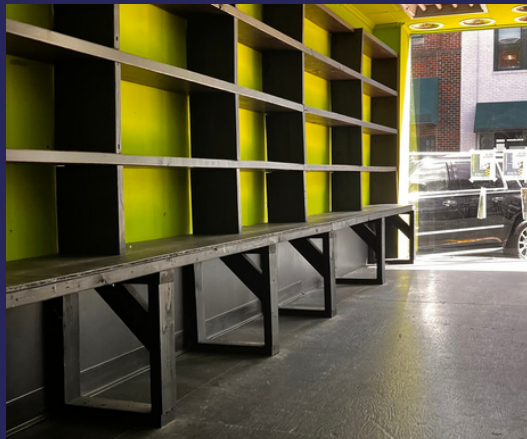
Layout: Open floor plans ready for custom improvements



347 S Main St
Burlington NC 27215



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LEASE RATE
SALE PRICE

\$10 PSF, TICAM \$3.50 PSF
\$475,000

347 S Main St Burlington NC 27215

PROPERTY SUMMARY

Sale Price: \$475,000

Lease Price: \$10 PSF, TICAM \$3.50 PSF

Space: Two versatile 2,500 SF suites in downtown Burlington, NC

Ground floor: Retail space (salons, galleries, coffee shops, boutiques)

Second floor: Storage/warehouse (can be converted to office)

Layout: Open floor plans ready for improvements



KEY FEATURES

- **Location:** Strategic downtown position with high visibility
- **Traffic:** High Visibility, foot traffic and premium exposure
- **Zoning:** Commercial Business District (CBD) Flexible for retail, office, and mixed-use applications
- **Investment potential:** Multi-tenant, owner-occupant, or mixed-use development
- **Target market:** Businesses seeking street-level presence in Burlington's thriving downtown

KEY FACTS

10,820
Population

39.4 Median Age



2.43
Average Household Size

4,259
Total Households

EDUCATION

9.67%
No High School
Diploma

5.64%
High School
Graduate

16.24%
Some College

14.71%
Bachelor's/ Grad

BUSINESS

618
Total Businesses

7,251
Total Employees

EMPLOYMENT

674
Manufacturing
Employees

708
Retail Trade
Employees

193
Eating & Drinking
Employees

246
Finance/Ins/Real
Estate Emp

9% Unemployment Rate

INCOME

\$39,684
Median Household Income

\$25,952
Per Capita Income

\$28,932
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (16.75%)

The smallest group : \$200,000+ (3.48%)

Indicator	Value(%)	
< \$15,000	16.5	
\$15,000 - \$24,999	12.88	
\$25,000 - \$34,999	15.13	
\$35,000 - \$49,999	14.21	
\$50,000 - \$74,999	16.75	
\$75,000 - \$99,999	6.76	
\$100,000 - \$149,999	10.29	
\$150,000 - \$199,999	3.99	
\$200,000+	3.48	



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347 S Main St

PURCHASE OPTIONS

Individual: Each property can be purchased/leased separately

Package deal: Competitive purchase pricing available for both properties together

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