

Join an established center with popular consumer choices!



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



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*



LEASING CONTACT

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

CURRENTLY AVAILABLE

- E16 +/- 41,158 sq ft



MORE INFO
www.gfdinc.com
919.448.1943

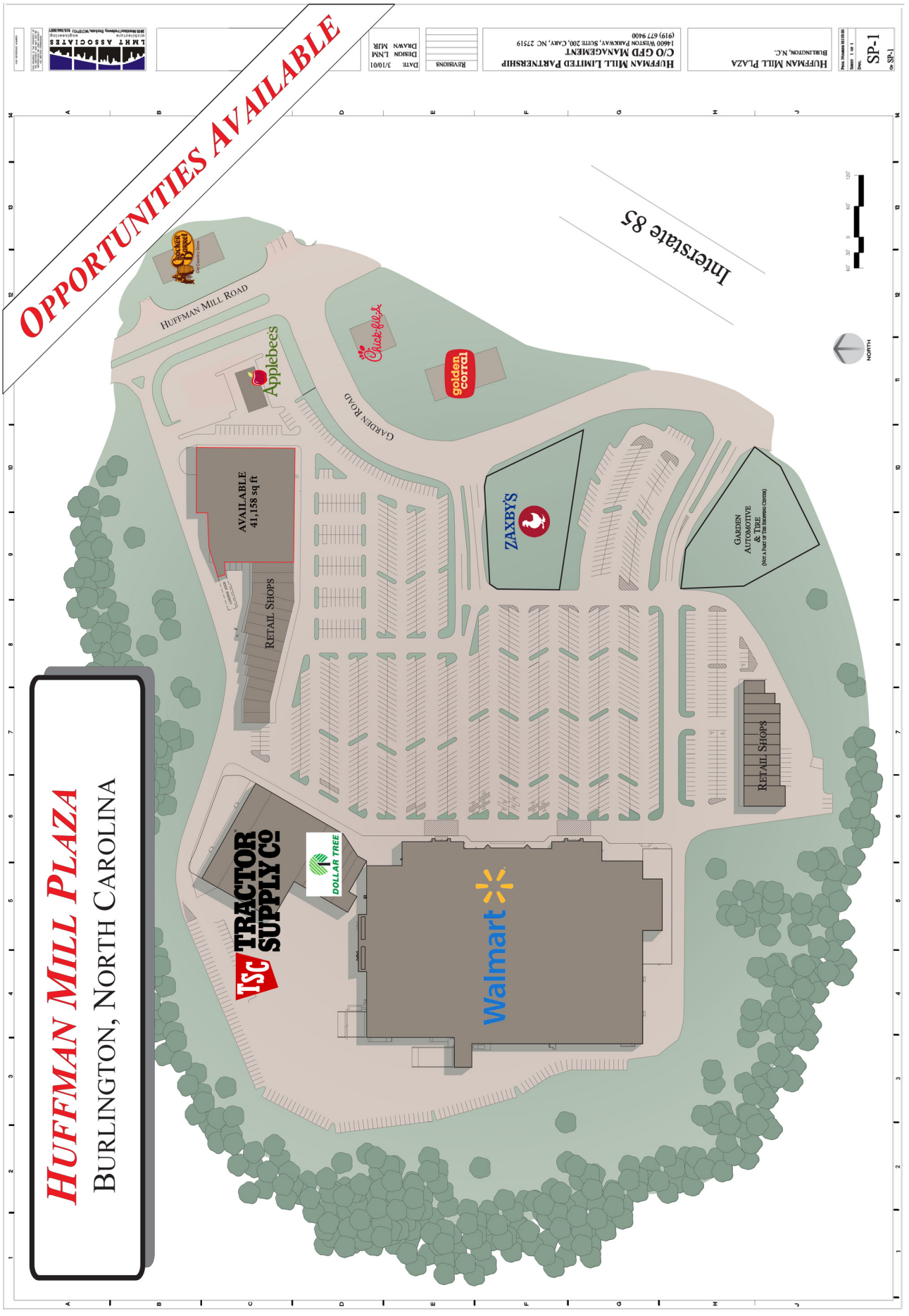


Scan this QR Code with your mobile phone's QR Reader to visit our website, and learn more about this property as well as others available for lease.

HUFFMAN MILL PLAZA

BURLINGTON, NORTH CAROLINA

OPPORTUNITIES AVAILABLE



DATE	3/10/11
DESIGN	L.M.T.
DRAWN	M.H.M.
REVISIONS	

C/O GFD MANAGEMENT
 14600 WESTON PARKWAY, SUITE 200, CARY, NC 27519
 (919) 677-9400

HUFFMAN MILL PLAZA
 BURLINGTON, N.C.

T-1-SP-1
 SHEET 1 OF 1



TARGET ROSS
More than just a store.
MicroBath & PET SMART
BED, BATH & BEYOND

University Commons

Dillard's
BARNES & NOBLE
JOYCE KEENE

Alamance Crossing

40

Walmart
Save money. Live better.

HUFFMAN MILL PLAZA

Huffman Mill Road

TRACTOR SUPPLY CO.

HomePlus

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	Ni Armor's Hawaiian & Polynesian BBQ	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

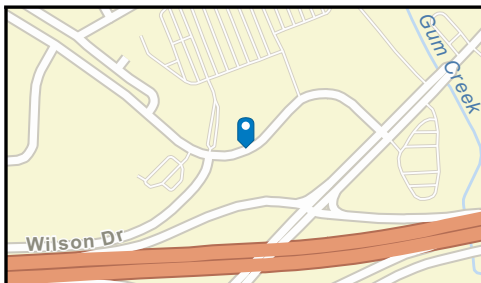
Outparcels:

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

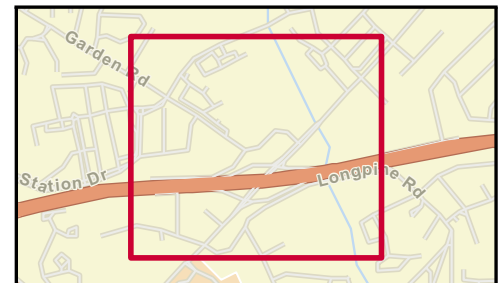
Traffic Count Map - Close Up

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

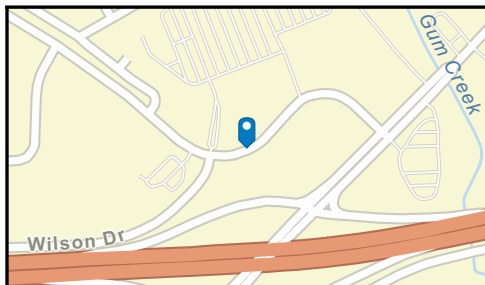
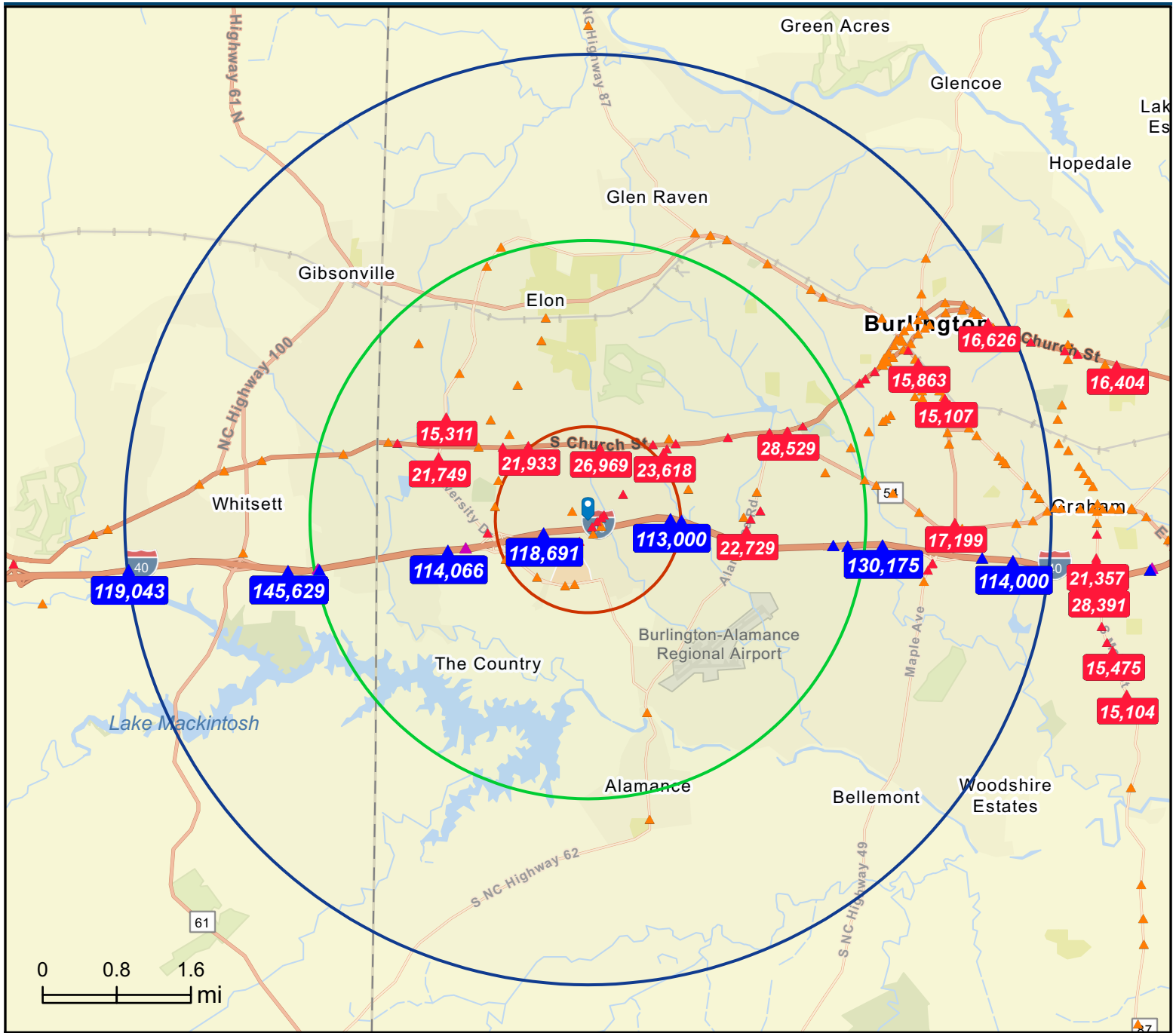


Source: ©2024 Kalibrate Technologies (Q3 2024).

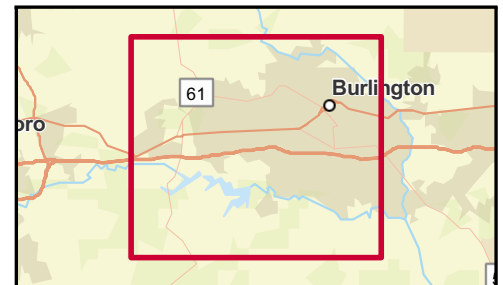
Traffic Count Map

3137 Garden Rd, Burlington, North Carolina, 27215
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Latitude: 36.06908
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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

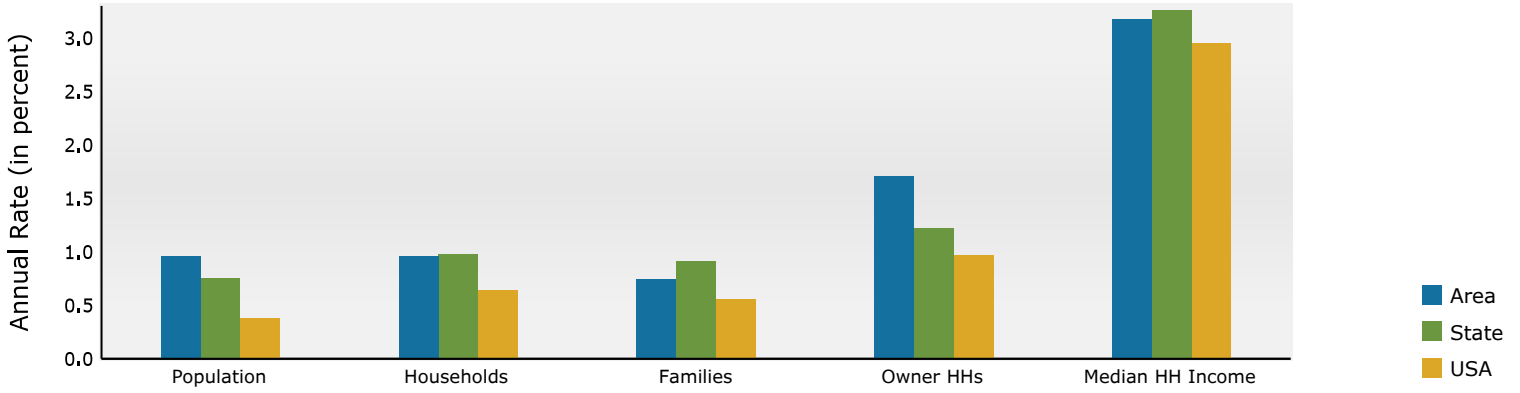
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	249	5.3%	284	5.0%	305	5.0%	313	4.9%
5 - 9	240	5.1%	310	5.4%	303	5.0%	293	4.6%
10 - 14	256	5.5%	303	5.3%	308	5.0%	292	4.6%
15 - 19	249	5.3%	263	4.6%	271	4.4%	275	4.3%
20 - 24	388	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%

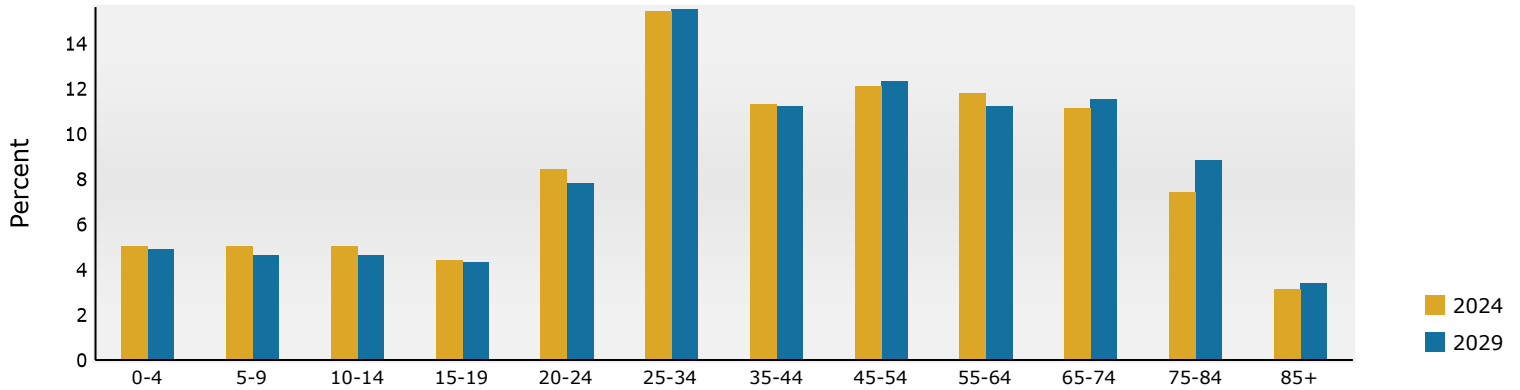
Data Note: Income is expressed in current dollars.

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

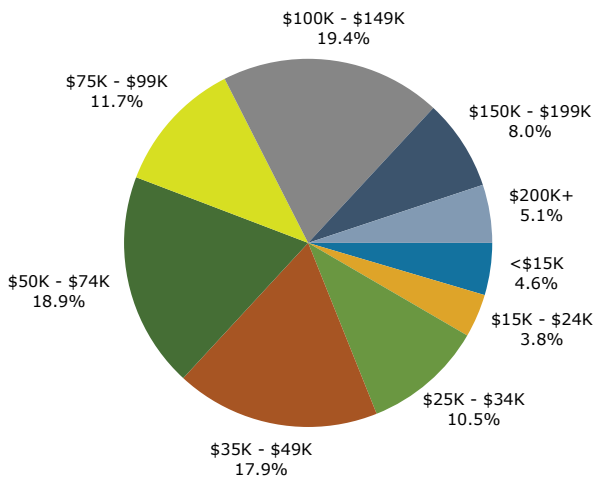
Trends 2024-2029



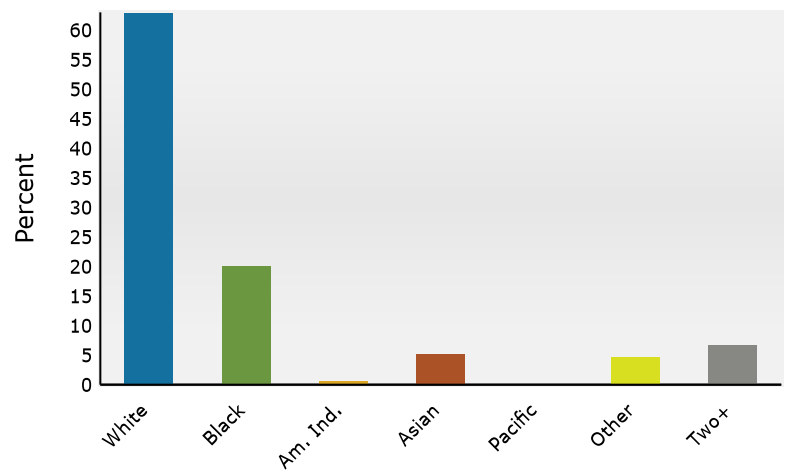
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 9.1%

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

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

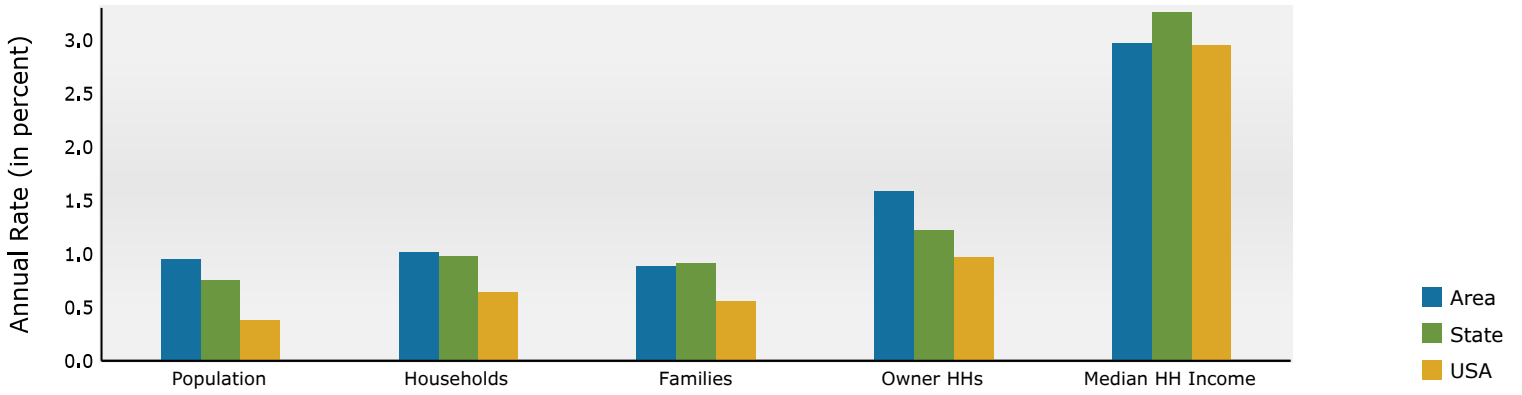
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,544	4.6%	1,822	4.5%	2,045	4.7%	2,127	4.6%
5 - 9	1,708	5.1%	1,976	4.9%	2,113	4.8%	2,055	4.5%
10 - 14	1,856	5.5%	1,981	4.9%	2,159	4.9%	2,131	4.6%
15 - 19	3,244	9.7%	4,260	10.6%	4,230	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%

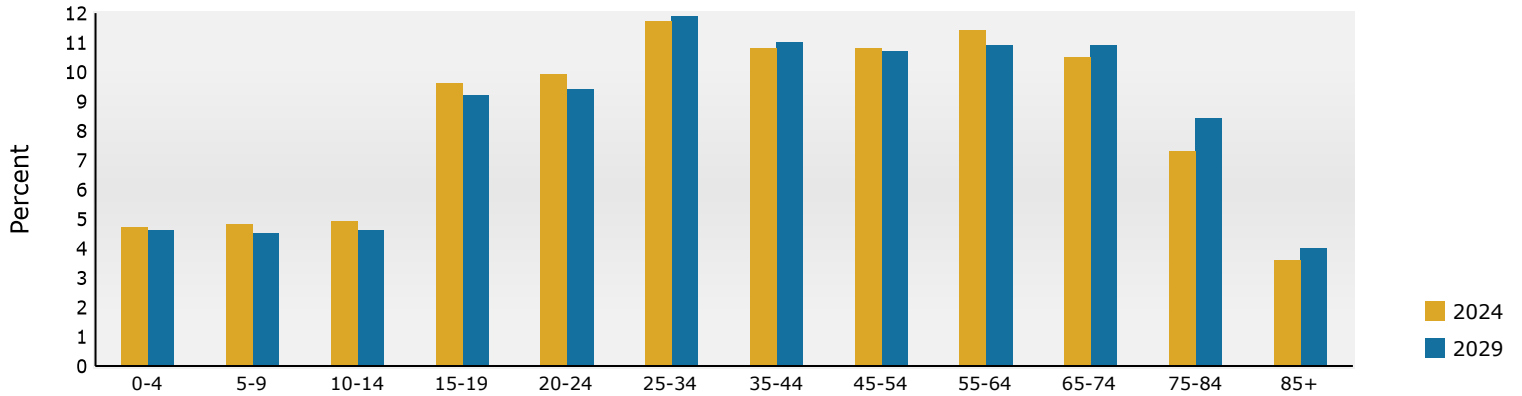
Data Note: Income is expressed in current dollars.

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

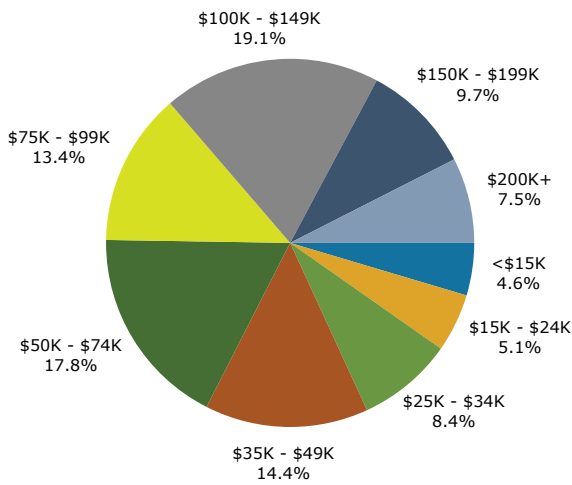
Trends 2024-2029



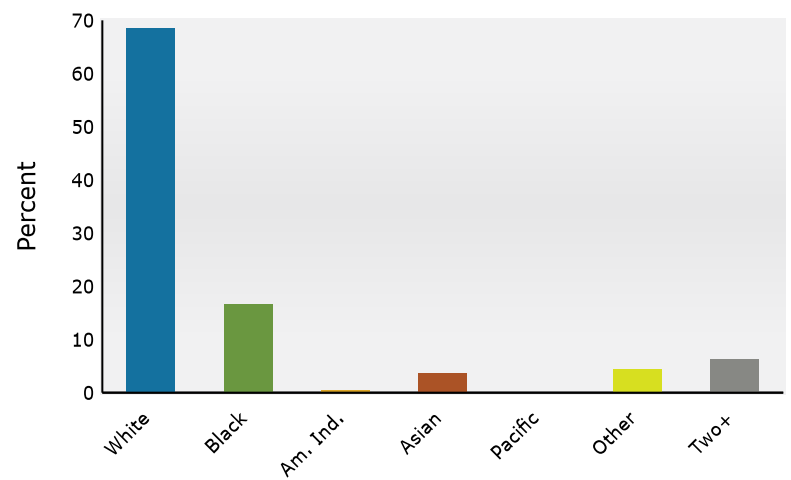
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 8.5%

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

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

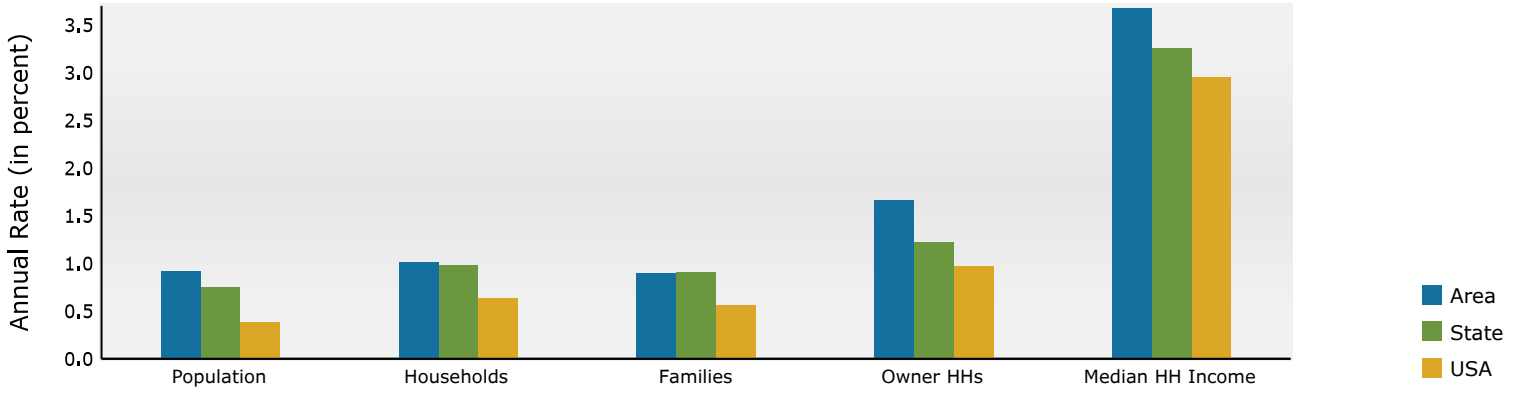
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,284	6.0%	4,494	5.4%	4,802	5.4%	4,968	5.3%
5 - 9	4,355	6.1%	4,956	5.9%	4,978	5.6%	4,782	5.1%
10 - 14	4,351	6.1%	4,933	5.9%	5,178	5.8%	4,986	5.4%
15 - 19	5,869	8.2%	7,429	8.9%	7,434	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%

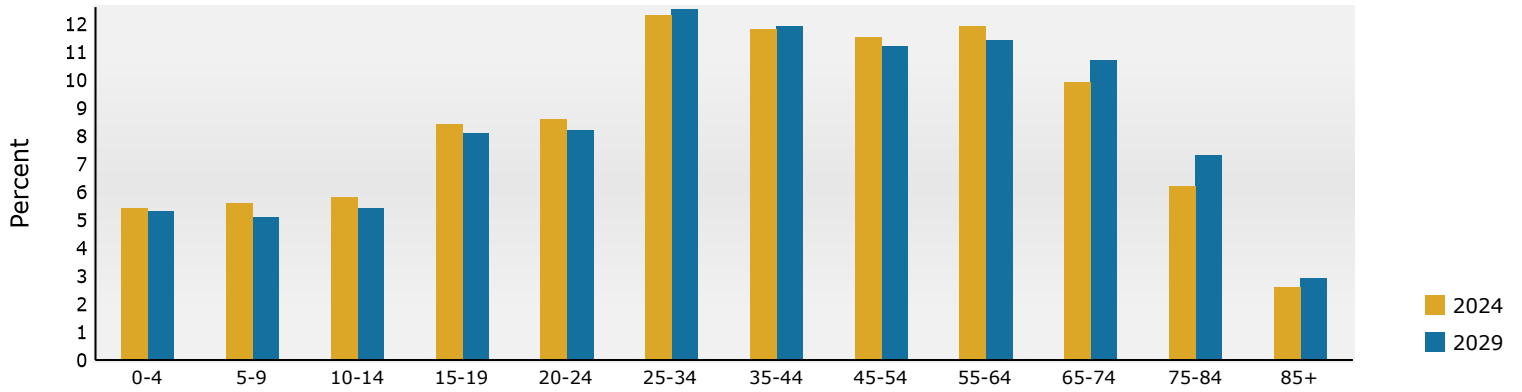
Data Note: Income is expressed in current dollars.

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

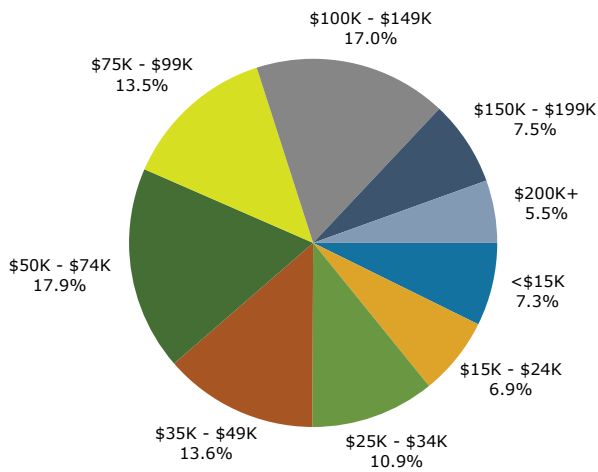
Trends 2024-2029



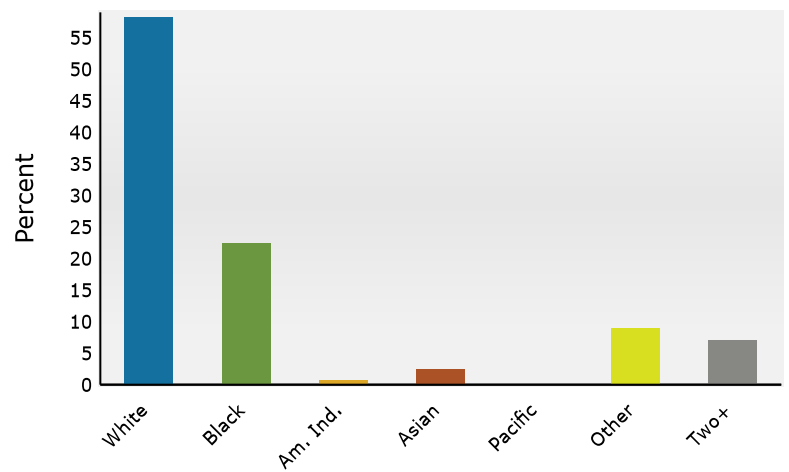
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 14.4%

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