

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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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE FOR LEASE

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AVAILABILITY

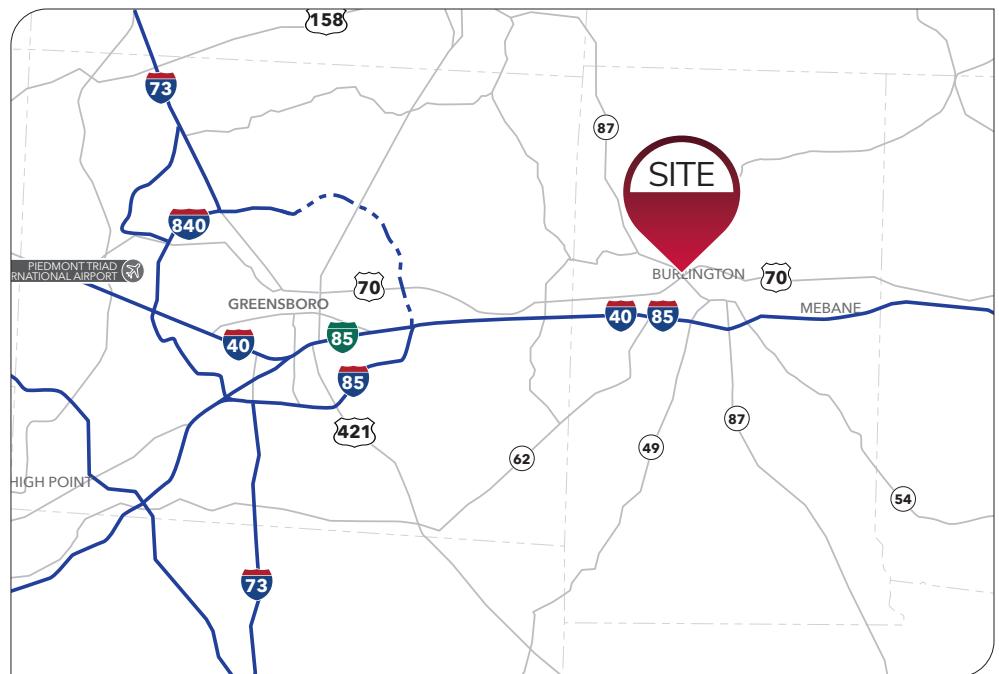
- H-180: 42,639 SF Built-out office
- Former call center
- Approximately 500 cubicles
- Breakroom
- 800 Amp generator

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 Eyelab, 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



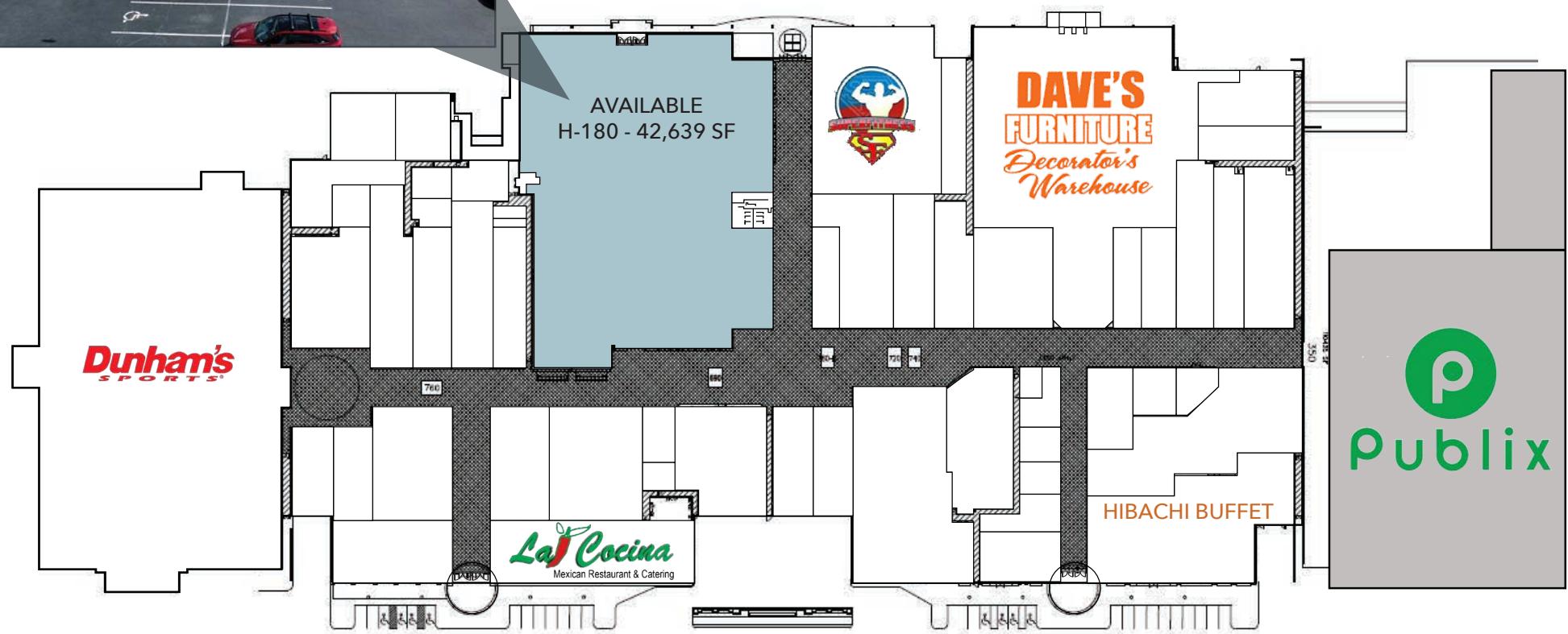
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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

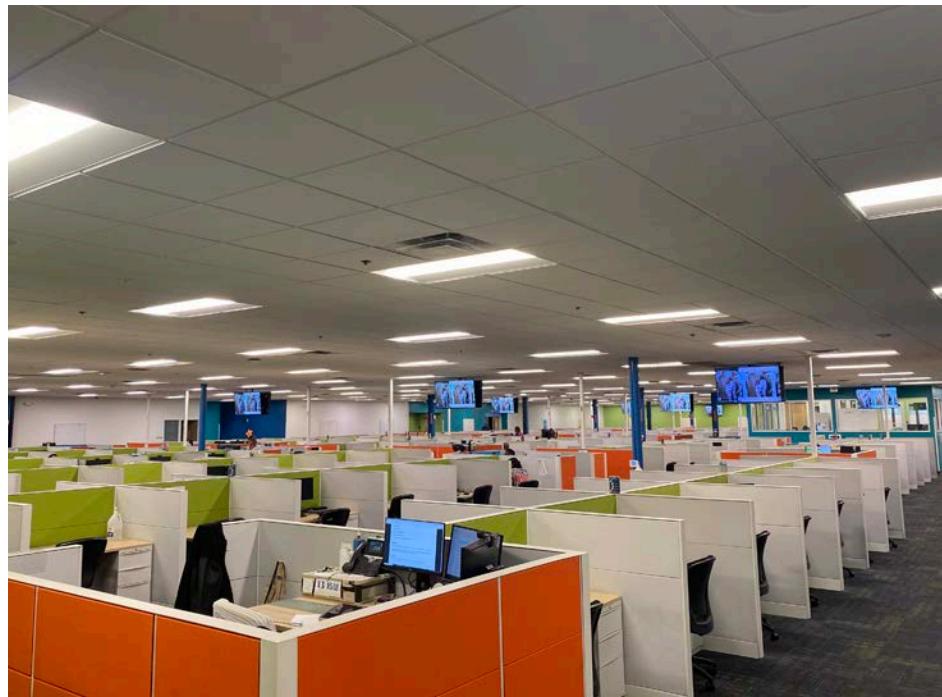


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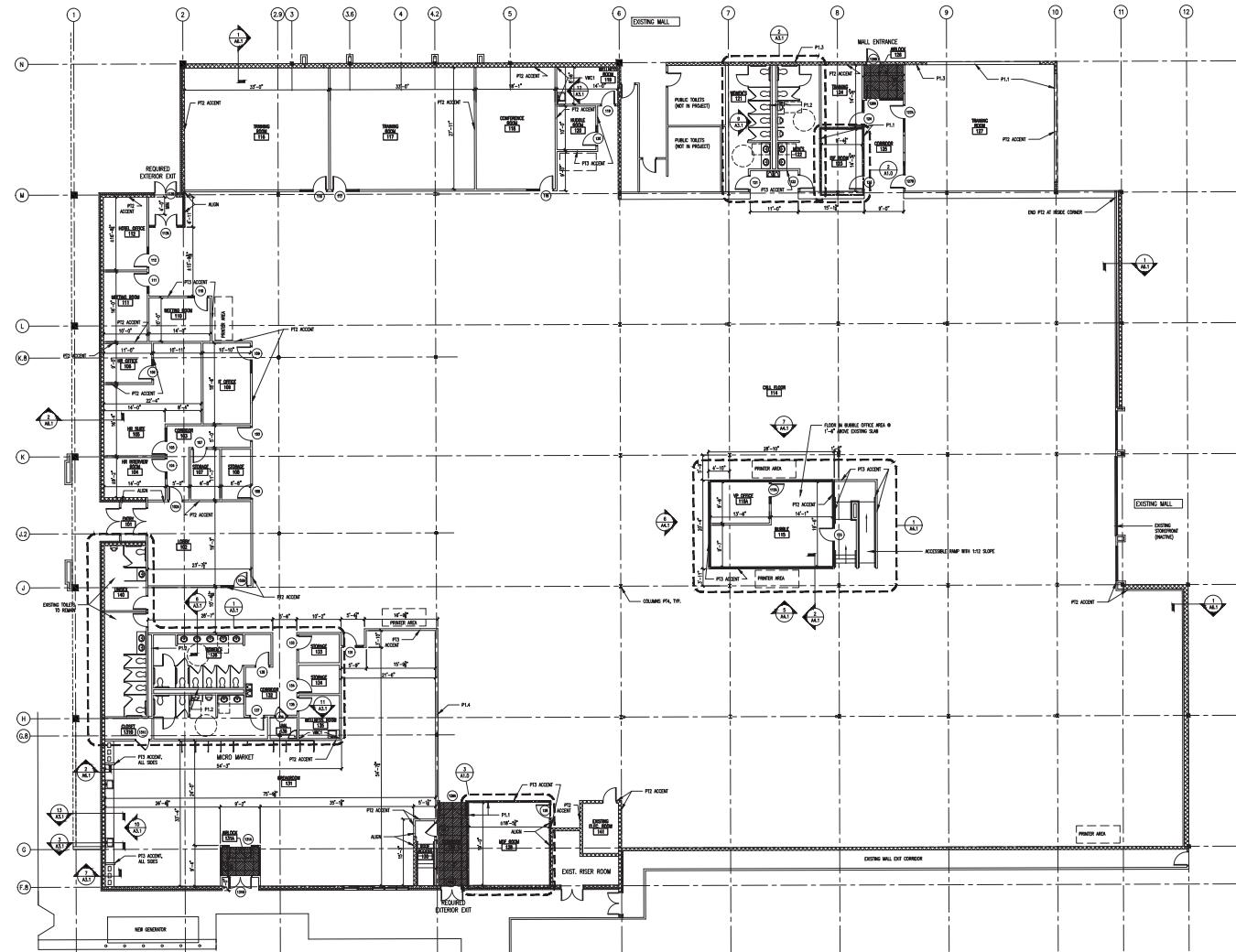


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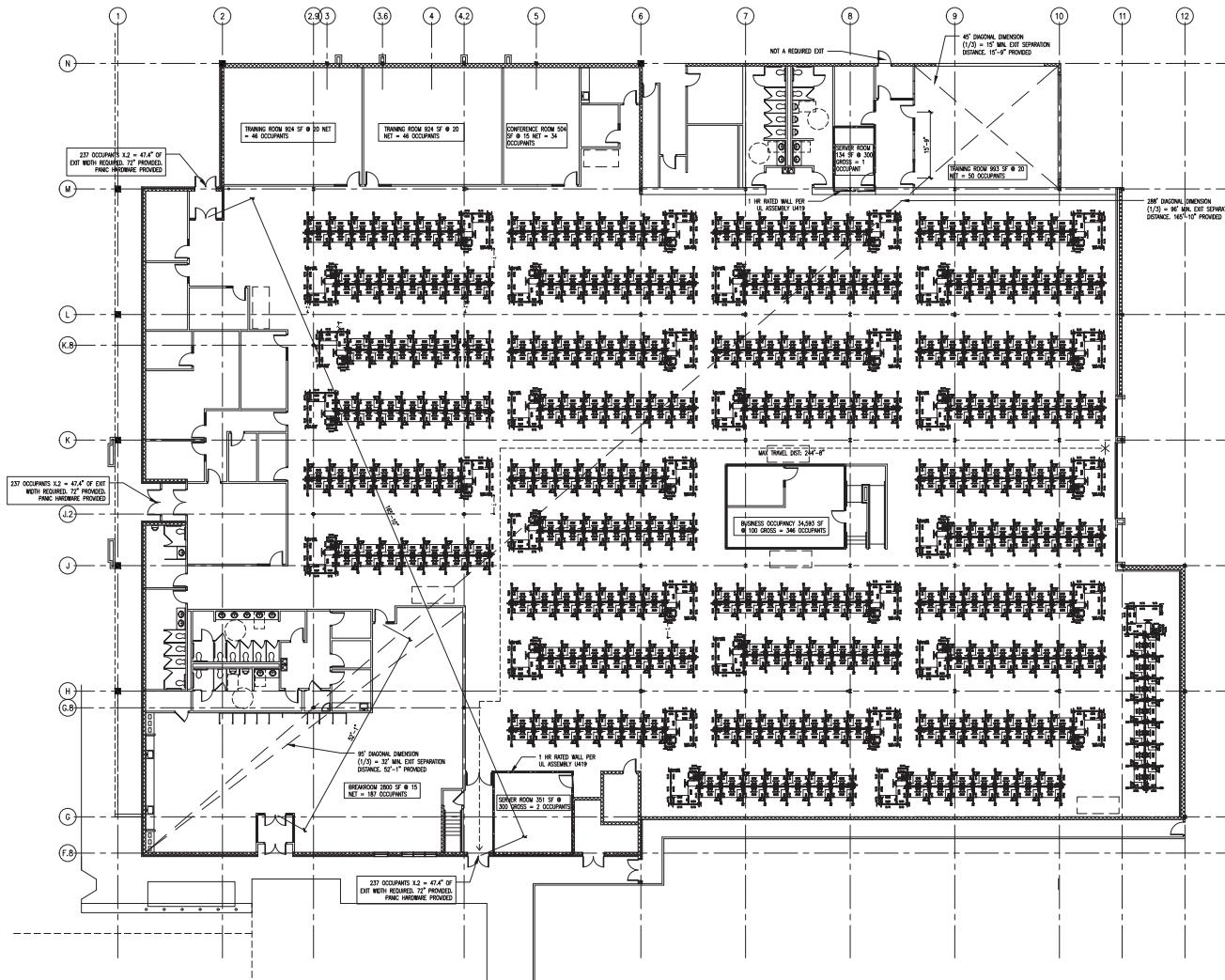
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The logo for Lee & Associates, featuring a stylized 'L' and 'A' icon followed by the company name in a serif font.



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