

Alamance Crossing

Piper Ln & Waltham Blvd
Burlington, North Carolina



Lamarco.com



Inline Spaces Available Pads Available

Alamance Crossing is an open-air lifestyle center located in Burlington, North Carolina. The property sits at the intersection of the **Interstate-85/Interstate-40 corridor (130,000 VPD)** and **University Drive (40,000 VPD)**—one of the state's major thoroughfares. Burlington is strategically positioned between the **Greensboro-Winston-Salem-High Point, NC** and **Raleigh-Durham-Chapel Hill, NC** markets, which have a combined population of **3.8 million residents**.

The property is anchored by:

- **BJ's** (Shadow Anchor)
- **Belk**
- **Kohl's** (Shadow Anchor)
- **Carousel Cinemas**
- **Dillard's** (Shadow Anchor)
- **Hobby Lobby**
- **JCPenney** (Shadow Anchor)
- **Dick's** (Shadow Anchor)

These anchors are complimented by a strong mix of national and regional retailers, including **Bath & Body Works**, **Foot Locker**, and **Victoria's Secret**, along with dining options such as **Buffalo Wild Wings** and **Red Robin**.

Performance & Foot Traffic

- Alamance Crossing ranks **#1 out of nine power centers** within a **50-mile radius**, drawing over **7.5 million visitors** in the past year.
- The property is among the **top 1% of shopping centers in North Carolina** in terms of foot traffic.

For Additional Info

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SINCE 1972

10 Kings Rd, Ste 1 | Madison, NJ 07940

Alamance Crossing

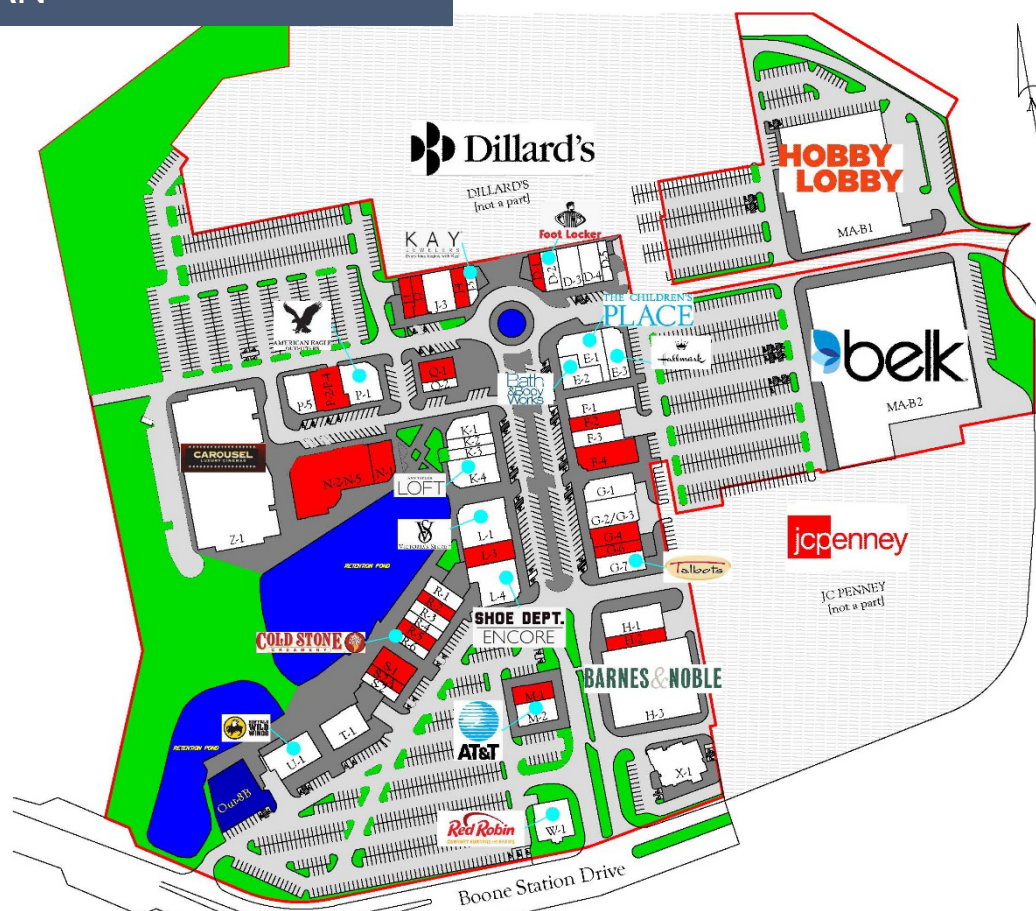


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SUITE	TENANT	AREA	SUITE	TENANT	AREA	SUITE	TENANT	AREA
D-1	Available	1,844 SF	E-3	Hallmark Gold Crown	4,000 SF	G-7	Talbots	3,800 SF
D-2	Foot Locker	2,531 SF	F-1	Daisy Boutique 2	5,478 SF	H-1	Furniture World	6,117 SF
D-3	Lenscrafters	3,531 SF	F-2	Available	1,861 SF	H-2	Available	3,094 SF
D-4	BohoBlue	3,215 SF	F-3	Ivy Blue	3,437 SF	H-3	Barnes & Noble	26,848 SF
D-5	GNC Live	1,316 SF	F-4	Available	5,973 SF	J-1	Available	1,738 SF
E-1	The Children's Place	5,712 SF	G-1	Urban Legend	4,101 SF	J-2	Available	1,482 SF
E-2	Bath & Body Works	4,166 SF	G-2-G-3	Furniture Outlet	5,551 SF	J-3	Solteria	4,716 SF
			G-4	Available	3,112 SF	J-4	Available	2,160 SF
			G-6	Available	2,093 SF	J-5	Kay Jewelers	1,815 SF

SITE PLAN



SUITE	TENANT	AREA
K-1	Daisy's Boutique	4,069 SF
K-2	Royal Tea Café	1,250 SF
K-3	Icing	1,200 SF
K-4	LOFT	5,585 SF
L-1	Victoria's Secret PINK	8,090 SF
L-3	Available	4,000 SF
L-4	Shoe Dept. Encore	7,035 SF
M-1	Available	2,516 SF
M-2	AT&T	3,608 SF
MA-B1	Hobby Lobby	52,500 SF
MA-B2	Belk	96,485 SF
N-1	Available	3,978 SF
N-2-N-5	Available (Divisible)	12,951 SF
P-1	American Eagle Outfitters	6,000 SF
P-2-P-4	Available (Divisible)	4,383 SF
P-5	Burn Boot Camp	4,064 SF
Q-1	Available	3,029 SF
Q-2	The Peach Cobbler Factory	955 SF
R-1	Available	1,718 SF
R-2	Available	2,000 SF
R-3	Elite Nails	2,006 SF
R-4	European Wax Center	1,602 SF
R-5	Available	2,240 SF
R-6	Cold Stone Creamery	1,573 SF
S-1	Available	3,179 SF
S-2A	Available	1,600 SF
S-2	Cork & Cow	1,602 SF
T-1	Red Bowl Asian Bistro	5,000 SF
U-1	Buffalo Wild Wings	5,800 SF
W-1	Red Robin	5,500 SF
X-1	San Marcos Mexican Restaurant	6,700 SF
Z-1	Carousel Cinemas	52,000 SF
OUT-8B	Available Pad	PAD

TOTAL GLA

423,909 SF

All of the information contained within this publication is subject to errors, omissions, change of price or other conditions, prior to sale, lease, lease termination or financing or withdrawal without notice.

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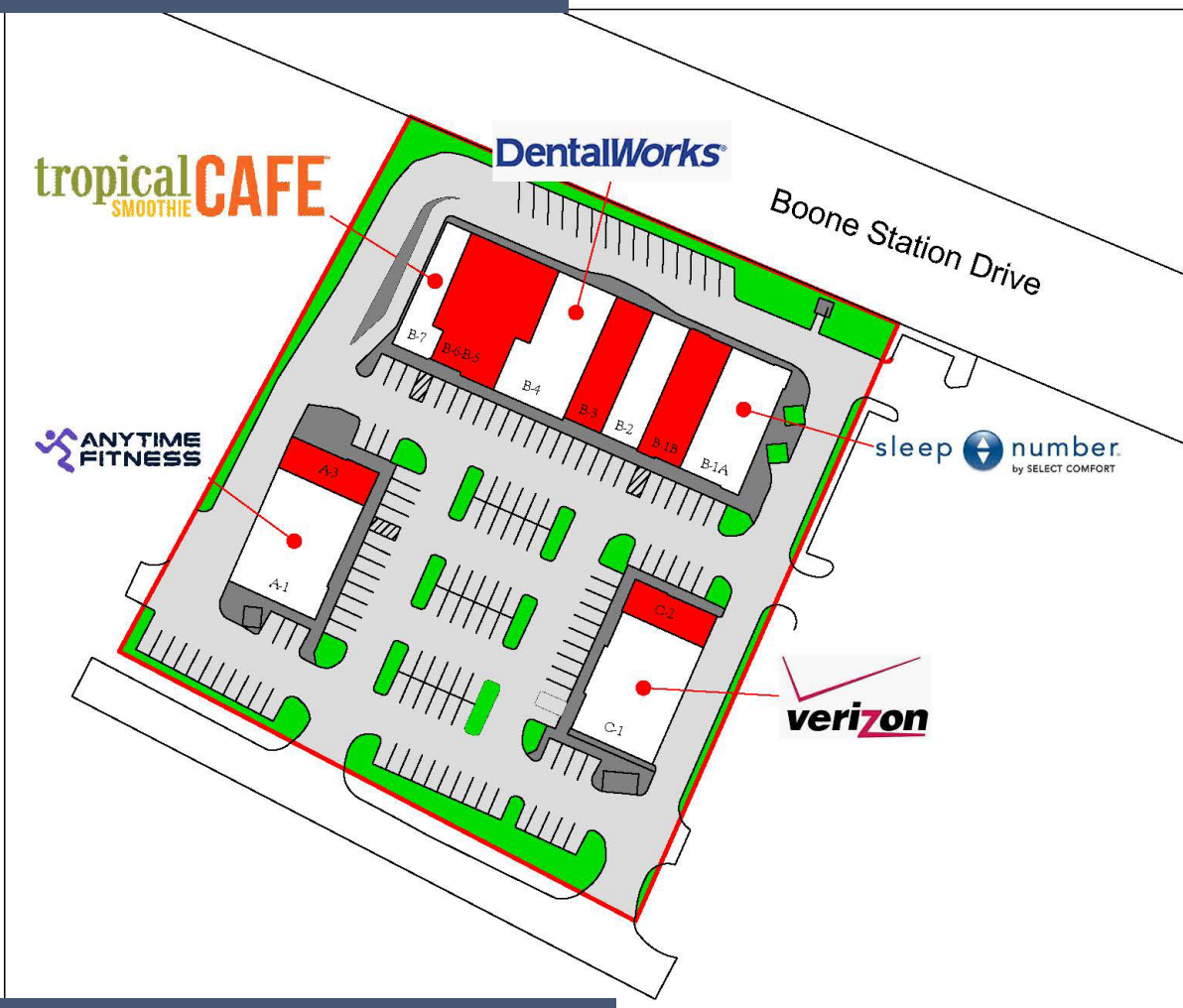


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SITE PLAN - Central

SUITE	TENANT	AREA
A-1	Anytime Fitness	4,966 SF
A-3	Available	1,248 SF
B-1A	Sleep Number by Select Comfort	3,500 SF
B-1B	Available	2,515 SF
B-2	Meralyn Nail Spa	2,206 SF
B-3	Available	2,013 SF
B-4	DentalWorks	3,863 SF
B-5-B-6	Available (Divisible)	4,864 SF
B-7	Tropical Smoothie Café	1,750 SF
C-1	Verizon Wireless	4,529 SF
C-2	Available	1,405 SF



TOTAL GLA

32,859 SF

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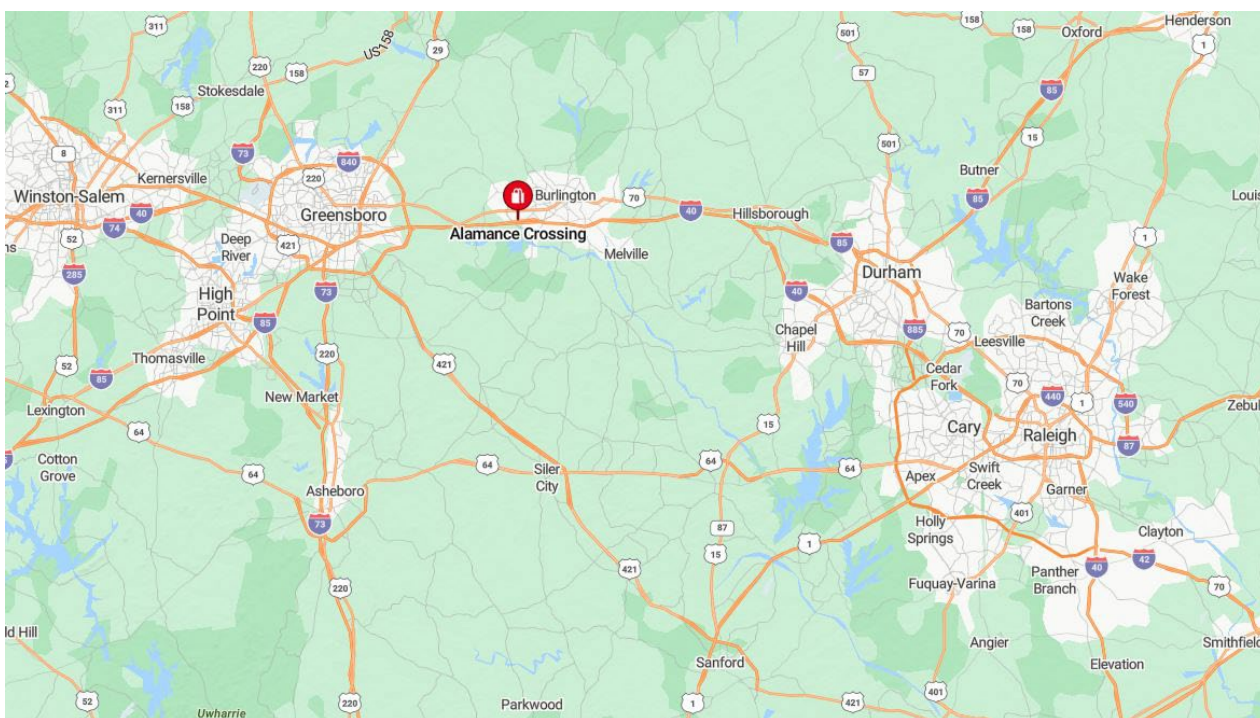
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EXCEPTIONAL LOCATION



Local Benefits

- Burlington, NC is part of both **Alamance and Guilford counties** and serves as the principal city of the **Burlington, NC MSA**, encompassing all of Alamance County.
- Burlington is also included in the **Greensboro-Winston-Salem-High Point CSA**, which has a population of **over 1.7 million**.
- The greater Alamance trade area includes **more than 272,000 students**.

Property Details

- **Lot Size (Owned):** 50.04 Acres
- **Parking:** 3,043 Spaces (4.26 per 1,000 SF of GLA)
- **Total GLA:** 714,061 SF / 456,789 SF

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	6,330	42,398	82,172
Avg HH Income	\$83,199	\$87,387	\$78,223

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SURROUNDING RETAILERS

