

Alamance Crossing



Lamarco.com

Piper Ln & Waltham Blvd
Burlington, North Carolina



Inline Spaces Available Pads Available

Alamance Crossing is an open-air lifestyle center located in Burlington, North Carolina. The property sits at the intersection of the **Interstate-85/Interstate-40 corridor (130,000 VPD)** and **University Drive (40,000 VPD)**—one of the state's major thoroughfares. Burlington is strategically positioned between the **Greensboro-Winston-Salem-High Point, NC** and **Raleigh-Durham-Chapel Hill, NC** markets, which have a combined population of **3.8 million residents**.

The property is anchored by:

- **BJ's** (Shadow Anchor)
- **Belk**
- **Kohl's** (Shadow Anchor)
- **Carousel Cinemas**
- **Dillard's** (Shadow Anchor)
- **Hobby Lobby** (Shadow Anchor)
- **JCPenney** (Shadow Anchor)
- **Dick's** (Shadow Anchor)

These anchors are complimented by a strong mix of national and regional retailers, including **Bath & Body Works**, **Foot Locker**, and **Victoria's Secret**, along with dining options such as **Buffalo Wild Wings** and **Red Robin**.

Performance & Foot Traffic

- Alamance Crossing ranks **#1 out of nine power centers** within a **50-mile radius**, drawing over **7.5 million visitors** in the past year.
- The property is among the **top 1% of shopping centers in North Carolina** in terms of foot traffic.

For Additional Info

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10 Kings Rd, Ste 1 | Madison, NJ 07940

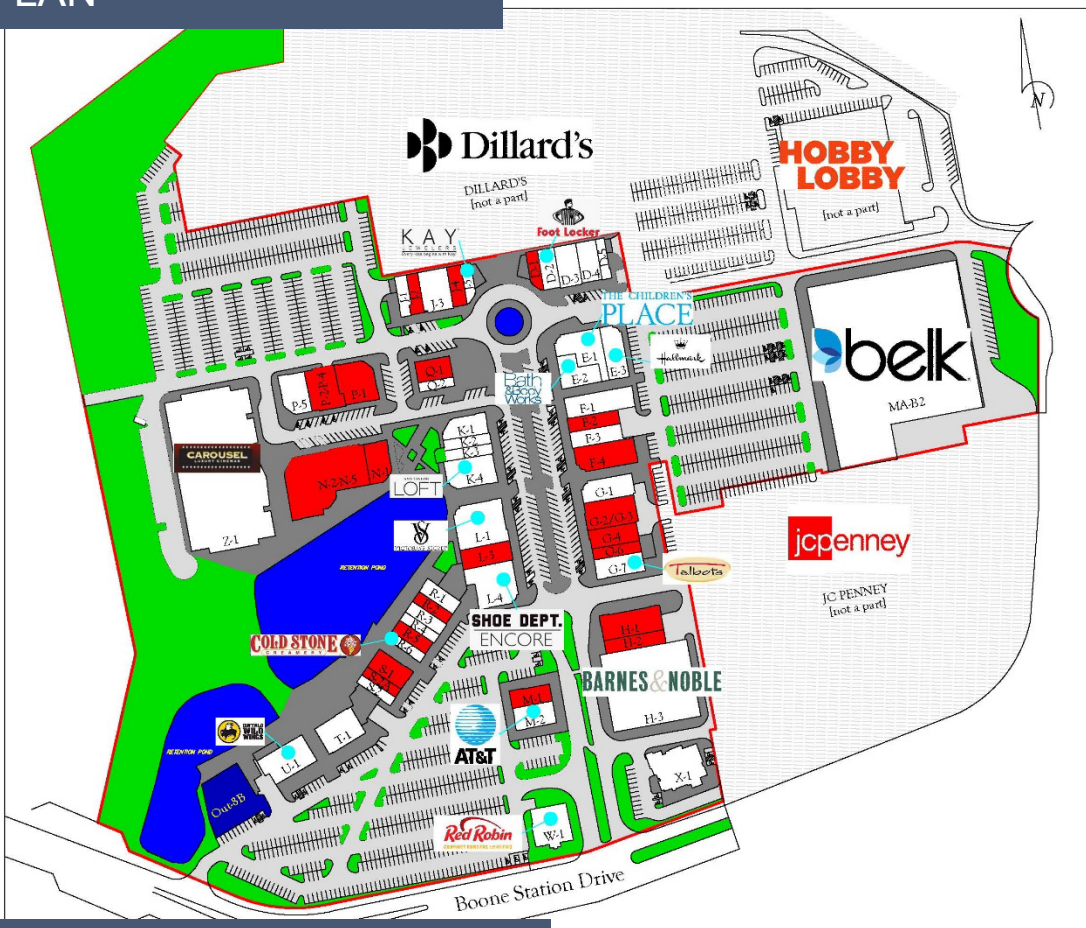
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SUITE	TENANT	AREA	SUITE	TENANT	AREA	SUITE	TENANT	AREA
D-1	Available	1,844 SF	E-3	Hallmark Gold Crown	4,000 SF	G-7	Talbots	3,800 SF
D-2	Foot Locker	2,531 SF	F-1	Daisy Boutique 2	5,478 SF	H-1	Available	6,117 SF
D-3	Lenscrafters	3,531 SF	F-2	Available	1,861 SF	H-2	Available	3,094 SF
D-4	BohoBlue	3,215 SF	F-3	Ivy Blue	3,437 SF	H-3	Barnes & Noble	26,848 SF
D-5	GNC Live	1,316 SF	F-4	Available	5,973 SF	J-1	Burlington Sports Cards & Gaming	1,738 SF
E-1	The Children's Place	5,712 SF	G-1	Urban Legend	4,101 SF	J-2	Available	1,482 SF
E-2	Bath & Body Works	4,166 SF	G-2-G-3	Available	5,551 SF	J-3	Solteria	4,716 SF
			G-4	Available	3,112 SF	J-4	Available	2,160 SF
			G-6	Available	2,093 SF	J-5	Kay Jewelers	1,815 SF
						K-1	Daisy's Boutique	4,069 SF
						K-2	Royal Tea Café	1,250 SF
						K-3	Icing	1,200 SF
						K-4	LOFT	5,585 SF
						L-1	Victoria's Secret PINK	8,090 SF
						L-3	Available	4,000 SF
						L-4	Shoe Dept. Encore	7,035 SF
						M-1	Available	2,516 SF
						M-2	AT&T	3,608 SF
						MA-B2	Belk	96,485 SF
						N-1	Available	3,978 SF
						N-2-N-5	Available (Divisible)	12,951 SF
						P-1	Available	6,000 SF
						P-2-P-4	Available (Divisible)	4,383 SF
						P-5	Burn Boot Camp	4,064 SF
						Q-1	Available	3,029 SF
						Q-2	The Peach Cobbler Factory	955 SF
						R-1	Available	1,718 SF
						R-2	Available	2,000 SF
						R-3	Elite Nails	2,006 SF
						R-4	European Wax Center	1,602 SF
						R-5	Available	2,240 SF
						R-6	Cold Stone Creamery	1,573 SF
						S-1	Available	3,179 SF
						S-2A	Available	1,600 SF
						S-2	Cork & Cow	1,602 SF
						T-1	Red Bowl Asian Bistro	5,000 SF
						U-1	Buffalo Wild Wings	5,800 SF
						W-1	Red Robin	5,500 SF
						X-1	San Marcos Mexican Restaurant	6,700 SF
						Z-1	Carousel Cinemas	52,000 SF
						OUT-8B	Available Pad	PAD

SITE PLAN



TOTAL GLA

371,409 SF

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SITE PLAN - Central



SUITE	TENANT	AREA
A-1	Anytime Fitness	4,966 SF
A-3	Insomnia Cookies	1,248 SF
B-1A	Sleep Number by Select Comfort	3,500 SF
B-1B	Available	2,515 SF
B-2	Meralyn Nail Spa	2,206 SF
B-3	Available	2,013 SF
B-4	DentalWorks	3,863 SF
B-5-B-6	Available (Divisible)	4,864 SF
B-7	Tropical Smoothie Café	1,750 SF
C-1	Verizon Wireless	4,529 SF
C-2	Available	1,405 SF

TOTAL GLA

32,859 SF

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EXCEPTIONAL LOCATION

Local Benefits

- Burlington, NC is part of both **Alamance and Guilford counties** and serves as the principal city of the **Burlington, NC MSA**, encompassing all of Alamance County.
- Burlington is also included in the **Greensboro-Winston-Salem-High Point CSA**, which has a population of **over 1.7 million**.
- The greater Alamance trade area includes **more than 272,000 students**.

Property Details

- **Lot Size (Owned):** 50.04 Acres
- **Parking:** 3,043 Spaces (4.26 per 1,000 SF of GLA)
- **Total GLA:** 714,061 SF / 404,289 SF

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	6,330	42,398	82,172
Avg HH Income	\$83,199	\$87,387	\$78,223

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SURROUNDING RETAILERS

