

ALAMANCE CROSSING

BURLINGTON, NC

FOR LEASE



SITE

SITE

AVAILABLE
1.2 AC

tropical SMOOTHIE CAFE
verizon
sleep number
ANYTIME FITNESS
DENTAL WORKS

TSCG

0 0.04 0.08 Miles

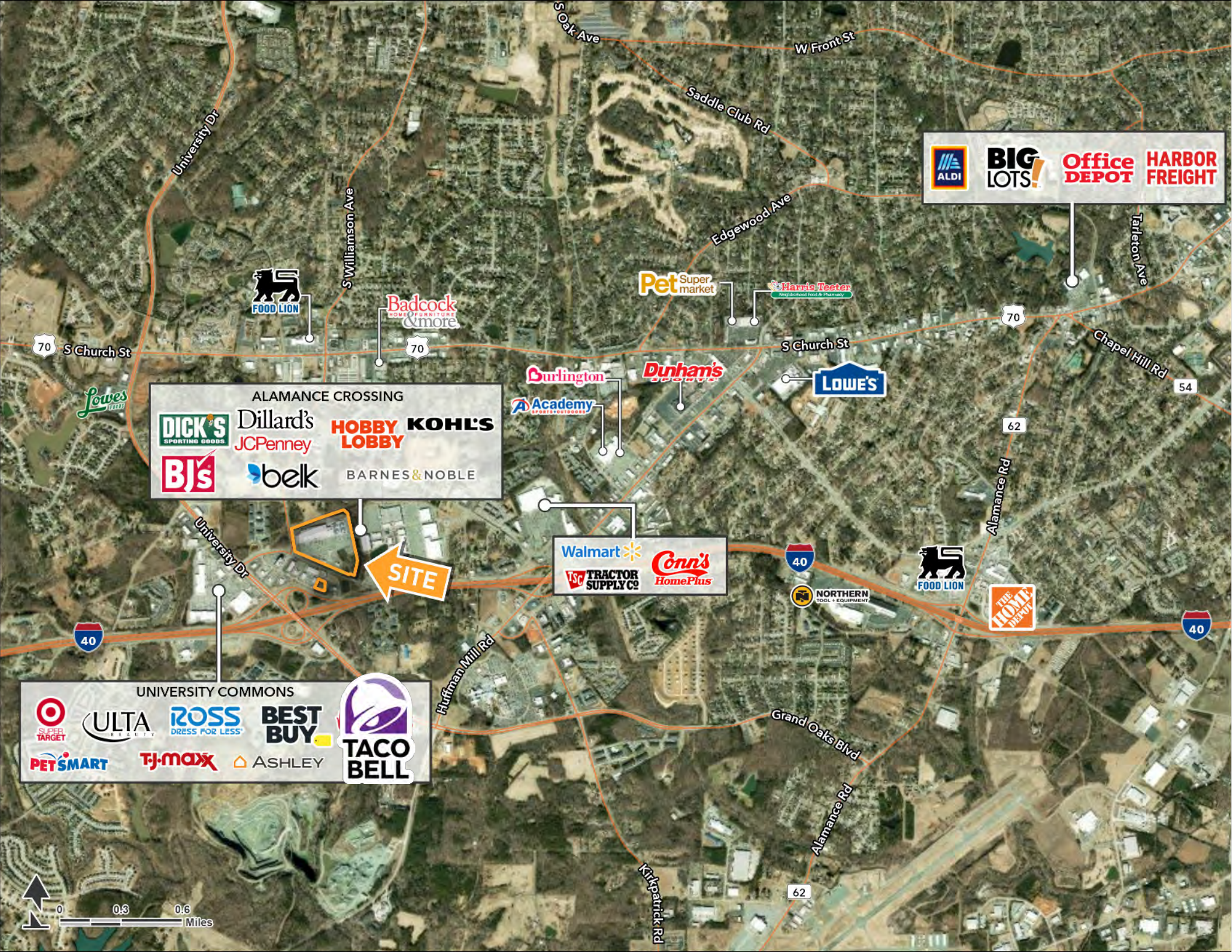
PROPERTY HIGHLIGHTS

- Located in Burlington, NC, midway between Raleigh/Durham and Greensboro
- Excellent access to I-40/85
- GLA: 855,000 SF
- 1.2 AC Pad Available
- Co-Tenants include Kohl's, BJ's Wholesale, Dicks Sporting Goods, Taco Bell and others
- Traffic Counts (AADT):
 - I-40/87 - 124,000
 - University Dr - 36,000
 - Huffman Mill Rd - 32,000

DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
 2023 Population Density	4,611	37,337	75,919
 2023 Daytime Population	8,946	44,298	83,179
 2023 Median HH Income	\$77,347	\$74,810	\$66,075










ALAMANCE CROSSING













UNIVERSITY COMMONS

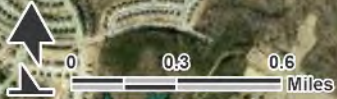














ALAMANCE CROSSING

HOBBY LOBBY **belk** **KOHL'S** Dillard's

BARNES & NOBLE JCPenney **BOOT BARN**

Red Robin **GNC**
GOURMET BURGERS & BEERS LIVE WELL

five BELOW **DICK'S** TALBOTS
SPORTING GOODS

KAY **BJS** **SHOE DEPT.**
JEWELERS

burn boot camp LOFT
DOLLAR TREE LENS CRAFTERS rue21 **Bath & Body Works**

UNIVERSITY COMMONS

Target **BEST BUY** **PET SMART**

ROSS **Michael's** **Starbucks**
DRESS FOR LESS

ME **ULTA** **GameStop**
Massage Envy BEAUTY

TJ-maxx **SALLY** BEAUTY

JJ **T Mobile** **SPORT CLIPS** **RACK ROOM SHOES** **SUN TAN CITY**

WALMART **LANE BRYANT**

MERLE NORMAN
cosmetics

Domino's

THE VITAMIN SHOPPE

ANY TIME FITNESS **verizon**

tropical SMOOTHIE CAFE **DENTAL WORKS**

Waffle House

Firestone
COMPLETE AUTO CARE

AFFORDABLE DENTURES & IMPLANTS

BIGGBY COFFEE
Great Clips

ASHLEY

DISCOUNT TIRE DIRECT

Chili's

McDonald's

Chick-fil-A

Olive Garden
ITALIAN KITCHEN

RED LOBSTER
FRESH FISH - LIVE LOBSTERS

BURGER KING

TACO BELL

Freddy's
STEAKBURGERS

DRAKE'S

Smithfield's
PREMIUM CHICKEN

CUBESMART
self storage

TOYOTA

NISSAN

FRESENIUS MEDICAL CARE



University Dr 21,500

St Marks Church Rd 10,500

34,000

10,000

7,400

1,600

119,000

124,000

4,400

6,200

8,600

5,600

University Dr 13,000

7,800 Huffman Mill Rd





- INTERIOR RETAILERS**
- LENSCRAFTERS
 - KAY JEWELERS
 - YANKEE CANDLE
 - GNC LIVE WELL
 - Foot Locker
 - rue21
 - burn boot camp
 - BRIX WOOD FIRED PIZZA + CRAFT BAR
 - Bath & Body Works
 - VICTORIA'S SECRET
 - LOFT
 - THE CHILDREN'S PLACE
 - Hallmark
 - TALBOTS
 - SHOE DEPT.

BOOT BARN

five BELOW

DICK'S SPORTING GOODS

BJ's

DOLLAR TREE

KOHL'S

Freddy's STEAKBURGERS

DRAKE'S

AVAILABLE
1.2 AC

- tropical SMOOTHIE CAFE
- verizon
- sleep + number
- ANYTIME FITNESS
- DENTAL WORKS

Dillard's

HOBBY LOBBY

belk

JCPenney

BARNES & NOBLE

at&t

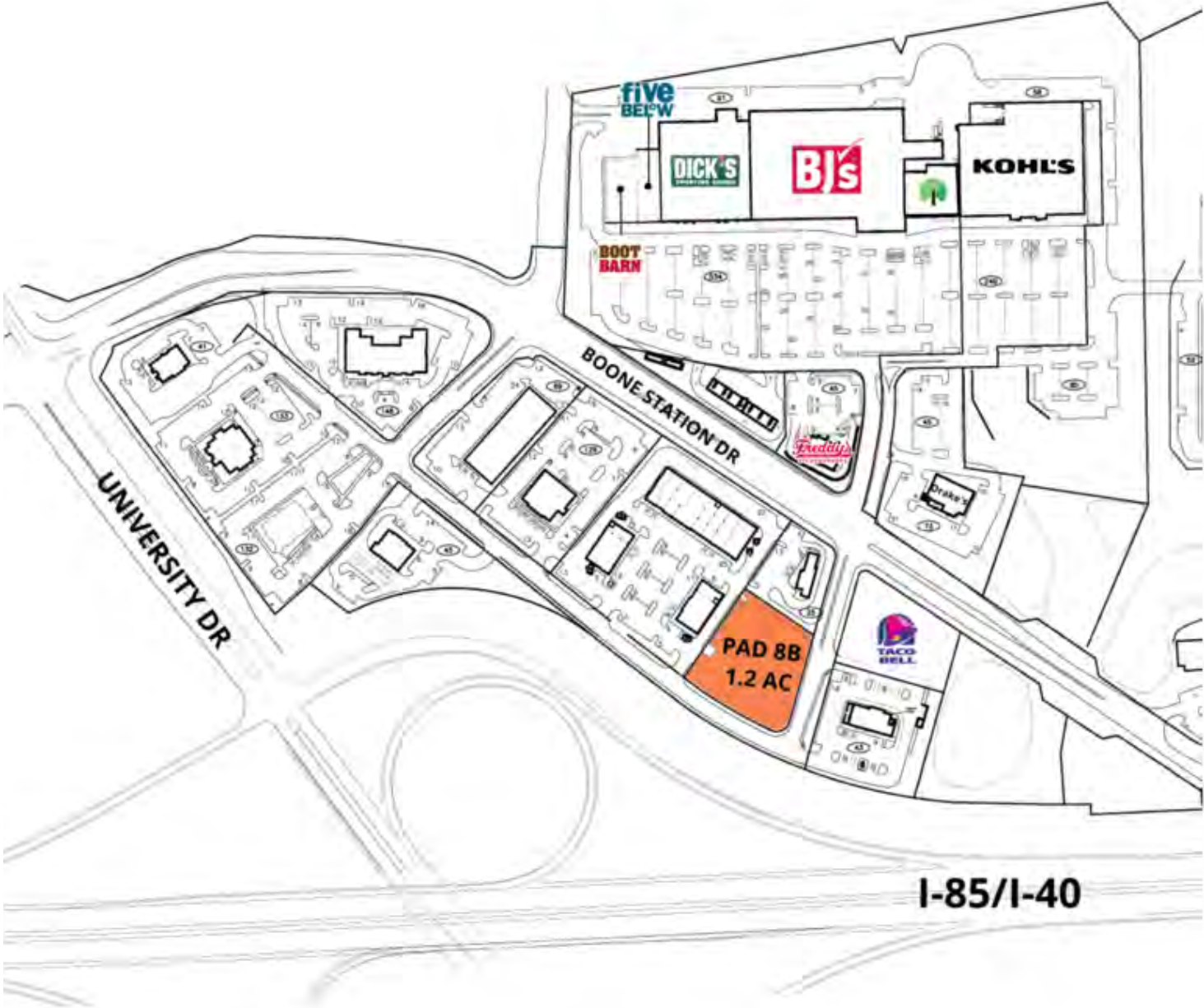
Red Robin

COLD STONE CREAMERY

EUROPEAN WAX CENTER

0 0.04 0.08 Miles

SITE PLAN



EXCLUSIVE AGENT(S):

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