

42,000 SF Turn-Key
Call Center Available

Holly Hill Mall and Business Center

309 HUFFMAN MILL ROAD
BURLINGTON, NC 27215



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**LEE &
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COMMERCIAL REAL ESTATE SERVICES
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OFFICE FOR LEASE

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AVAILABILITY

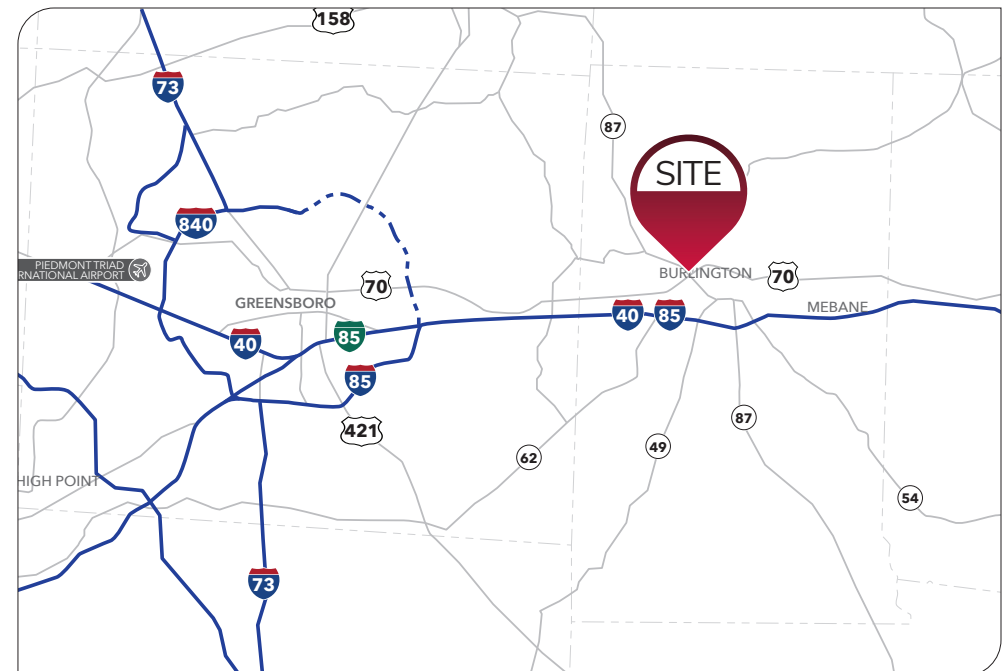
- H-180: 42,639 SF Built-out office
- Former call center
- Approximately 500 cubicles
- Breakroom
- 800 Amp generator

PROPERTY HIGHLIGHTS

- Located at the intersection of Huffman Mill Road and S. Church Street (Hwy 70)
- Convenient to I-40 and I-85
- Anchored by Dunham's Sports and Dave's Furniture Decorator Warehouse; Co-tenants include Burlington Artist League, Superfitness Health Club, East Coast Wings & Grill, Hibachi Buffet, and Five Guys
- Adjacent to the Church Street Commons, a Publix anchored center with MOD Pizza, My Eyalab, Aspen Dental, and Crumbl Cookies
- Nearby businesses include Harris Teeter, Pet Supermarket, Panera Bread, Walgreens, Lowe's Home Improvement, CVS, Taco Bell, Starbucks, and Longhorn Steakhouse

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,708	46,618	96,465
Avg. HH Income	\$93,060	\$92,965	\$83,522
No. of Businesses	535	2,128	3,670
No. of Employees	6,299	29,458	45,844
Daytime Population	9,572	57,401	103,125



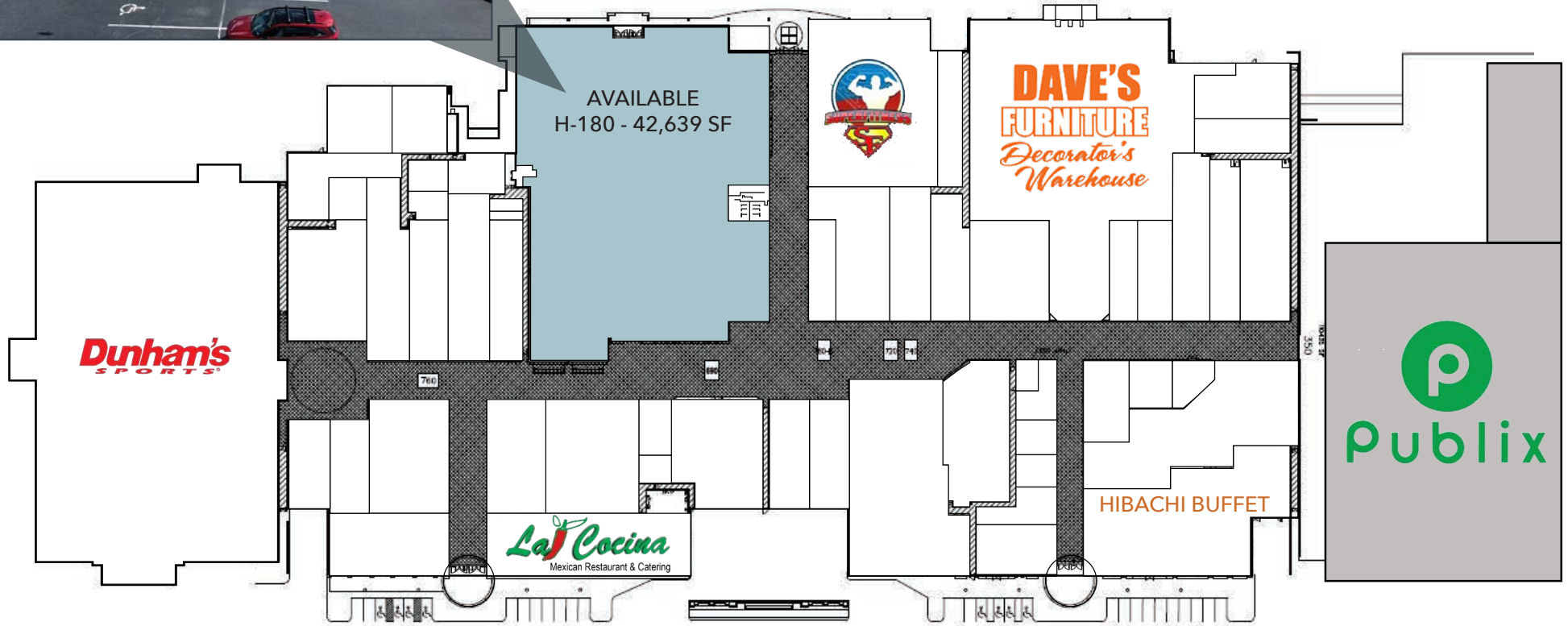
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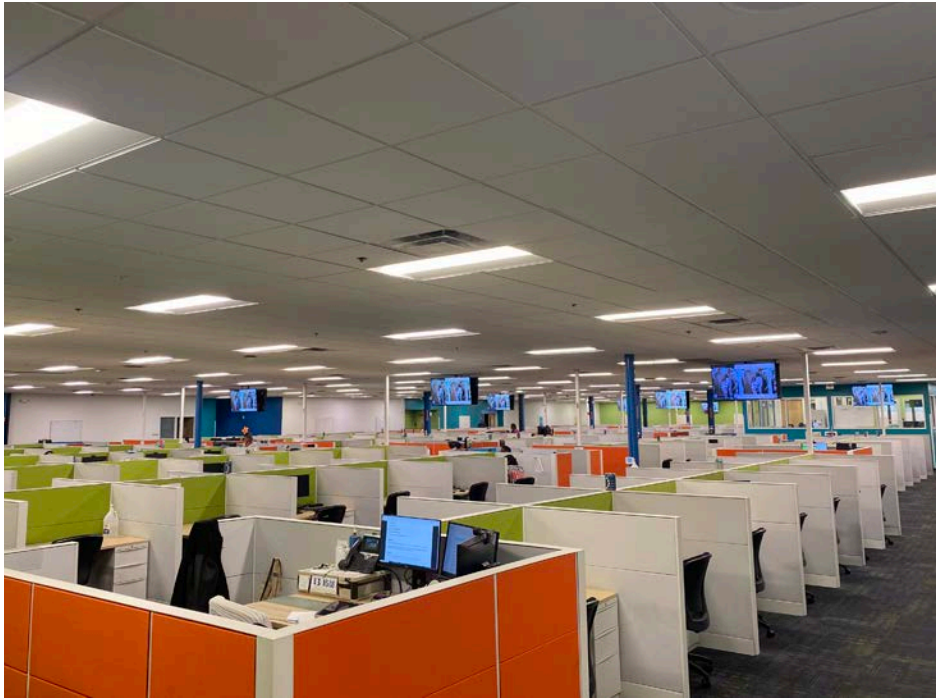
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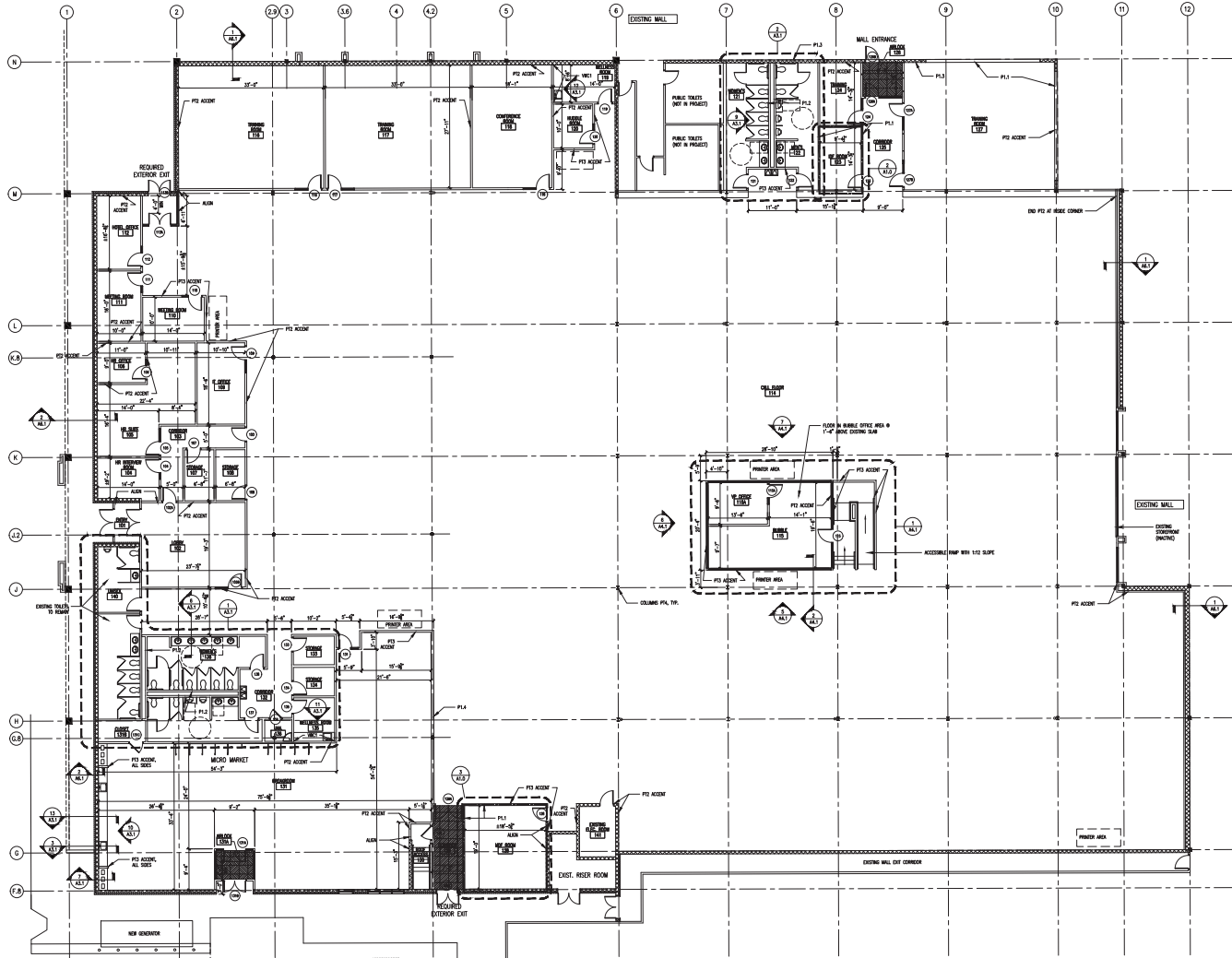


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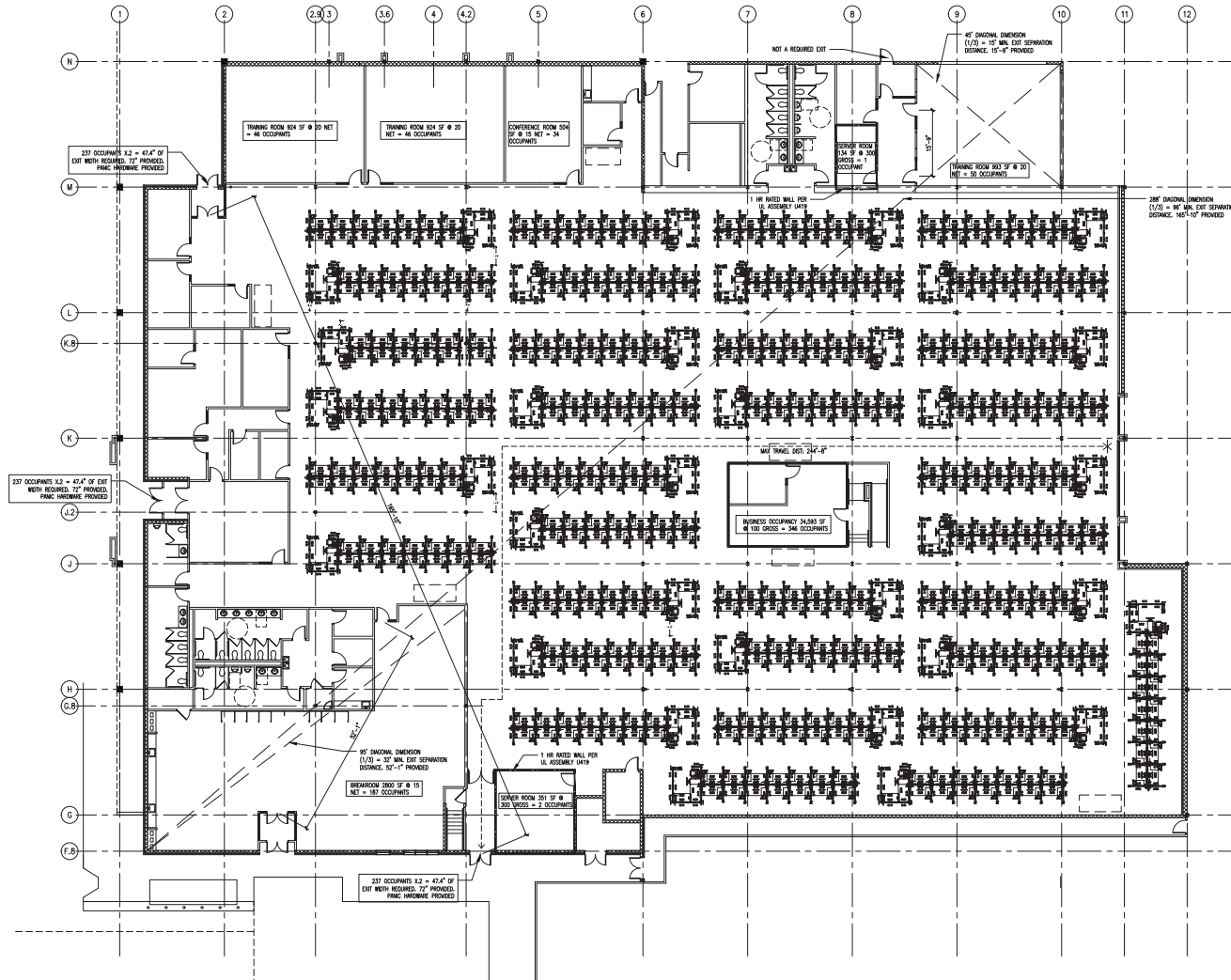
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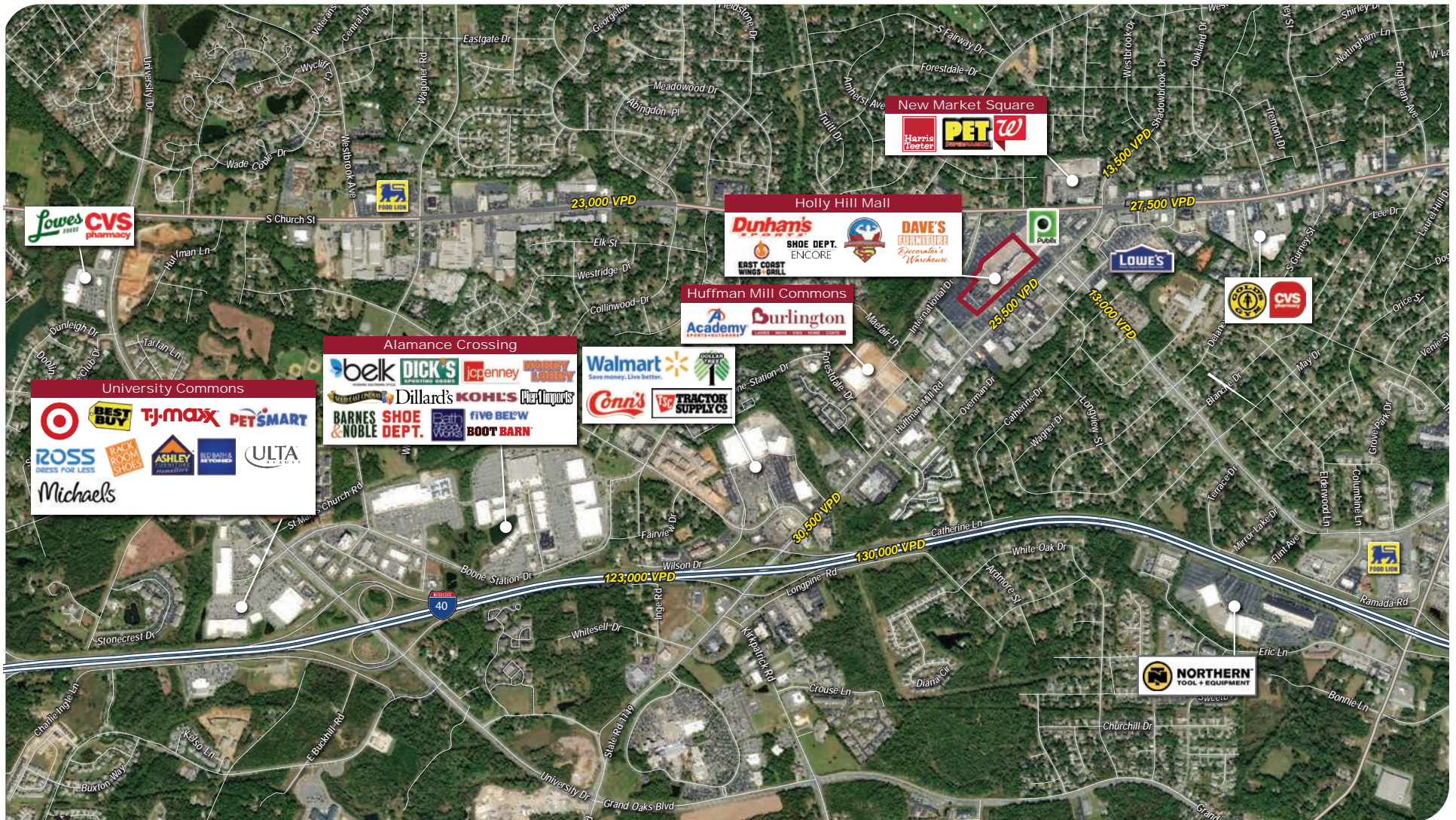
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