

309 HUFFMAN MILL RD, SUITE 100
BURLINGTON, NC 27215

FOR SALE



**±90,000 SF BUILDING
INCLUDING ±7.52 ACRES**

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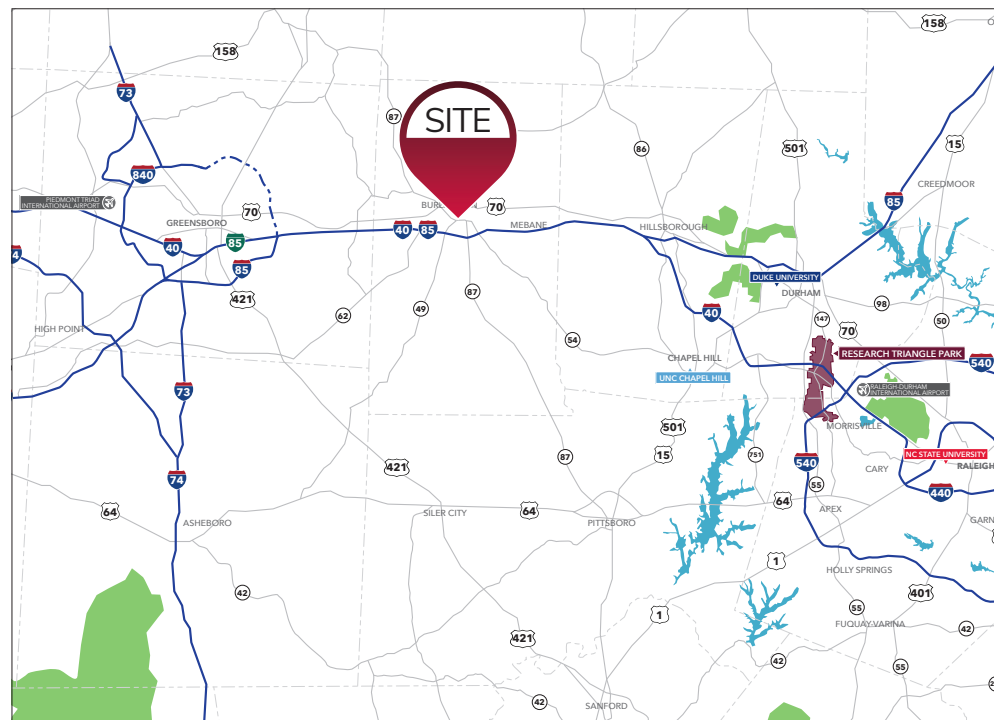
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 **LEE &
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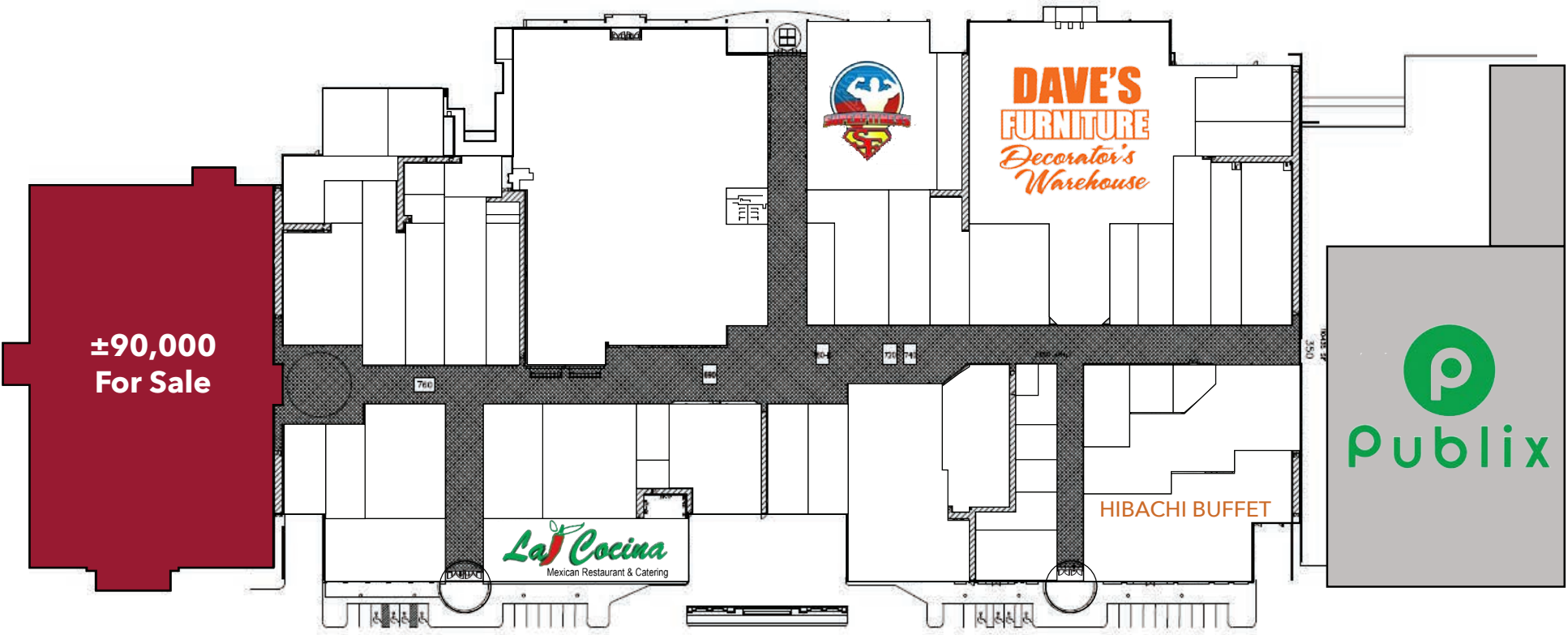
- ±90,000 SF building including approximately 7.52 acres
- 18' Clear ceiling height
- Great redevelopment potential
- Excellent opportunity for medical, educational or entertainment uses in the heart of Burlington

- Located at the intersection of Huffman Mill Road and S. Church Street (Hwy 70)
- Convenient to I-40 and I-85
- Anchored by Dave's Furniture and 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

	1 Mile	3 Miles	5 Miles
Population	6,919	46,672	97,060
Avg. HH Income	\$93,152	\$94,369	\$86,145
No. of Businesses	534	2,124	3,668
No. of Employees	6,240	29,332	46,089
Daytime Population	10,043	57,555	103,346



SITE PLAN



Facing Huffman Mill Road

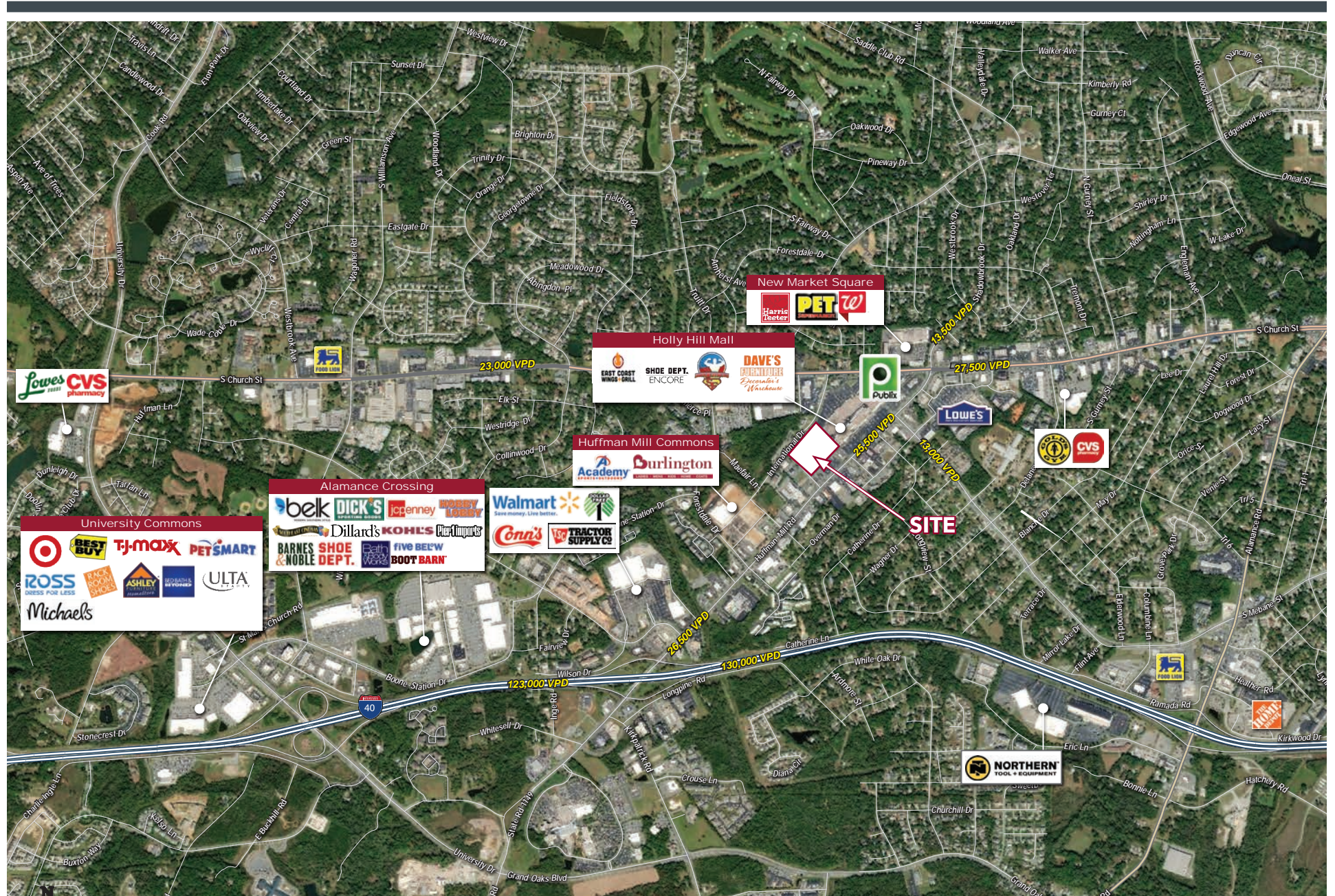
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AREA OVERVIEW



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RETAILER MAP



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Presented by:

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