

Join an established center with popular consumer choices!



**Located directly off Interstate 40
WALMART SUPERCENTER, TRACTOR SUPPLY, DOLLAR TREE**



LEASING CONTACT

Vivienne Wraith
vwraith@gfdinc.com
222 Cloister Court
Chapel Hill, NC 27514

PROPERTY HIGHLIGHTS

- Established center with 205,000 Sq. Ft. Walmart Supercenter
- Abundant parking area, handsomely landscaped and well-lighted

LOCATION HIGHLIGHTS

- 2024 estimated population within 5 miles - 88,956*
- 2024 estimated average household income within 5 miles - \$86,740*

**Demographics obtained from Esri*

CURRENTLY AVAILABLE

- D8 - D9 +/- 2,725 sq ft
- E16 +/- 41,158 sq ft
- L5 - L6 +/- 5,114 sq ft*

**Available March 2026*



MORE INFO
www.gfdinc.com
919.448.1943



Scan this QR Code with your mobile phone's QR Reader to visit our website, and learn more about this property as well as others available for lease.

L5 - L6
+/- 5,114 sq ft



Chick-fil-ly

Applebee's

AVAILABLE
41,158 sq ft

RETAIL SHOPS.

D8 - D9
+/- 2,725 sq ft

**GARDEN
AUTOMOTIVE
& TIRE**
(NOT A PART OF THE SHOPPING CENTER)

Interstate 85



NORTH

SP-1

Page Number 0117
Sheet 1 of 1
Doc.

HUFFMAN MILL PLAZA
BURLINGTON, N.C.

HUFFMAN MILL LIMITED PARTNERSHIP
C/O GFD MANAGEMENT
14600 WESTON PARKWAY, SUITE 200, CARY, NC 27519
(919) 477-9700

DATE	3/10/01
DESIGN	LNM
DRAWN	MJR



LMHT ASSOCIATES
10000 E. 15th Avenue, Suite 100
Denver, CO 80231
Tel: 303.751.1100
Fax: 303.751.1101
www.lmht.com



HUFFMAN MILL PLAZA

BURLINGTON, NORTH CAROLINA

Tenant List

<u>SPACE</u>	<u>TENANT</u>	<u>SQUARE FEET</u>
B	Walmart	205,270
D1 - D2	Cancun Mexican Restaurant	3,200
D3 - D7	Cato	7,000
D8 - D9	AVAILABLE	2,725
D10	BROW N BROW	1,200
D11	Burlington Coffee Shop	1,000
E1	Tobacco & Gift	1,000
E2	Boost Mobile	1,152
E3	China Gate	1,152
E4 – E5	BB Nail & Spa	2,100
E6	Luxor Staffing	1,200
E7	Cellfixx	1,200
E8 – E13	Red Crab	7,186
E14 – E15	DIVA Beauty Supply	2,400
E16	AVAILABLE	41,158
L1	Tractor Supply	24,271
L2 – L4	Dollar Tree	9,395
L5 – L6	Lee's White Tiger*	5,114
Kiosk	State Employees Credit Union	0

Outparcels:

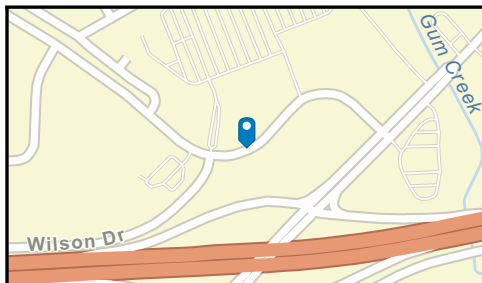
Applebee's
Garden Automotive & Tire Service Center
Zaxby's

*Available March 2026

Traffic Count Map - Close Up

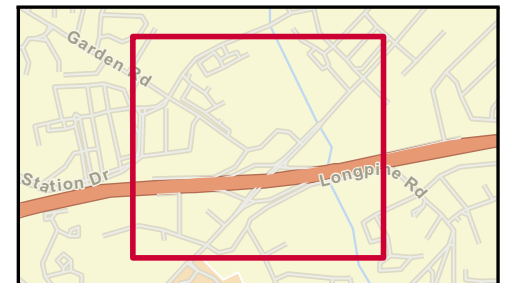
3137 Garden Rd, Burlington, North Carolina, 27215
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.06908
Longitude: -79.49851



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



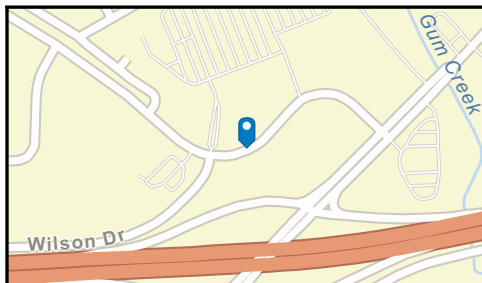
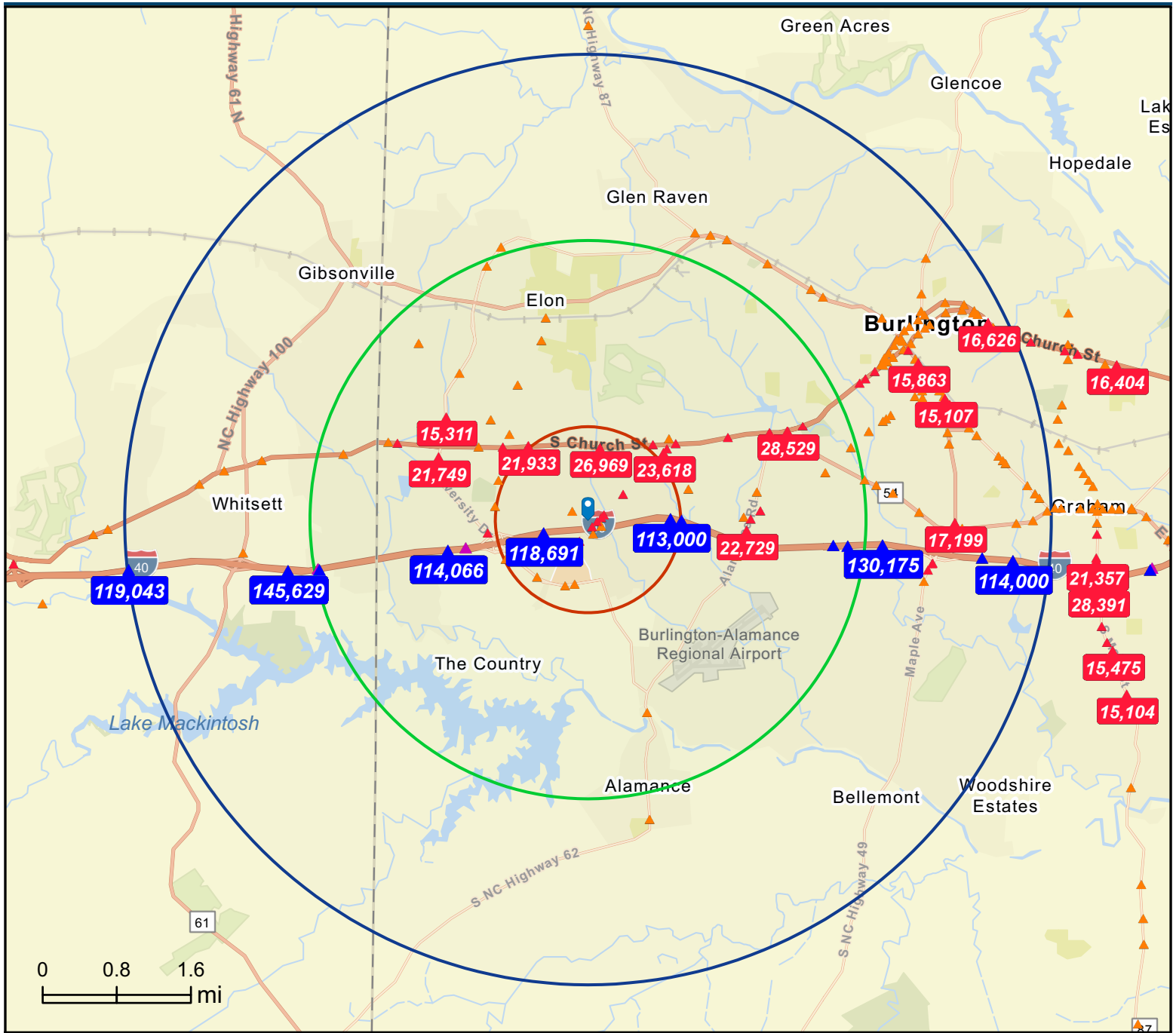
Source: ©2024 Kalibrate Technologies (Q3 2024).

January 22, 2025

Traffic Count Map

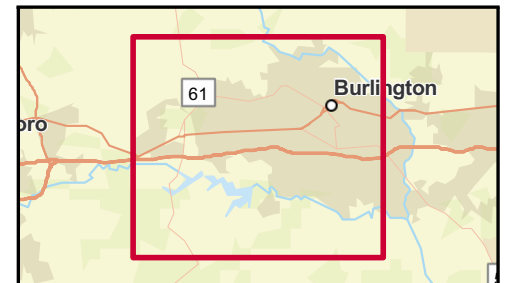
3137 Garden Rd, Burlington, North Carolina, 27215
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Source: ©2024 Kalibrate Technologies (Q3 2024).

January 22, 2025

Demographic and Income Profile

3137 Garden Rd, Burlington, North Carolina, 27215
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 36.06908
 Longitude: -79.49851

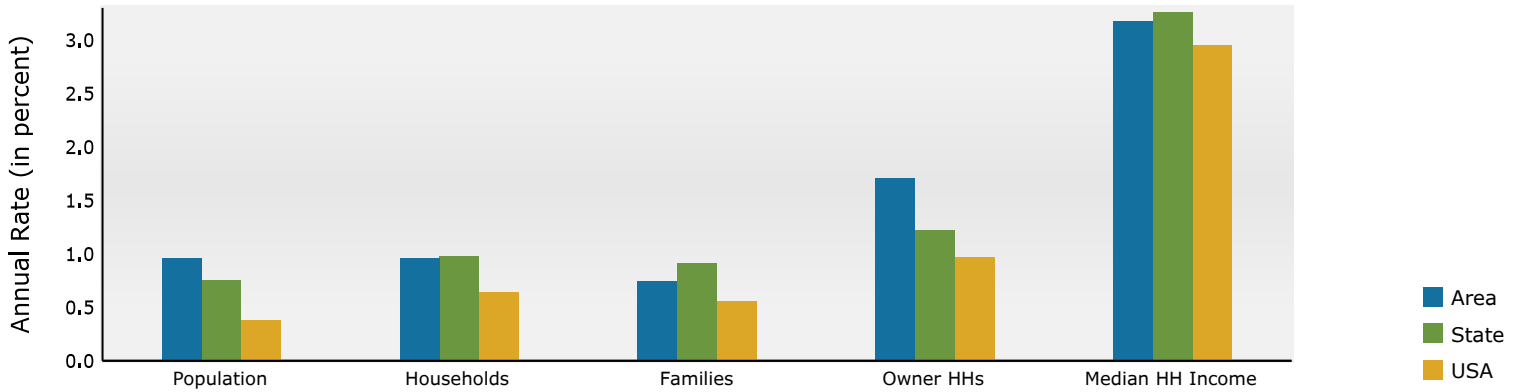
Summary	Census 2010		Census 2020		2024		2029	
Population	4,674		5,702		6,114		6,413	
Households	2,258		2,833		3,016		3,164	
Families	1,251		1,578		1,634		1,695	
Average Household Size	2.05		1.99		2.01		2.01	
Owner Occupied Housing Units	1,153		1,313		1,378		1,500	
Renter Occupied Housing Units	1,105		1,520		1,638		1,664	
Median Age	41.5		40.6		41.2		42.5	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.96%		0.75%		0.38%			
Households	0.96%		0.98%		0.64%			
Families	0.74%		0.91%		0.56%			
Owner HHs	1.71%		1.22%		0.97%			
Median Household Income	3.17%		3.26%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			138	4.6%	119	3.8%		
\$15,000 - \$24,999			115	3.8%	88	2.8%		
\$25,000 - \$34,999			318	10.5%	271	8.6%		
\$35,000 - \$49,999			541	17.9%	504	15.9%		
\$50,000 - \$74,999			571	18.9%	575	18.2%		
\$75,000 - \$99,999			353	11.7%	388	12.3%		
\$100,000 - \$149,999			585	19.4%	696	22.0%		
\$150,000 - \$199,999			241	8.0%	320	10.1%		
\$200,000+			154	5.1%	202	6.4%		
Median Household Income			\$65,183		\$76,209			
Average Household Income			\$88,713		\$101,654			
Per Capita Income			\$41,948		\$47,855			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	249	5.3%	284	5.0%	305	5.0%	313	4.9%
5 - 9	240	5.1%	310	5.4%	303	5.0%	293	4.6%
10 - 14	256	5.5%	303	5.3%	308	5.0%	292	4.6%
15 - 19	249	5.3%	263	4.6%	271	4.4%	275	4.3%
20 - 24	388	8.3%	484	8.5%	512	8.4%	500	7.8%
25 - 34	593	12.7%	853	15.0%	942	15.4%	993	15.5%
35 - 44	568	12.2%	635	11.1%	689	11.3%	718	11.2%
45 - 54	605	12.9%	713	12.5%	742	12.1%	786	12.3%
55 - 64	602	12.9%	683	12.0%	722	11.8%	718	11.2%
65 - 74	407	8.7%	621	10.9%	677	11.1%	739	11.5%
75 - 84	328	7.0%	374	6.6%	453	7.4%	567	8.8%
85+	190	4.1%	177	3.1%	189	3.1%	220	3.4%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	3,529	75.5%	3,732	65.5%	3,840	62.8%	3,888	60.6%
Black Alone	638	13.6%	1,072	18.8%	1,227	20.1%	1,350	21.1%
American Indian Alone	12	0.3%	24	0.4%	28	0.5%	28	0.4%
Asian Alone	250	5.3%	267	4.7%	311	5.1%	354	5.5%
Pacific Islander Alone	3	0.1%	6	0.1%	8	0.1%	8	0.1%
Some Other Race Alone	139	3.0%	245	4.3%	289	4.7%	324	5.1%
Two or More Races	103	2.2%	356	6.2%	410	6.7%	459	7.2%
Hispanic Origin (Any Race)	232	5.0%	474	8.3%	558	9.1%	627	9.8%

Data Note: Income is expressed in current dollars.

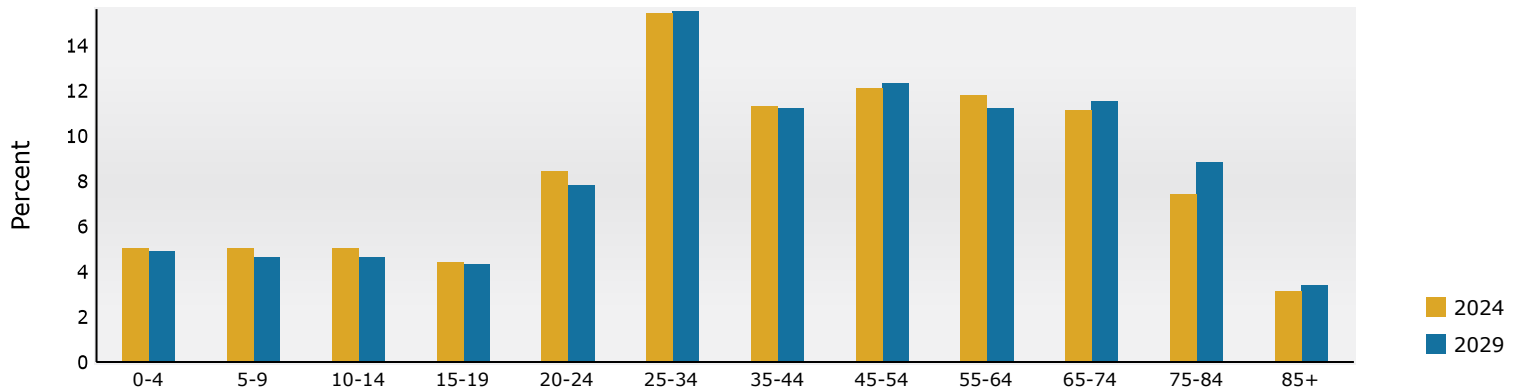
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 22, 2025

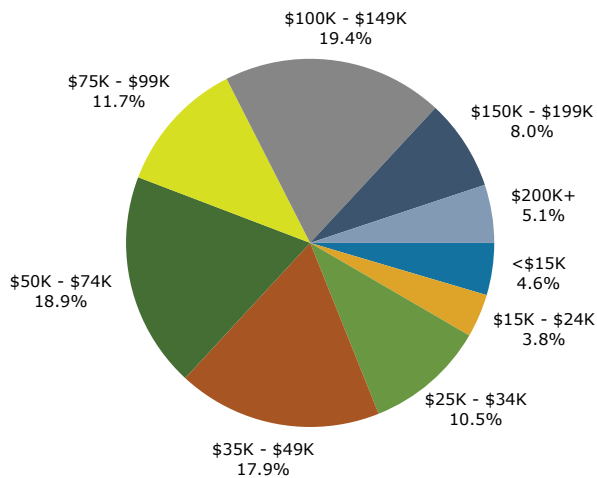
Trends 2024-2029



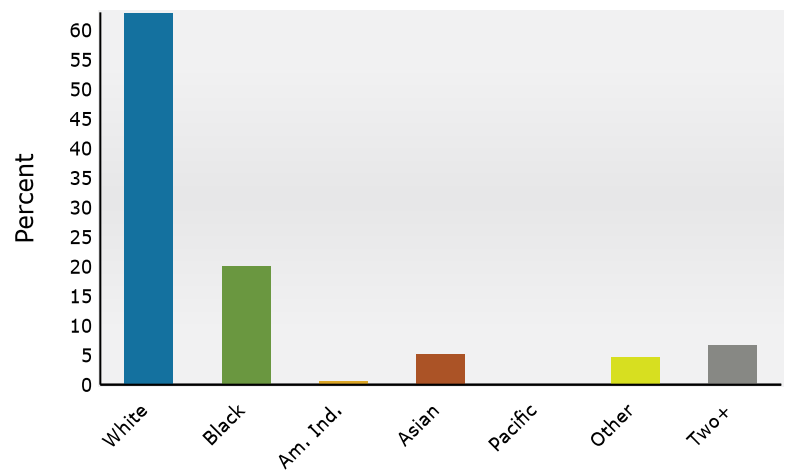
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 9.1%

Demographic and Income Profile

3137 Garden Rd, Burlington, North Carolina, 27215
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 36.06908
 Longitude: -79.49851

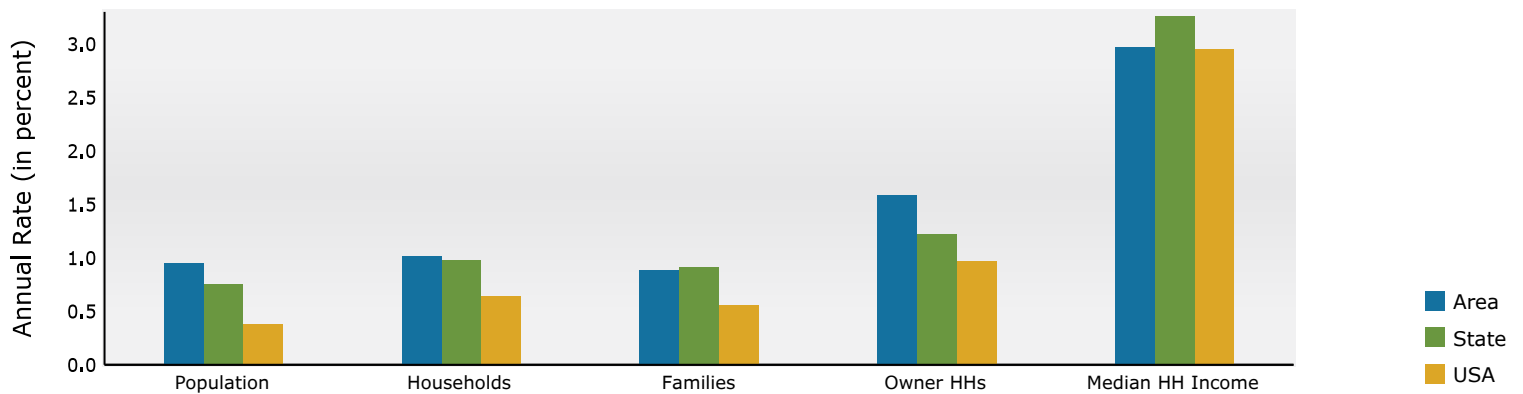
Summary	Census 2010		Census 2020		2024		2029	
Population	33,524		40,206		43,974		46,109	
Households	13,526		15,679		17,213		18,103	
Families	8,187		9,613		10,430		10,895	
Average Household Size	2.29		2.31		2.33		2.34	
Owner Occupied Housing Units	8,512		9,629		10,455		11,306	
Renter Occupied Housing Units	5,014		6,050		6,758		6,796	
Median Age	38.9		38.4		39.1		40.4	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.95%		0.75%		0.38%			
Households	1.01%		0.98%		0.64%			
Families	0.88%		0.91%		0.56%			
Owner HHs	1.58%		1.22%		0.97%			
Median Household Income	2.97%		3.26%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			793	4.6%	672	3.7%		
\$15,000 - \$24,999			883	5.1%	660	3.6%		
\$25,000 - \$34,999			1,447	8.4%	1,217	6.7%		
\$35,000 - \$49,999			2,471	14.4%	2,233	12.3%		
\$50,000 - \$74,999			3,056	17.8%	2,990	16.5%		
\$75,000 - \$99,999			2,313	13.4%	2,469	13.6%		
\$100,000 - \$149,999			3,288	19.1%	3,994	22.1%		
\$150,000 - \$199,999			1,671	9.7%	2,203	12.2%		
\$200,000+			1,290	7.5%	1,667	9.2%		
Median Household Income			\$74,491		\$86,218			
Average Household Income			\$98,816		\$114,133			
Per Capita Income			\$39,586		\$45,770			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,544	4.6%	1,822	4.5%	2,045	4.7%	2,127	4.6%
5 - 9	1,708	5.1%	1,976	4.9%	2,113	4.8%	2,055	4.5%
10 - 14	1,856	5.5%	1,981	4.9%	2,159	4.9%	2,131	4.6%
15 - 19	3,244	9.7%	4,260	10.6%	4,230	9.6%	4,243	9.2%
20 - 24	3,697	11.0%	4,265	10.6%	4,366	9.9%	4,316	9.4%
25 - 34	3,239	9.7%	4,458	11.1%	5,131	11.7%	5,467	11.9%
35 - 44	3,874	11.6%	3,971	9.9%	4,750	10.8%	5,070	11.0%
45 - 54	4,259	12.7%	4,447	11.1%	4,762	10.8%	4,911	10.7%
55 - 64	4,003	11.9%	4,699	11.7%	5,023	11.4%	5,039	10.9%
65 - 74	2,590	7.7%	4,242	10.6%	4,614	10.5%	5,036	10.9%
75 - 84	2,295	6.8%	2,657	6.6%	3,214	7.3%	3,878	8.4%
85+	1,213	3.6%	1,429	3.6%	1,567	3.6%	1,836	4.0%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	27,369	81.6%	28,752	71.5%	30,125	68.5%	30,605	66.4%
Black Alone	3,834	11.4%	6,105	15.2%	7,349	16.7%	8,151	17.7%
American Indian Alone	74	0.2%	148	0.4%	170	0.4%	183	0.4%
Asian Alone	853	2.5%	1,255	3.1%	1,582	3.6%	1,830	4.0%
Pacific Islander Alone	19	0.1%	32	0.1%	38	0.1%	39	0.1%
Some Other Race Alone	811	2.4%	1,592	4.0%	1,933	4.4%	2,170	4.7%
Two or More Races	564	1.7%	2,323	5.8%	2,778	6.3%	3,132	6.8%
Hispanic Origin (Any Race)	1,603	4.8%	3,081	7.7%	3,731	8.5%	4,210	9.1%

Data Note: Income is expressed in current dollars.

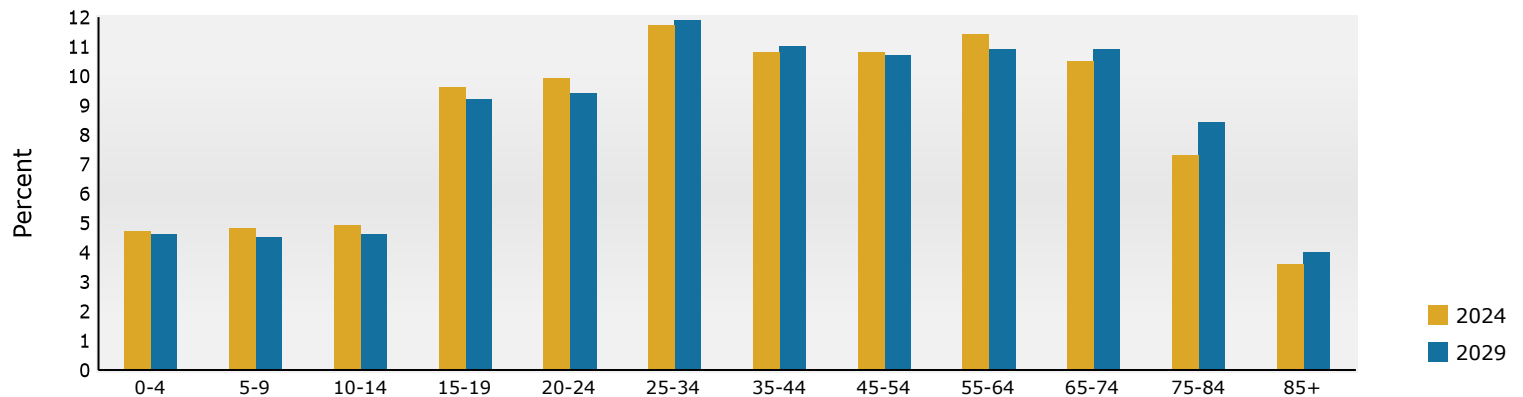
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 22, 2025

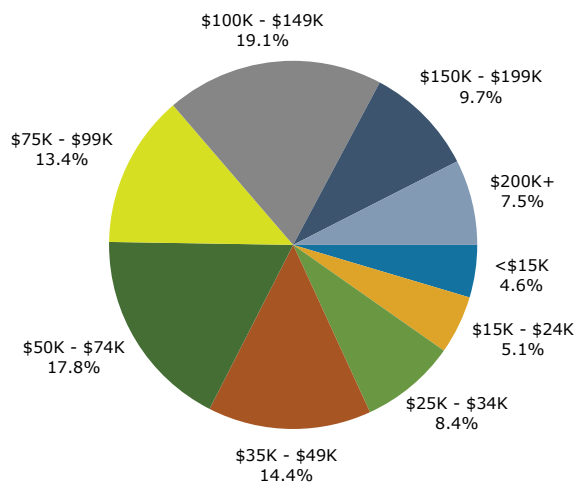
Trends 2024-2029



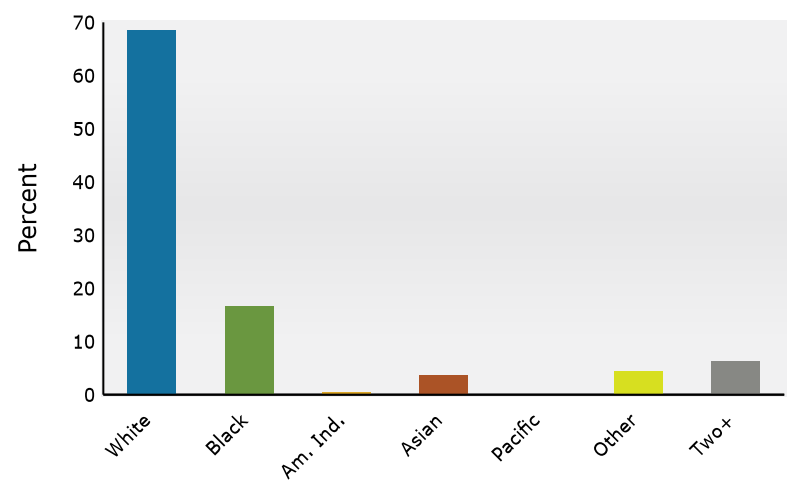
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 8.5%

Demographic and Income Profile

3137 Garden Rd, Burlington, North Carolina, 27215
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 36.06908
 Longitude: -79.49851

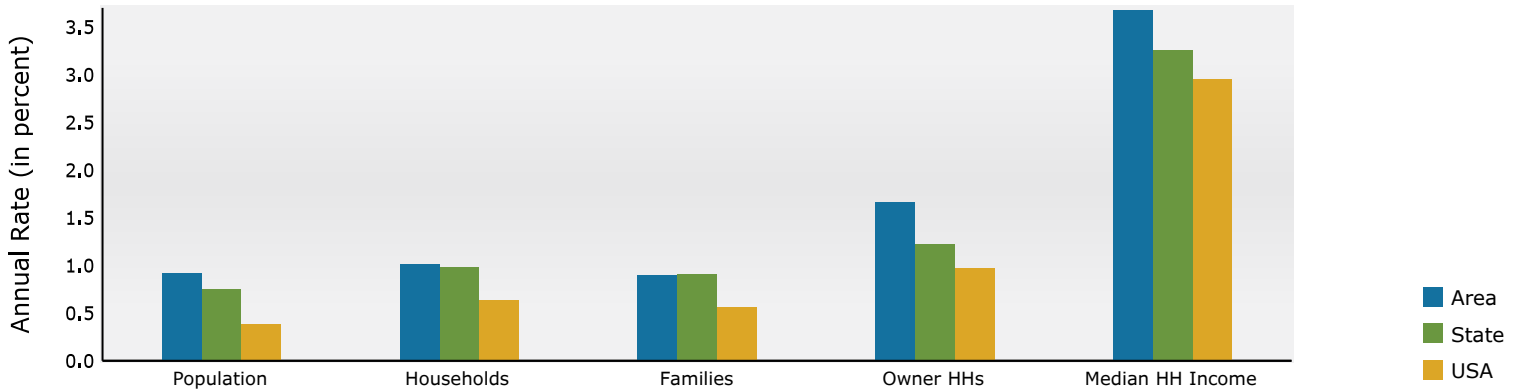
Summary	Census 2010		Census 2020		2024		2029	
Population	71,684		83,479		88,956		93,137	
Households	28,918		32,880		35,155		36,962	
Families	17,925		20,546		21,696		22,685	
Average Household Size	2.36		2.38		2.39		2.38	
Owner Occupied Housing Units	17,445		19,674		21,157		22,971	
Renter Occupied Housing Units	11,473		13,206		13,998		13,990	
Median Age	37.3		37.7		38.3		39.6	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.92%		0.75%		0.38%			
Households	1.01%		0.98%		0.64%			
Families	0.90%		0.91%		0.56%			
Owner HHs	1.66%		1.22%		0.97%			
Median Household Income	3.68%		3.26%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			2,563	7.3%	2,185	5.9%		
\$15,000 - \$24,999			2,417	6.9%	1,890	5.1%		
\$25,000 - \$34,999			3,835	10.9%	3,365	9.1%		
\$35,000 - \$49,999			4,764	13.6%	4,467	12.1%		
\$50,000 - \$74,999			6,302	17.9%	6,245	16.9%		
\$75,000 - \$99,999			4,743	13.5%	5,154	13.9%		
\$100,000 - \$149,999			5,966	17.0%	7,540	20.4%		
\$150,000 - \$199,999			2,633	7.5%	3,563	9.6%		
\$200,000+			1,933	5.5%	2,553	6.9%		
Median Household Income			\$63,602		\$76,198			
Average Household Income			\$86,740		\$101,066			
Per Capita Income			\$34,488		\$40,297			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,284	6.0%	4,494	5.4%	4,802	5.4%	4,968	5.3%
5 - 9	4,355	6.1%	4,956	5.9%	4,978	5.6%	4,782	5.1%
10 - 14	4,351	6.1%	4,933	5.9%	5,178	5.8%	4,986	5.4%
15 - 19	5,869	8.2%	7,429	8.9%	7,434	8.4%	7,536	8.1%
20 - 24	6,662	9.3%	7,298	8.7%	7,606	8.6%	7,626	8.2%
25 - 34	8,243	11.5%	10,137	12.1%	10,977	12.3%	11,617	12.5%
35 - 44	9,247	12.9%	9,274	11.1%	10,491	11.8%	11,079	11.9%
45 - 54	9,493	13.2%	9,937	11.9%	10,206	11.5%	10,446	11.2%
55 - 64	8,208	11.5%	10,089	12.1%	10,610	11.9%	10,597	11.4%
65 - 74	5,214	7.3%	8,141	9.8%	8,848	9.9%	10,001	10.7%
75 - 84	3,888	5.4%	4,661	5.6%	5,509	6.2%	6,757	7.3%
85+	1,872	2.6%	2,129	2.6%	2,317	2.6%	2,742	2.9%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	50,317	70.2%	50,557	60.6%	51,838	58.3%	52,637	56.5%
Black Alone	13,829	19.3%	17,895	21.4%	19,969	22.4%	21,607	23.2%
American Indian Alone	432	0.6%	602	0.7%	659	0.7%	696	0.7%
Asian Alone	1,305	1.8%	1,838	2.2%	2,237	2.5%	2,562	2.8%
Pacific Islander Alone	35	0.0%	57	0.1%	67	0.1%	69	0.1%
Some Other Race Alone	4,274	6.0%	6,987	8.4%	7,930	8.9%	8,635	9.3%
Two or More Races	1,492	2.1%	5,543	6.6%	6,256	7.0%	6,931	7.4%
Hispanic Origin (Any Race)	7,602	10.6%	11,308	13.5%	12,786	14.4%	13,990	15.0%

Data Note: Income is expressed in current dollars.

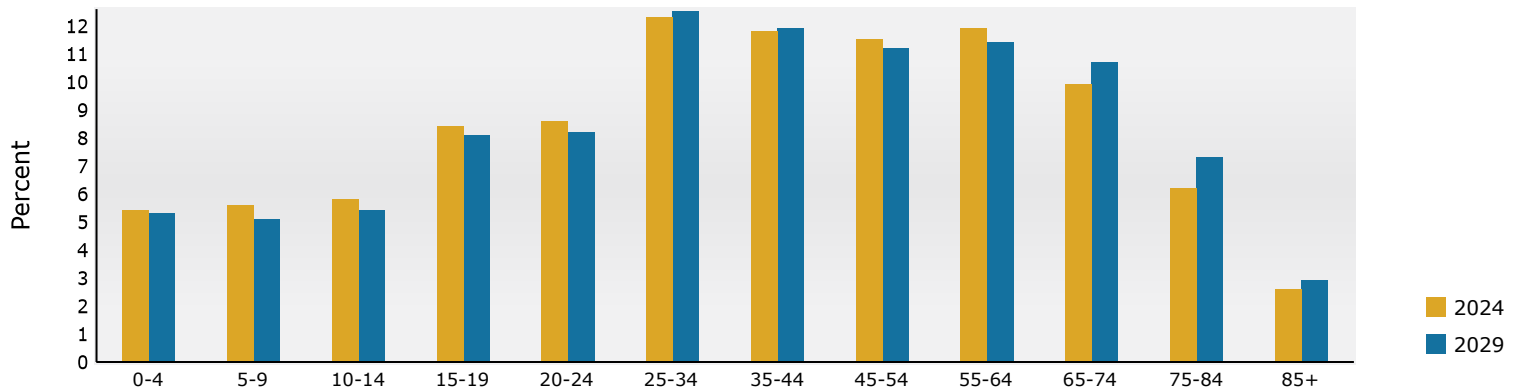
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 22, 2025

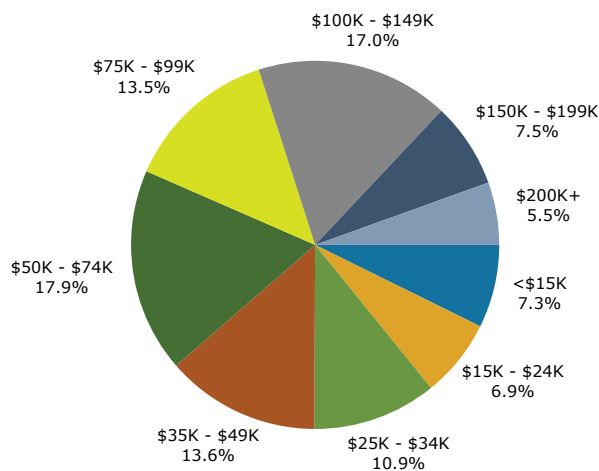
Trends 2024-2029



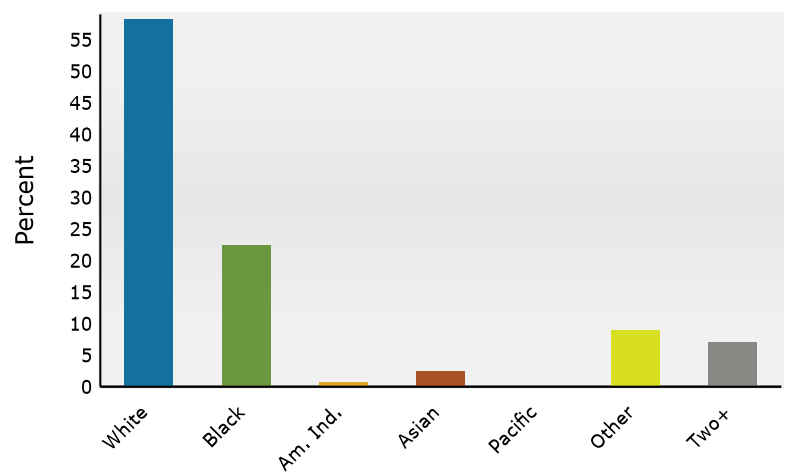
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 14.4%