

Retail Suites Available in Busy Shopping Center

2141 N Church St., Suite A
Burlington, NC 27217





TABLE OF CONTENTS

- 3** Property Highlights
- 4** Property Photos
- 5** Floor Plan
- 6** Site Plan
- 7** Parcel Map
- 8** Area Map
- 9** Aerials
- 11** Amenities Map
- 12** Market Overview
- 13** Demographic Overview

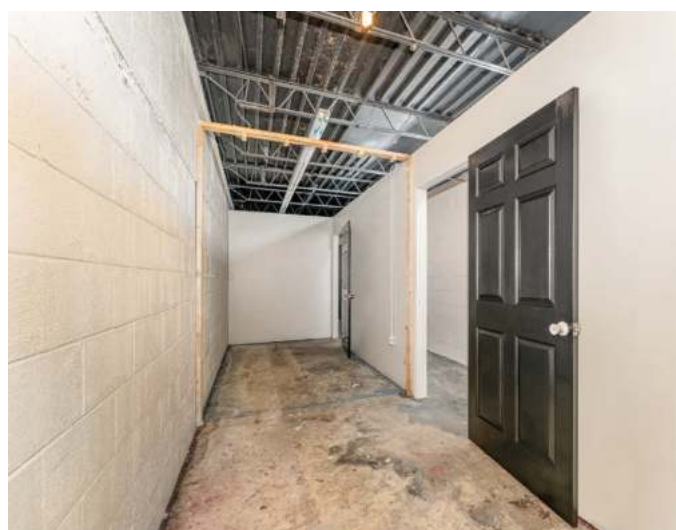
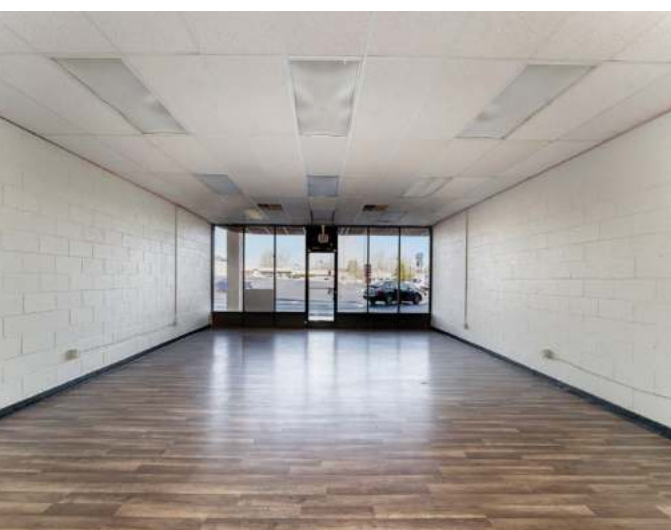
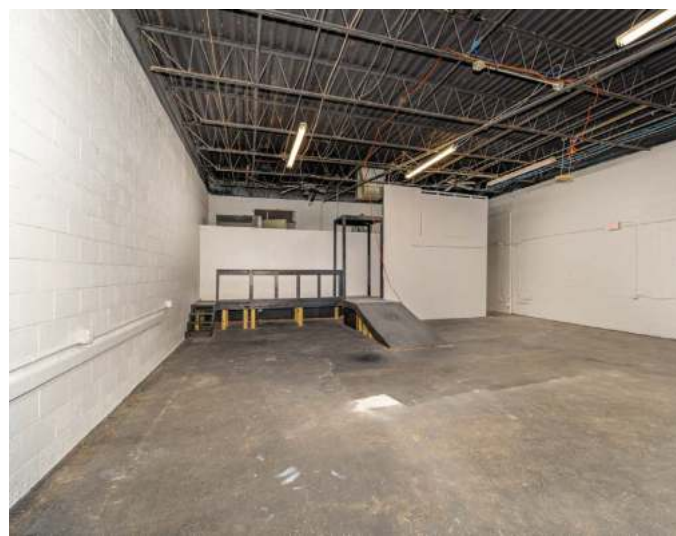
KEY HIGHLIGHTS

- Nearby to Walmart, Walgreens, and O'Reilly Auto Parts
- Anchor tenants Ollie's Bargain Outlet, Dollar General, Aaron's, and CSL Plasma
- 6 miles to Elon University, 2.5 miles to downtown Burlington
- 5 miles to I-40 / I-85

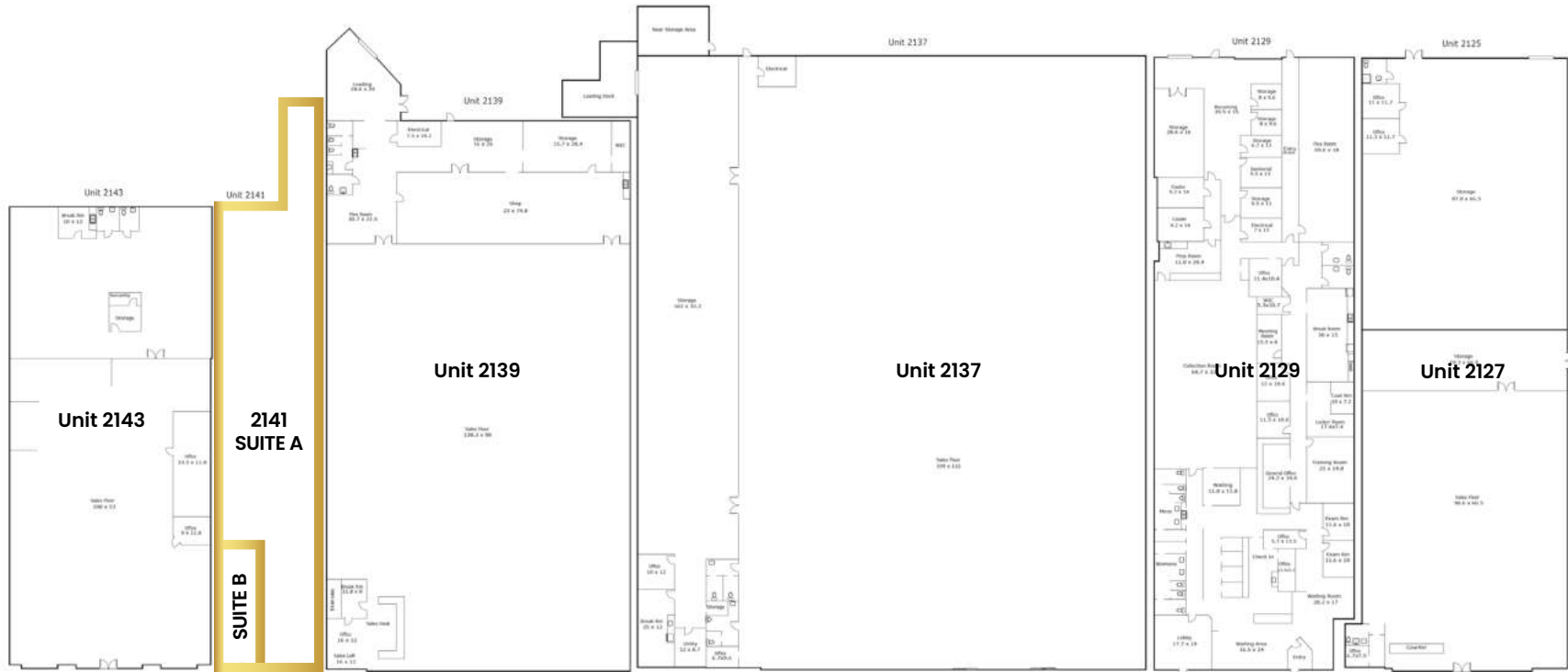
PROPERTY HIGHLIGHTS

Lease Price	Suite A - 4,404 SF \$12 / SF
Suite A & B	Suite B - 1,100 SF \$12 / SF
Lease Term	5 years
Lease Start	Immediate
Strip Center SF	91,850 SF
SF Available	5,504 SF
Year Built	1948
Use	Retail
Tenancy Type	Multi-Tenant
Parking	50+ Paved Parking Spots





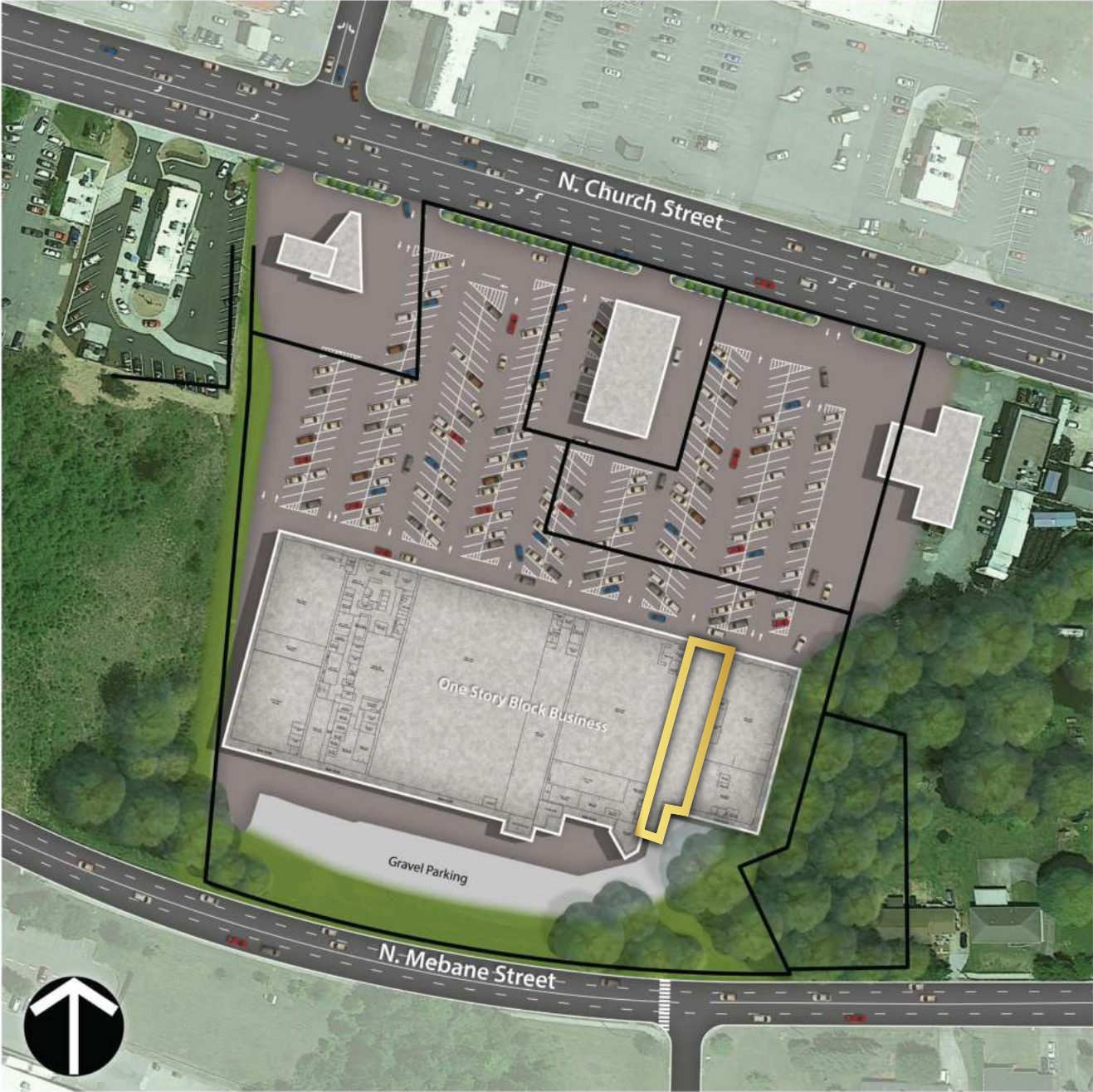
FLOOR PLAN



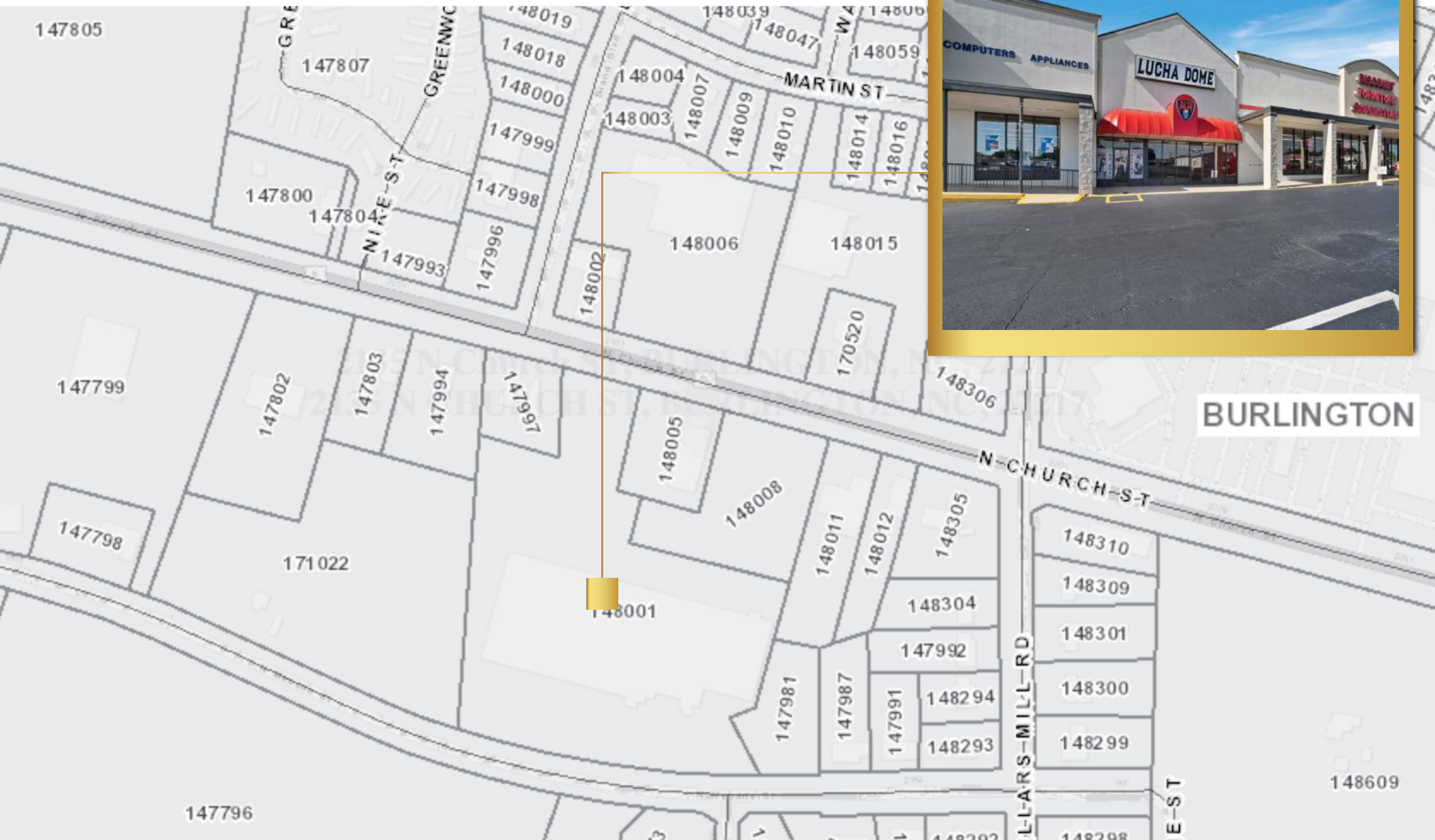
SUITE AVAILABILITY

Unit 2143	Fully Leased
Unit 2141 Suite A	Available
Unit 2141 Suite B	Available
Unit 2139	Fully Leased
Unit 2137	Fully Leased
Unit 2129	Fully Leased
Unit 2127	Fully Leased
Expansion Loading Dock	Fully Leased

SITE PLAN

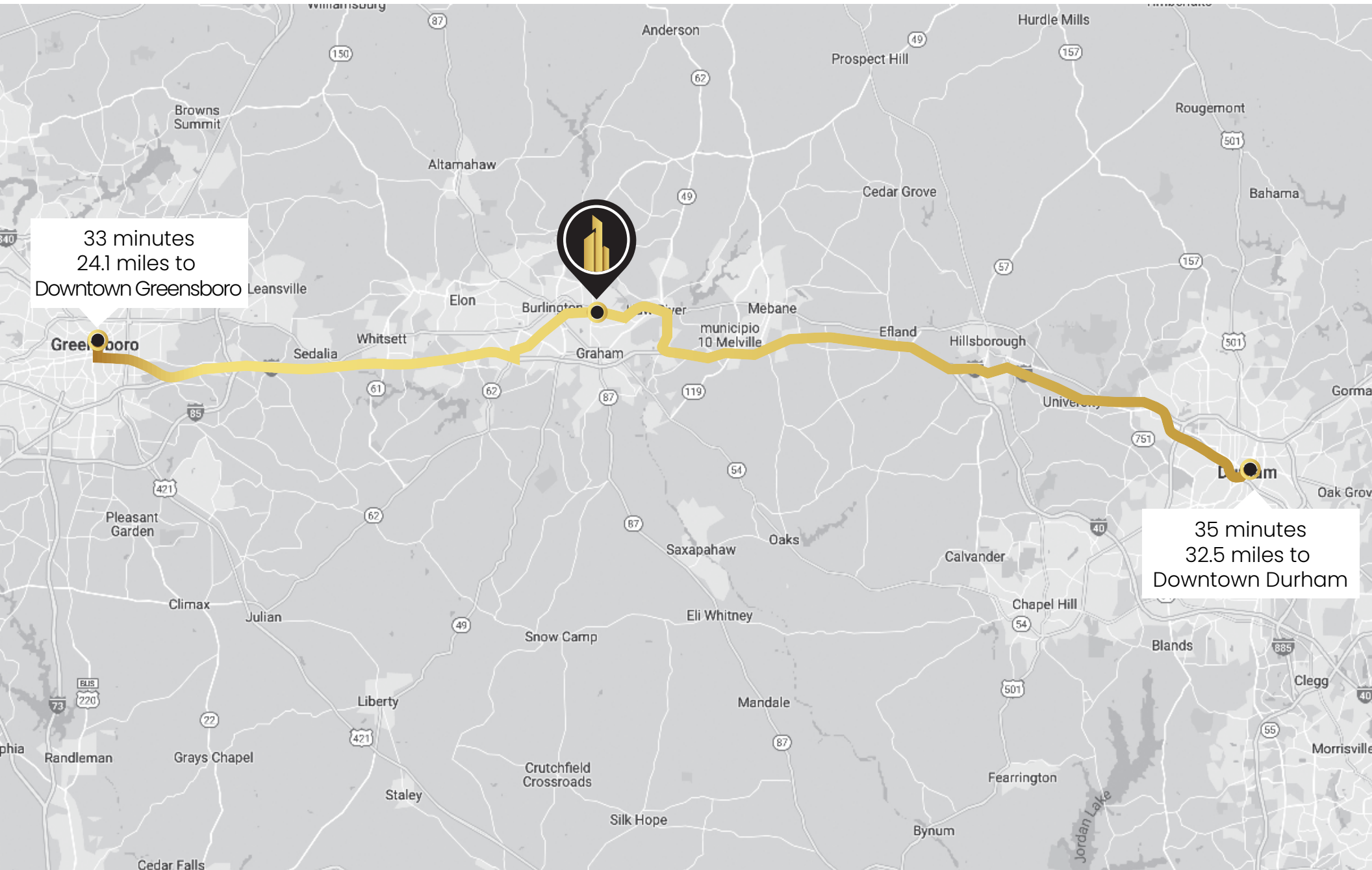


PARCEL MAP



BURLINGTON

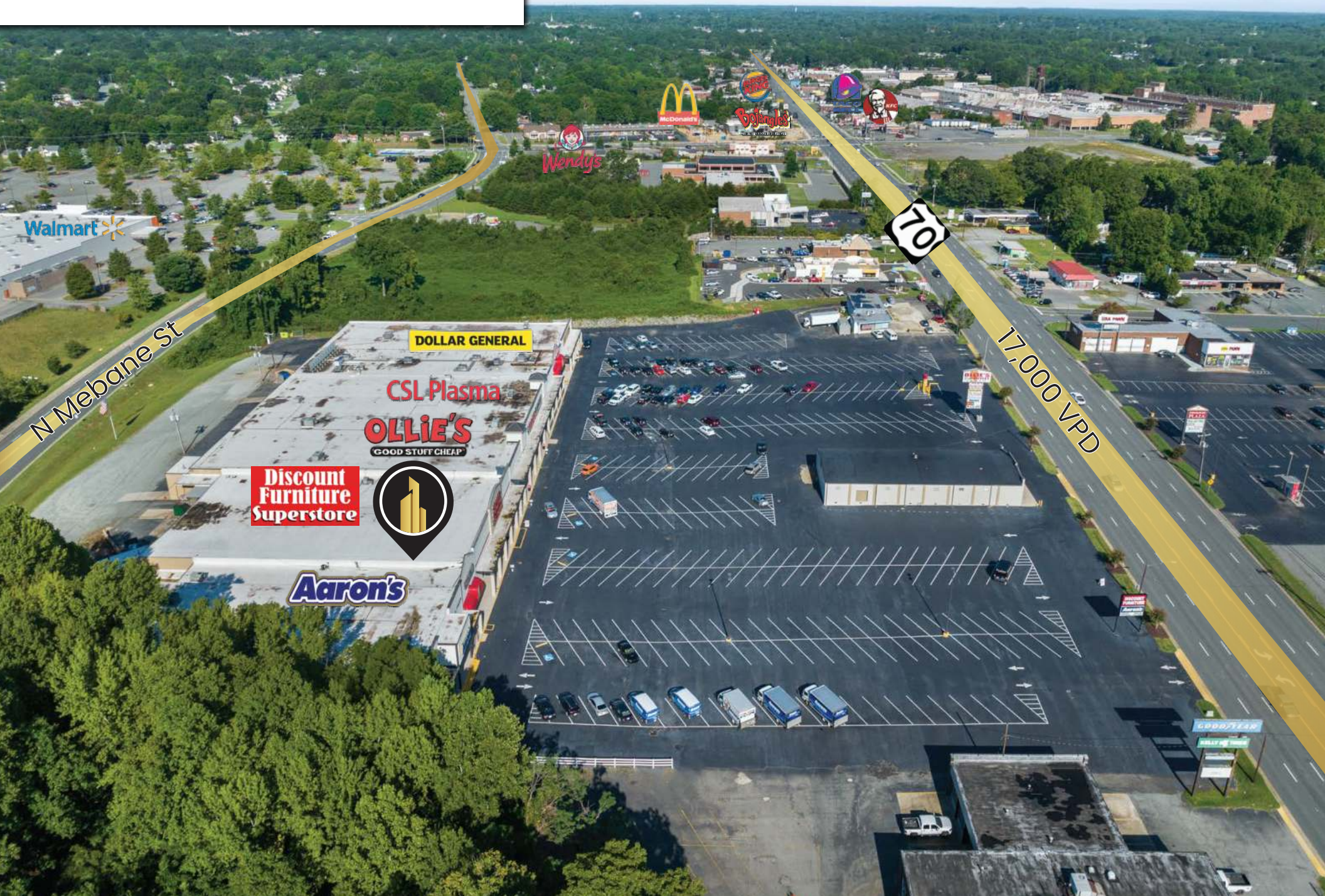
AREA MAP



33 minutes
24.1 miles to
Downtown Greensboro

35 minutes
32.5 miles to
Downtown Durham

AERIAL LOOKING WEST



Walmart

N Mebane St

DOLLAR GENERAL

CSL Plasma

OLLIE'S
GOOD STUFF CHEAP

Discount
Furniture
Superstore



Aaron's

70

17,000 VPD

GOODYEAR

SALE OF TIRES

AERIAL LOOKING NORTHWEST



Wendy's

BURGER KING

McDonald's

Bojangles

KFC

70

17,000 VPD

USA Pawn
A JEWELRY COMPANY

DOLLAR TREE

SAKURA
JAPANESE RESTAURANT

HURSEY'S
BAR-B-Q

DOLLAR GENERAL

CSL Plasma

OLLIE'S
GOOD STUFF CHEAP

Discount
Furniture
Superstore



Aaron's

N Mebane St



Roses

Walgreens

OLLIE'S
GENERAL STORE

DOLLAR GENERAL

Walmart

O'Reilly AUTO PARTS

N Church St

R. HOMER ANDREWS

CATO

Mobil

Auto Zone

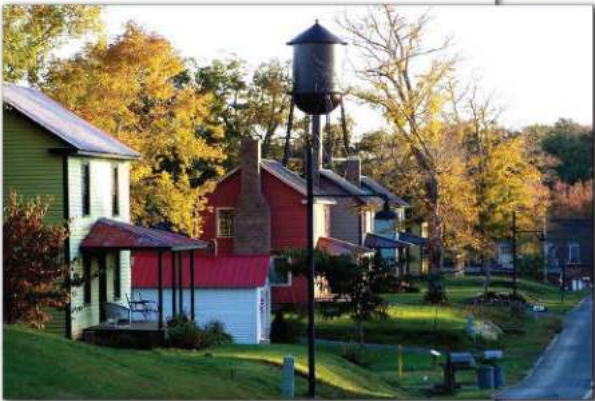
GVS
pharmacy

Advance
Auto Parts

HUGH M. CUMMINGS
Middle School

Broadview
Middle School

BURLINGTON NC



Burlington is a city in Alamance and Guilford counties in the U.S. state of North Carolina. It is the principal city of the Burlington, North Carolina Metropolitan Statistical Area, which encompasses all of Alamance County, in which most of the city is located, and is a part of the Greensboro–Winston–Salem–High Point CSA. The population was 50,042 at the 2010 census, which makes Burlington the 17th largest city in North Carolina.

Amtrak's Piedmont train connects Burlington to Raleigh, Durham, Charlotte, Greensboro, and other points in central North Carolina. The Carolinian train continues to New York with intermediate stops including Richmond, Washington, Baltimore, and Philadelphia. The Amtrak station is situated at 101 North Main Street.

Burlington opened its first public transit service, Link Transit, on June 6, 2016. As of September 21, 2017, more than 100,000 people have used the service. In addition, transportation services are available to its residents through the Alamance County Transportation Authority. Locals can also ride the BioBus from nearby Elon University. Burlington is about 35 miles from the Piedmont Triad International Airport in Greensboro and about 48 miles from Raleigh–Durham International Airport in Morrisville. In addition Burlington is served by both Interstate 40, Interstate 85 and US 70.

Burlington is home to several large businesses. LabCorp has its headquarters and several testing facilities in Burlington. LabCorp is Alamance County's largest employer, employing over 3,000 people in the county. Honda Aero, a subsidiary of Honda, recently announced that it will move its corporate headquarters to Burlington and build a \$27 million plant at the Burlington–Alamance Regional Airport where it will build its HF120 jet engines for use in very light jets. Glen Raven Inc., a fabric manufacturing and marketing company. Sunbrella is Glen Raven, Inc.'s flagship brand.

Alamance Community College (part of the public North Carolina Community College System) has campuses in Burlington and nearby Graham, offering multiple academic programs and specialized career training. Elon University (a private 4-year university) is in nearby Elon. Additionally, a number of colleges and universities are a short drive away in Greensboro.

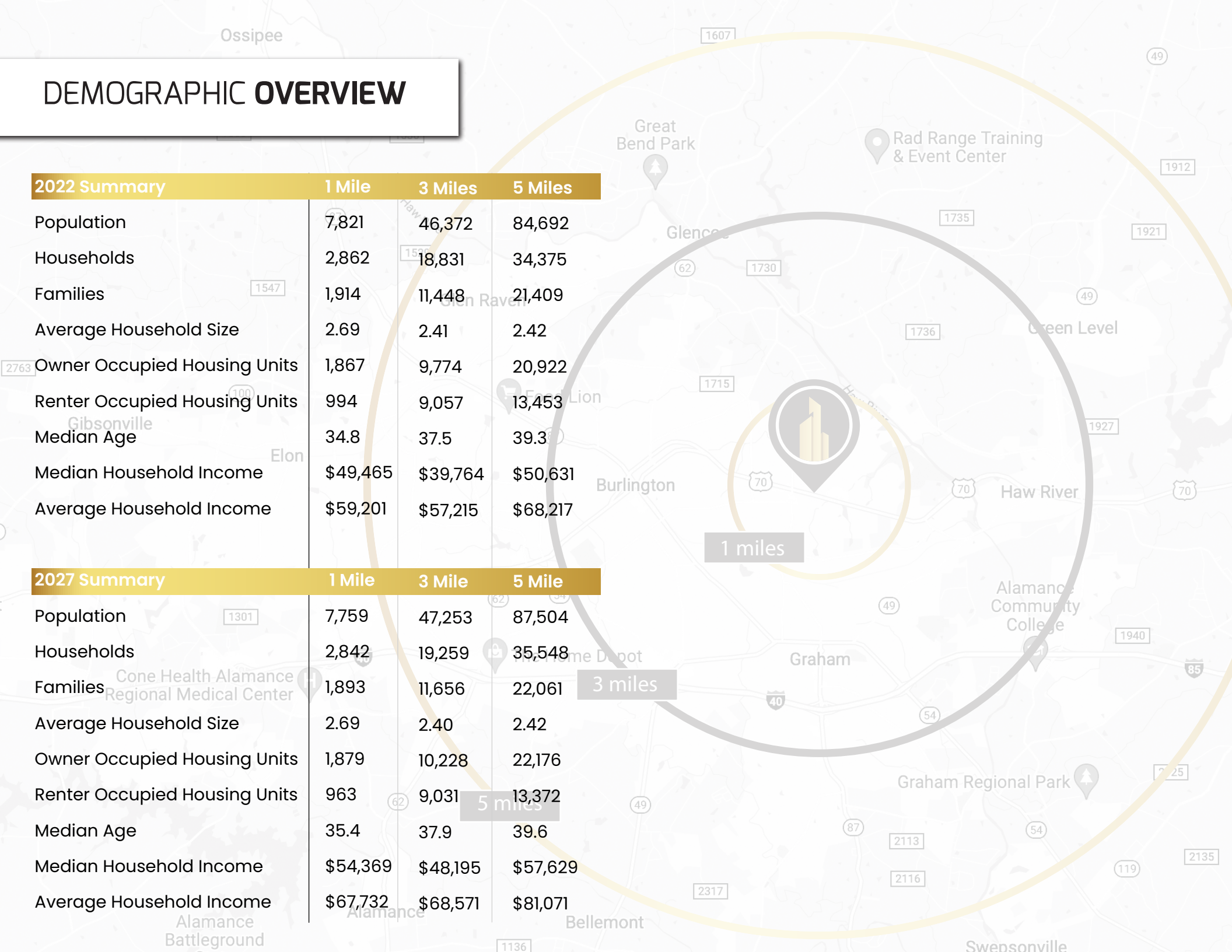
DEMOGRAPHIC OVERVIEW

2022 Summary

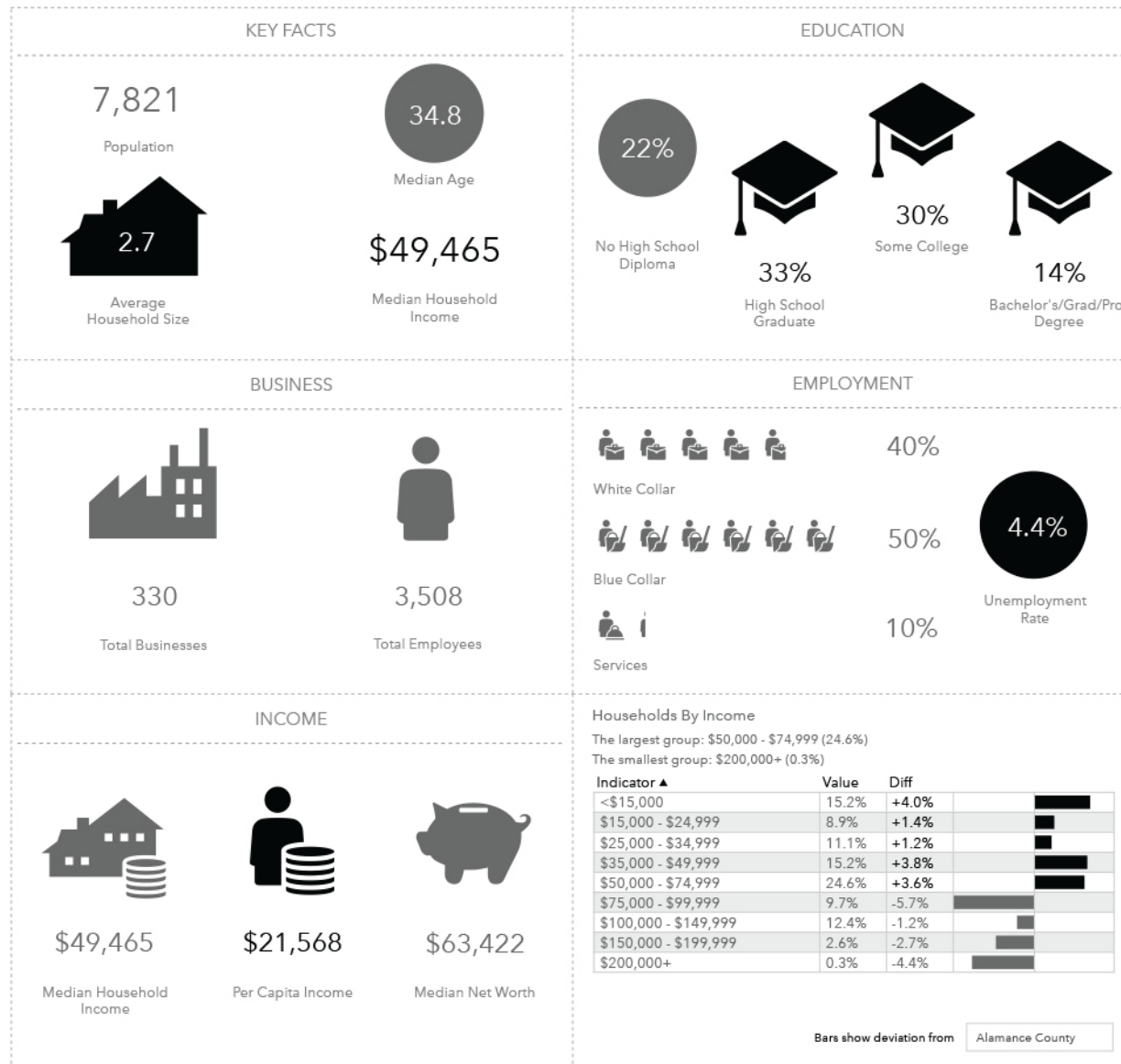
	1 Mile	3 Miles	5 Miles
Population	7,821	46,372	84,692
Households	2,862	18,831	34,375
Families	1,914	11,448	21,409
Average Household Size	2.69	2.41	2.42
Owner Occupied Housing Units	1,867	9,774	20,922
Renter Occupied Housing Units	994	9,057	13,453
Median Age	34.8	37.5	39.3
Median Household Income	\$49,465	\$39,764	\$50,631
Average Household Income	\$59,201	\$57,215	\$68,217

2027 Summary

	1 Mile	3 Mile	5 Mile
Population	7,759	47,253	87,504
Households	2,842	19,259	35,548
Families	1,893	11,656	22,061
Average Household Size	2.69	2.40	2.42
Owner Occupied Housing Units	1,879	10,228	22,176
Renter Occupied Housing Units	963	9,031	13,372
Median Age	35.4	37.9	39.6
Median Household Income	\$54,369	\$48,195	\$57,629
Average Household Income	\$67,732	\$68,571	\$81,071



DEMOGRAPHIC OVERVIEW



CONTACT

Keith Bashi
keith@cityplat.com
919-520-9634

CityPlat
www.cityplat.com
919.650.2643

107 Fayetteville St
Raleigh, NC 27601

CONFIDENTIALITY DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party(ies) receiving it from CityPlat, LLC and should not be made available to any other person or entity without the written consent of CityPlat, LLC. If you are not the intended recipient, you are hereby notified that any retention, dissemination, duplication, forwarding, copying or taking any action in reliance on the contents of this information is strictly prohibited. If you receive this Offering Memorandum in error, whether in electronic or printed form, please notify the sender and destroy the document.

This Offering has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.