

Join an established center with popular consumer choices!



Located directly off Interstate 40
WALMART SUPERCENTER, TRACTOR SUPPLY, DOLLAR TREE
+41,000 Sq Ft Conn's HomePlus



PROPERTY HIGHLIGHTS

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

LOCATION HIGHLIGHTS

- 2023 estimated population within 5 miles - 87,185*
- 2023 estimated average household income within 5 miles - \$80,398*

**Demographics obtained from Esri*

CURRENTLY AVAILABLE

- Fully Leased



LEASING CONTACT

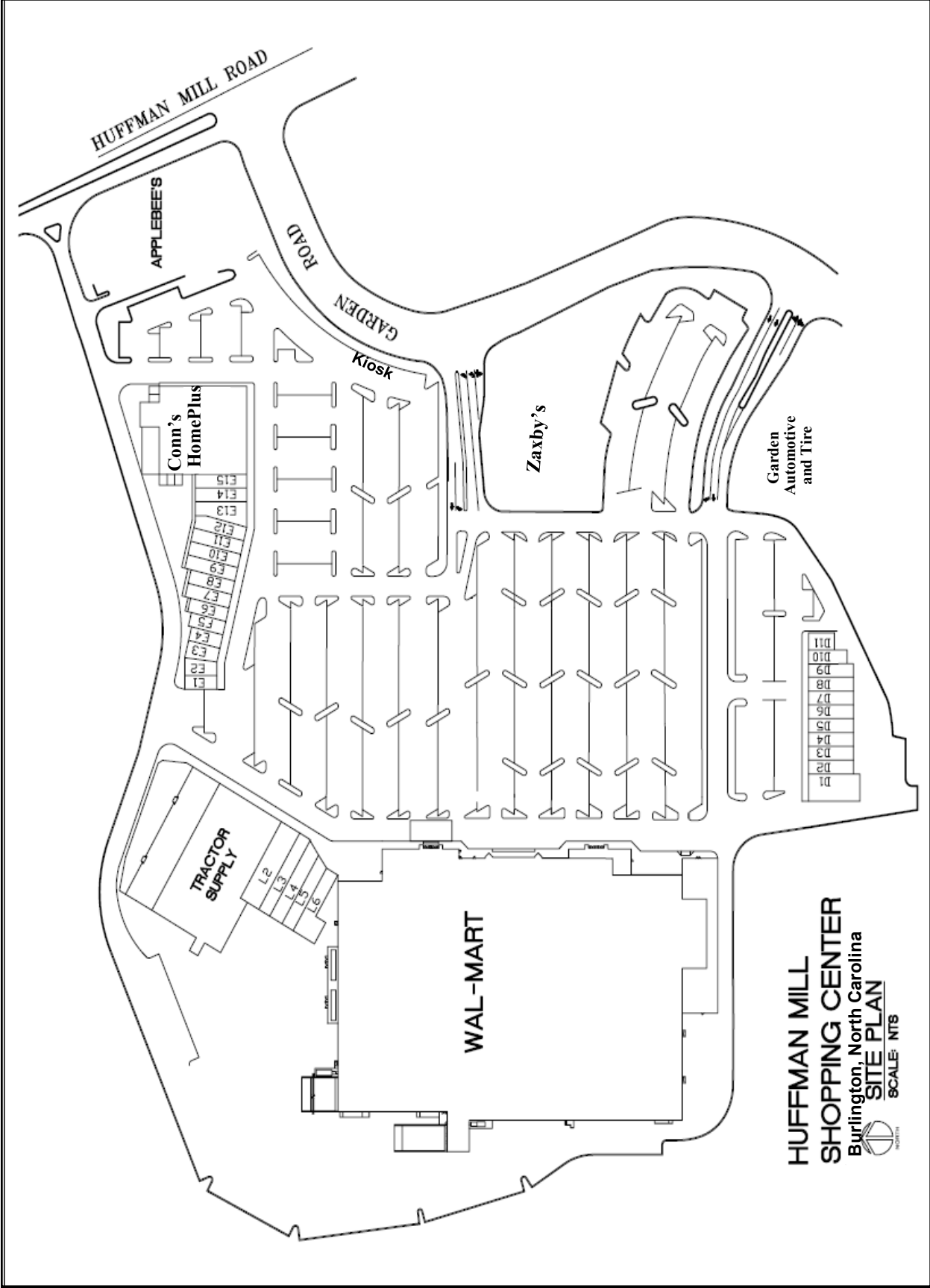
Vivienne Wraith
 vwraith@gfdinc.com
 Suite 205
 6350 Quadrangle Drive
 Chapel Hill, NC 27517



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.

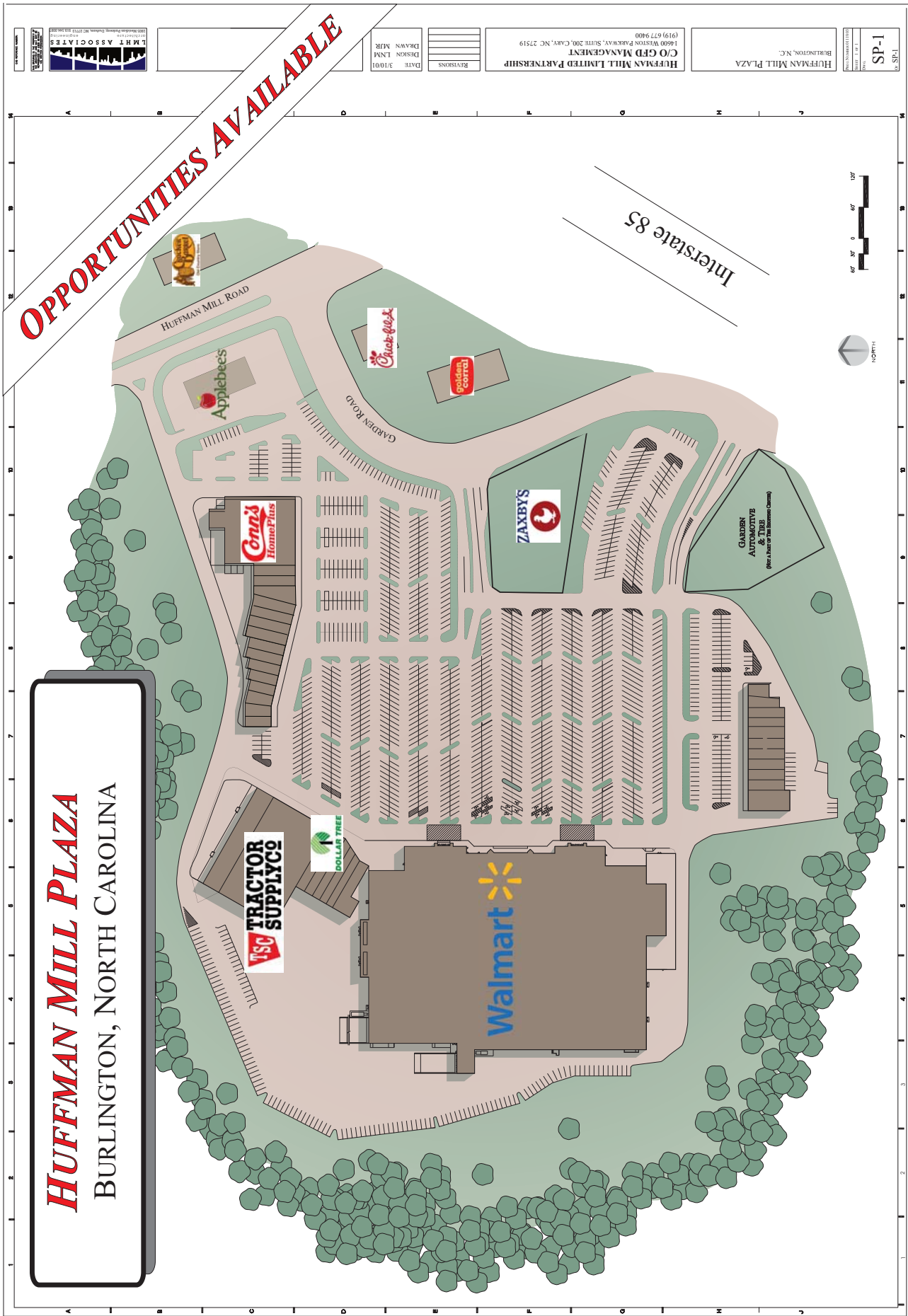


**HUFFMAN MILL
SHOPPING CENTER**
Burlington, North Carolina
SITE PLAN
SCALE: NTS



OPPORTUNITIES AVAILABLE

HUFFMAN MILL PLAZA
BURLINGTON, NORTH CAROLINA



DATE	3/10/08
DRAWN	MMR
DESIGN	MMR
REVISIONS	

HUFFMAN MILL LIMITED PARTNERSHIP
C/O GFD MANAGEMENT
1400N WESTON PARKWAY, SUITE 200, CARY, NC 27519
(919) 677 9400

HUFFMAN MILL PLAZA
BURLINGTON, N.C.

SP-1
1-55



TARGET ROSS
MICHAELS
PET SMART

University Commons

Dillard's
BARNES & NOBLE
JOYCE KAY

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

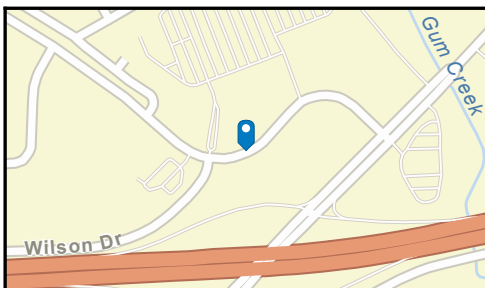
<u>SPACE</u>	<u>TENANT</u>	<u>SQUARE FEET</u>
B	Walmart	205,270
D1 - D2	Cancun Mexican Restaurant	3,200
D3 - D7	Cato	7,000
D8 - D9	Ni Armor's Hawaiian & Polynesian BBQ	2,725
D10	BROW N BROW	1,200
D11	Burlington Coffee Shop	1,000
E1	Tobacco & Gift	1,000
E2	Boost Mobile	1,152
E3	China Gate	1,152
E4 – E5	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	Conn's HomePlus	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:

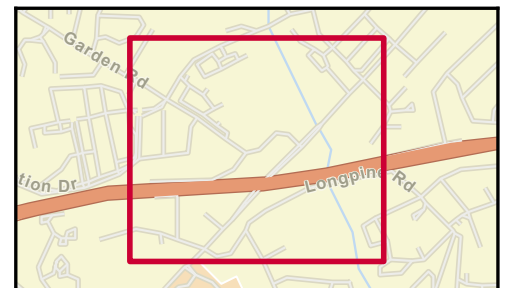
Applebee's
 Garden Automotive & Tire Service Center
 Zaxby's

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

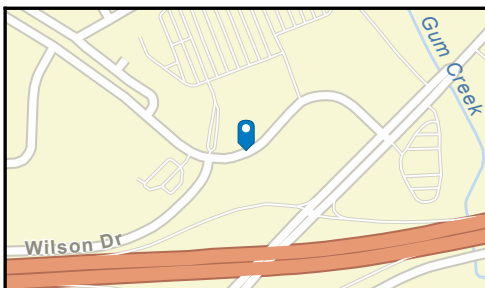
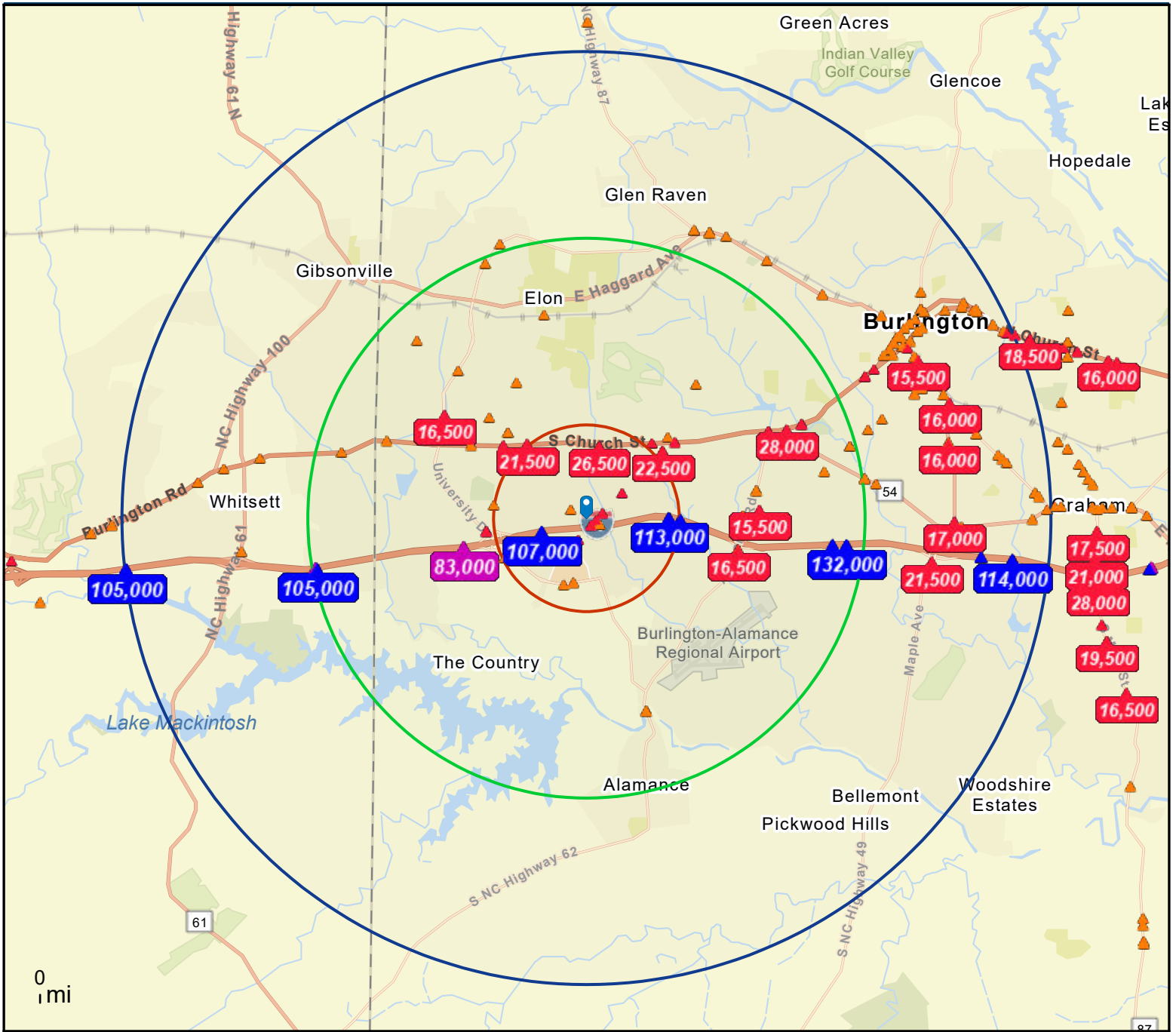
Prepared by Esri
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 Longitude: -79.49851



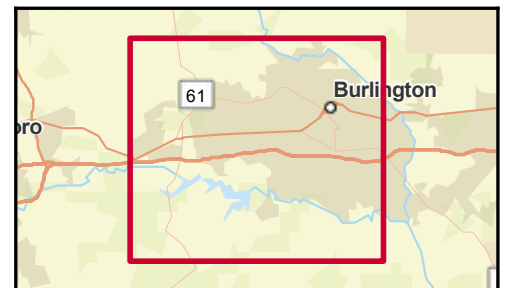
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).



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Source: ©2023 Kalibrate Technologies (Q3 2023).



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	2023	2028
Population	4,652	5,679	5,942	6,023
Households	2,255	2,830	2,947	3,005
Families	1,249	1,575	1,550	1,569
Average Household Size	2.04	1.99	2.00	1.99
Owner Occupied Housing Units	1,150	1,310	1,654	1,700
Renter Occupied Housing Units	1,105	1,520	1,293	1,304
Median Age	41.5	40.6	42.2	43.1

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.27%	0.53%	0.30%
Households	0.39%	0.68%	0.49%
Families	0.24%	0.60%	0.44%
Owner HHs	0.55%	0.78%	0.66%
Median Household Income	2.28%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	153	5.2%	129	4.3%
\$15,000 - \$24,999	102	3.5%	85	2.8%
\$25,000 - \$34,999	287	9.7%	237	7.9%
\$35,000 - \$49,999	444	15.1%	391	13.0%
\$50,000 - \$74,999	654	22.2%	670	22.3%
\$75,000 - \$99,999	397	13.5%	424	14.1%
\$100,000 - \$149,999	648	22.0%	738	24.6%
\$150,000 - \$199,999	170	5.8%	222	7.4%
\$200,000+	92	3.1%	109	3.6%

Median Household Income	\$66,530	\$74,481
Average Household Income	\$85,818	\$96,041
Per Capita Income	\$40,740	\$45,855

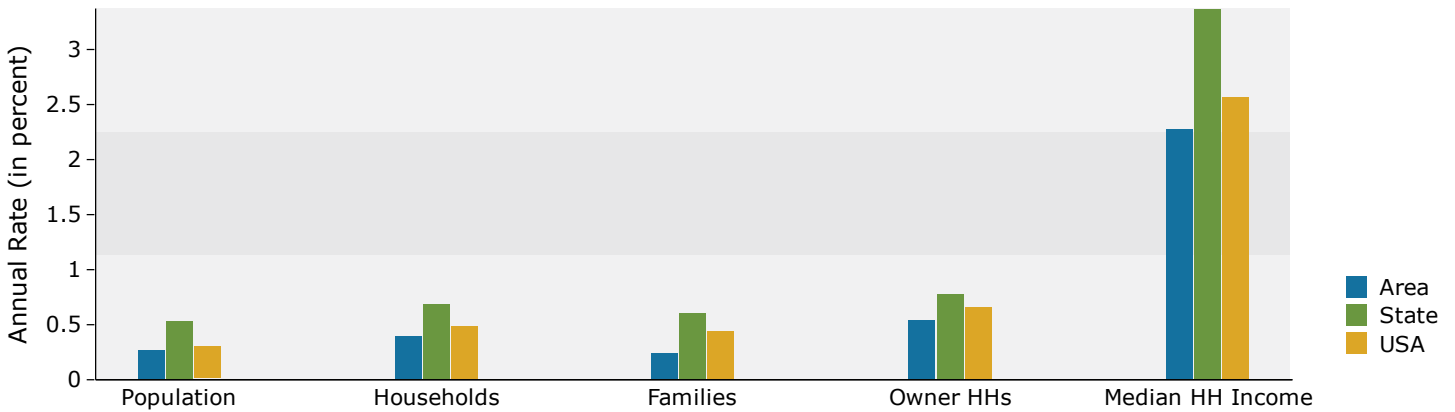
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	248	5.3%	284	5.0%	290	4.9%	298	4.9%
5 - 9	239	5.1%	309	5.4%	308	5.2%	304	5.0%
10 - 14	254	5.5%	302	5.3%	321	5.4%	314	5.2%
15 - 19	247	5.3%	259	4.6%	321	5.4%	300	5.0%
20 - 24	385	8.3%	481	8.5%	307	5.2%	366	6.1%
25 - 34	593	12.7%	853	15.0%	851	14.3%	703	11.7%
35 - 44	565	12.1%	633	11.1%	786	13.2%	882	14.6%
45 - 54	600	12.9%	709	12.5%	677	11.4%	722	12.0%
55 - 64	599	12.9%	680	12.0%	717	12.1%	656	10.9%
65 - 74	405	8.7%	619	10.9%	723	12.2%	699	11.6%
75 - 84	328	7.1%	373	6.6%	429	7.2%	546	9.1%
85+	190	4.1%	177	3.1%	211	3.6%	233	3.9%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	3,510	75.4%	3,713	65.4%	3,810	64.1%	3,717	61.7%
Black Alone	637	13.7%	1,070	18.8%	1,133	19.1%	1,183	19.6%
American Indian Alone	12	0.3%	24	0.4%	26	0.4%	27	0.4%
Asian Alone	249	5.4%	266	4.7%	296	5.0%	340	5.6%
Pacific Islander Alone	3	0.1%	6	0.1%	8	0.1%	8	0.1%
Some Other Race Alone	139	3.0%	244	4.3%	274	4.6%	311	5.2%
Two or More Races	103	2.2%	355	6.3%	396	6.7%	437	7.3%
Hispanic Origin (Any Race)	232	5.0%	473	8.3%	533	9.0%	595	9.9%

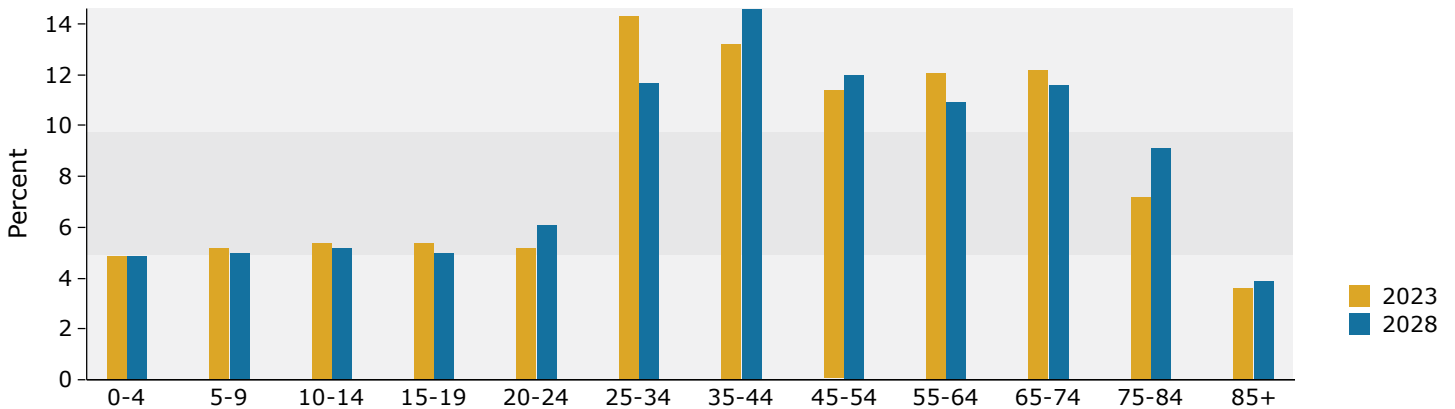
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

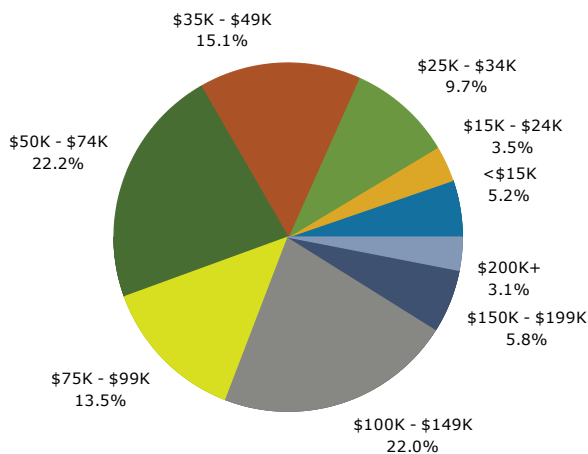
Trends 2023-2028



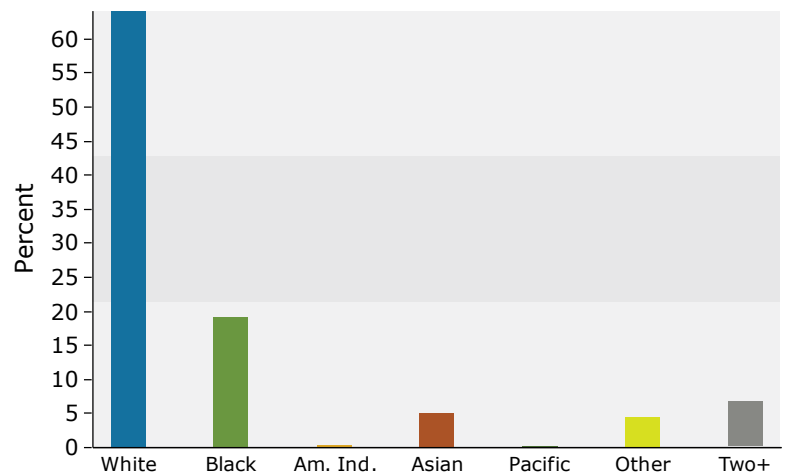
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 9.0%



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	2023	2028
Population	33,631	40,287	43,164	43,743
Households	13,581	15,721	16,813	17,099
Families	8,219	9,630	9,757	9,863
Average Household Size	2.29	2.30	2.33	2.32
Owner Occupied Housing Units	8,540	9,639	10,486	10,818
Renter Occupied Housing Units	5,041	6,082	6,327	6,282
Median Age	39.0	38.4	39.3	39.8

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.27%	0.53%	0.30%
Households	0.34%	0.68%	0.49%
Families	0.22%	0.60%	0.44%
Owner HHs	0.63%	0.78%	0.66%
Median Household Income	2.44%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	1,024	6.1%	882	5.2%
\$15,000 - \$24,999	1,013	6.0%	844	4.9%
\$25,000 - \$34,999	1,459	8.7%	1,200	7.0%
\$35,000 - \$49,999	2,084	12.4%	1,823	10.7%
\$50,000 - \$74,999	3,310	19.7%	3,274	19.1%
\$75,000 - \$99,999	2,431	14.5%	2,560	15.0%
\$100,000 - \$149,999	3,524	21.0%	4,013	23.5%
\$150,000 - \$199,999	1,187	7.1%	1,558	9.1%
\$200,000+	781	4.6%	944	5.5%

Median Household Income	\$70,013	\$78,990
Average Household Income	\$90,716	\$102,779
Per Capita Income	\$36,188	\$41,114

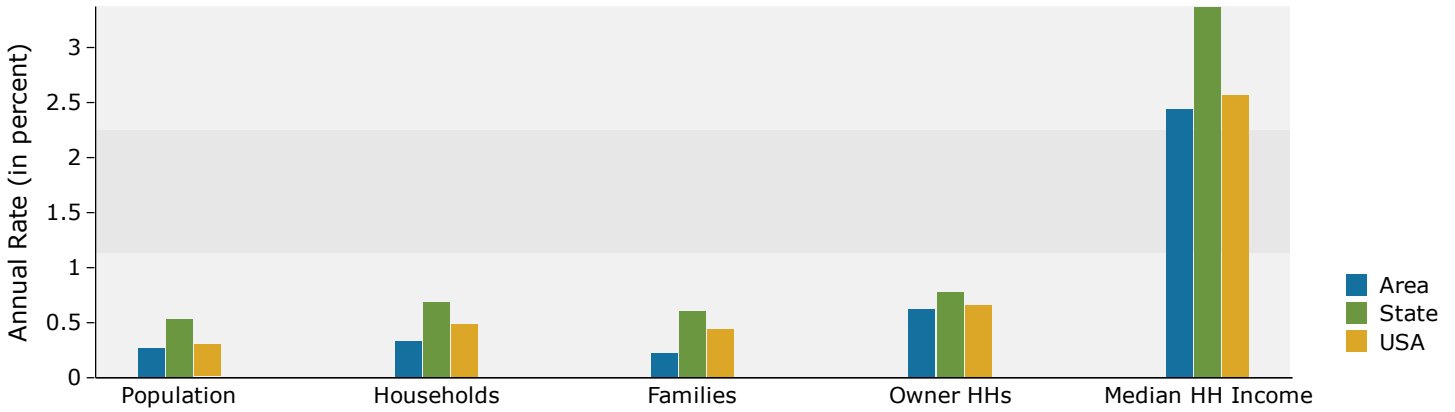
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,556	4.6%	1,830	4.5%	1,823	4.2%	1,885	4.3%
5 - 9	1,711	5.1%	1,980	4.9%	2,035	4.7%	2,022	4.6%
10 - 14	1,859	5.5%	1,982	4.9%	2,165	5.0%	2,129	4.9%
15 - 19	3,247	9.7%	4,261	10.6%	4,026	9.3%	3,951	9.0%
20 - 24	3,709	11.0%	4,269	10.6%	4,315	10.0%	4,394	10.0%
25 - 34	3,252	9.7%	4,475	11.1%	5,134	11.9%	4,763	10.9%
35 - 44	3,876	11.5%	3,970	9.9%	4,832	11.2%	5,285	12.1%
45 - 54	4,278	12.7%	4,451	11.0%	4,564	10.6%	4,558	10.4%
55 - 64	4,015	11.9%	4,715	11.7%	4,912	11.4%	4,511	10.3%
65 - 74	2,605	7.7%	4,252	10.6%	4,784	11.1%	4,812	11.0%
75 - 84	2,307	6.9%	2,665	6.6%	3,039	7.0%	3,746	8.6%
85+	1,219	3.6%	1,437	3.6%	1,534	3.6%	1,688	3.9%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	27,383	81.4%	28,752	71.4%	30,139	69.8%	29,532	67.5%
Black Alone	3,897	11.6%	6,159	15.3%	6,781	15.7%	7,158	16.4%
American Indian Alone	75	0.2%	151	0.4%	165	0.4%	178	0.4%
Asian Alone	855	2.5%	1,253	3.1%	1,509	3.5%	1,745	4.0%
Pacific Islander Alone	19	0.1%	32	0.1%	35	0.1%	38	0.1%
Some Other Race Alone	835	2.5%	1,607	4.0%	1,851	4.3%	2,102	4.8%
Two or More Races	567	1.7%	2,335	5.8%	2,685	6.2%	2,990	6.8%
Hispanic Origin (Any Race)	1,633	4.9%	3,111	7.7%	3,601	8.3%	4,026	9.2%

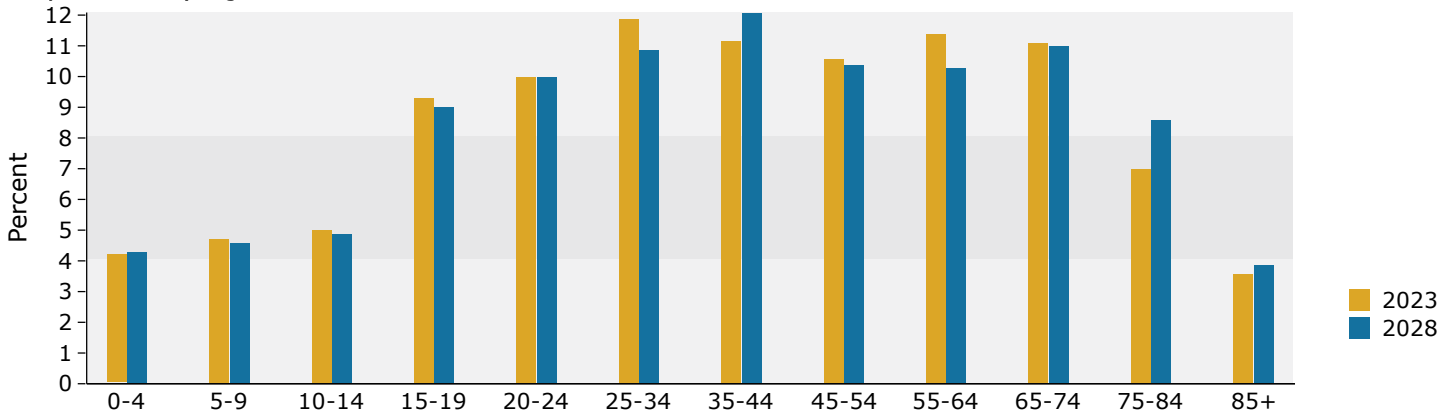
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

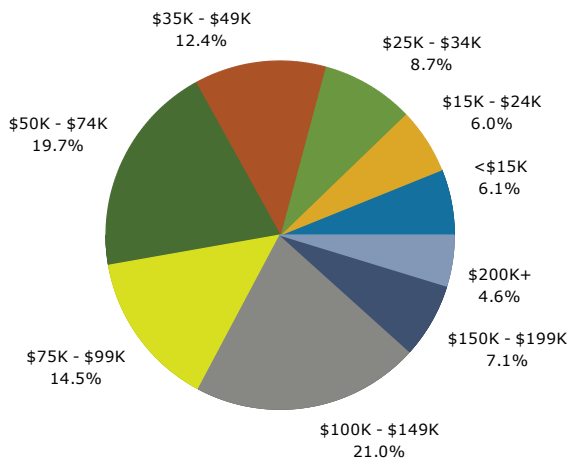
Trends 2023-2028



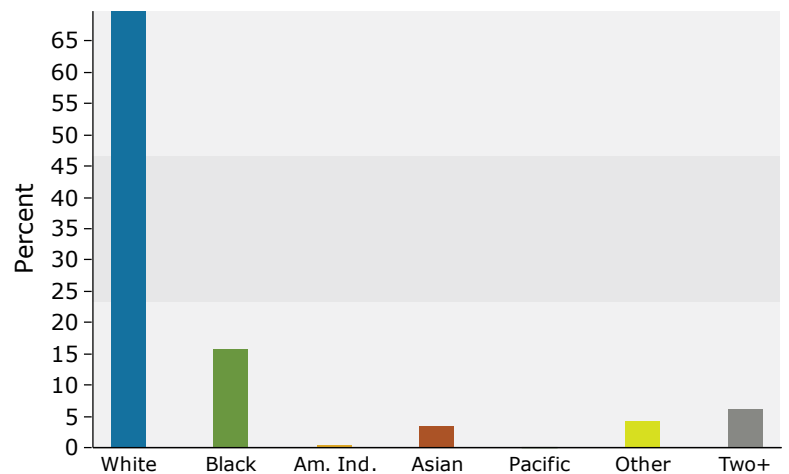
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 8.3%

Source: Esri forecasts for 2023 and 2028. 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	2023	2028
Population	71,336	83,088	87,185	88,714
Households	28,772	32,716	34,354	35,104
Families	17,812	20,420	20,418	20,735
Average Household Size	2.36	2.38	2.38	2.38
Owner Occupied Housing Units	17,315	19,528	21,023	21,795
Renter Occupied Housing Units	11,456	13,188	13,331	13,310
Median Age	37.3	37.6	38.7	39.2

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.35%	0.53%	0.30%
Households	0.43%	0.68%	0.49%
Families	0.31%	0.60%	0.44%
Owner HHs	0.72%	0.78%	0.66%
Median Household Income	2.68%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,180	9.3%	2,776	7.9%
\$15,000 - \$24,999	2,663	7.8%	2,273	6.5%
\$25,000 - \$34,999	4,075	11.9%	3,537	10.1%
\$35,000 - \$49,999	3,794	11.0%	3,452	9.8%
\$50,000 - \$74,999	6,697	19.5%	6,710	19.1%
\$75,000 - \$99,999	4,836	14.1%	5,197	14.8%
\$100,000 - \$149,999	6,051	17.6%	7,109	20.3%
\$150,000 - \$199,999	1,826	5.3%	2,511	7.2%
\$200,000+	1,232	3.6%	1,538	4.4%

Median Household Income	\$60,461	\$69,007
Average Household Income	\$80,398	\$91,964
Per Capita Income	\$31,906	\$36,613

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,258	6.0%	4,472	5.4%	4,472	5.1%	4,606	5.2%
5 - 9	4,327	6.1%	4,931	5.9%	4,874	5.6%	4,847	5.5%
10 - 14	4,323	6.1%	4,905	5.9%	4,922	5.6%	4,983	5.6%
15 - 19	5,849	8.2%	7,403	8.9%	6,986	8.0%	7,001	7.9%
20 - 24	6,648	9.3%	7,278	8.8%	7,537	8.6%	7,597	8.6%
25 - 34	8,194	11.5%	10,094	12.1%	10,897	12.5%	10,339	11.7%
35 - 44	9,192	12.9%	9,227	11.1%	10,598	12.2%	11,220	12.6%
45 - 54	9,444	13.2%	9,879	11.9%	9,958	11.4%	10,008	11.3%
55 - 64	8,166	11.4%	10,035	12.1%	10,129	11.6%	9,615	10.8%
65 - 74	5,189	7.3%	8,101	9.7%	9,209	10.6%	9,350	10.5%
75 - 84	3,879	5.4%	4,638	5.6%	5,312	6.1%	6,587	7.4%
85+	1,868	2.6%	2,125	2.6%	2,292	2.6%	2,562	2.9%

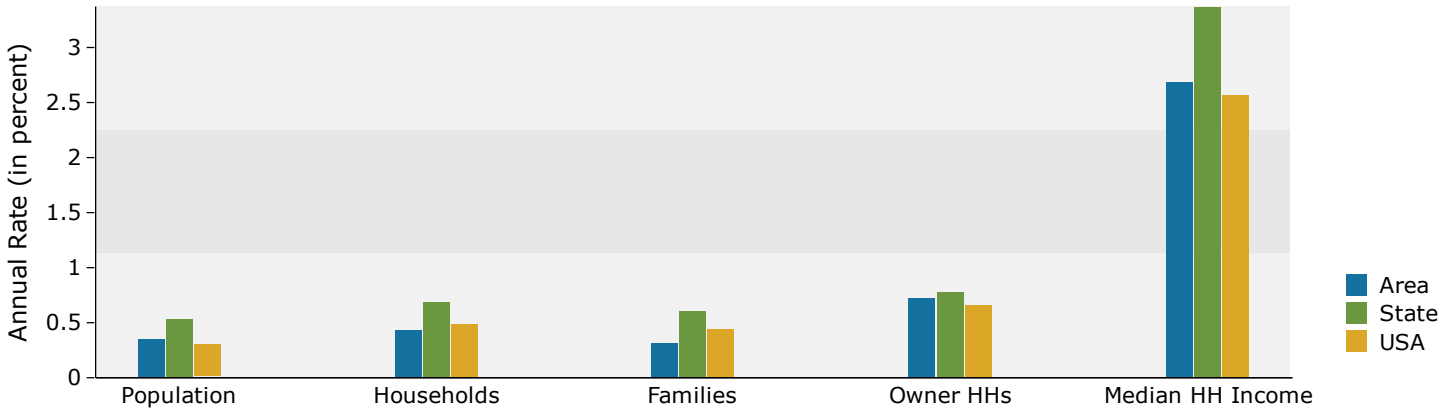
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	50,049	70.2%	50,286	60.5%	51,927	59.6%	50,881	57.4%
Black Alone	13,798	19.3%	17,856	21.5%	18,659	21.4%	19,324	21.8%
American Indian Alone	426	0.6%	594	0.7%	641	0.7%	690	0.8%
Asian Alone	1,301	1.8%	1,833	2.2%	2,151	2.5%	2,483	2.8%
Pacific Islander Alone	35	0.0%	57	0.1%	62	0.1%	68	0.1%
Some Other Race Alone	4,239	5.9%	6,946	8.4%	7,646	8.8%	8,525	9.6%
Two or More Races	1,488	2.1%	5,516	6.6%	6,099	7.0%	6,744	7.6%

Hispanic Origin (Any Race)	7,551	10.6%	11,240	13.5%	12,399	14.2%	13,645	15.4%
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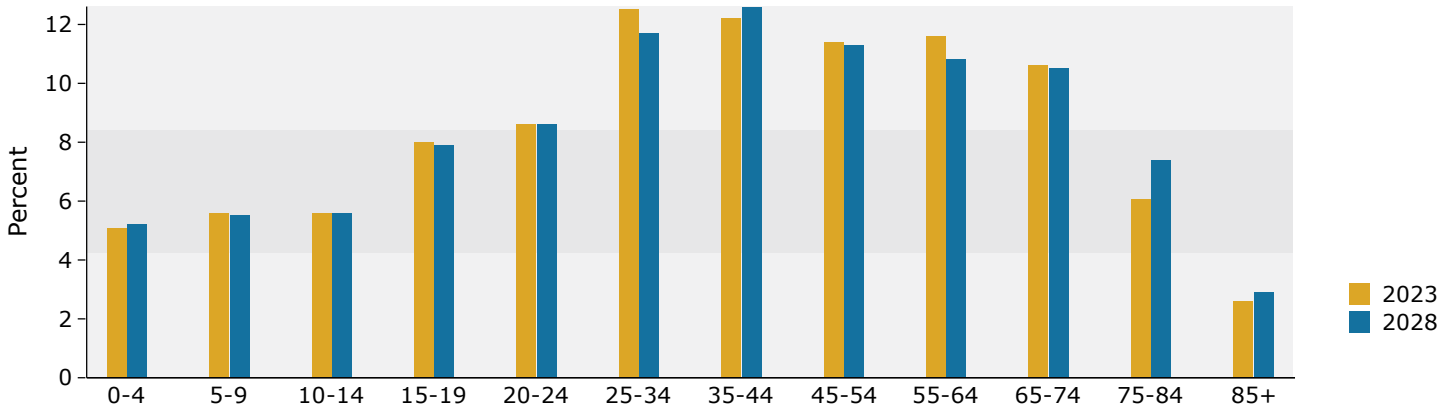
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

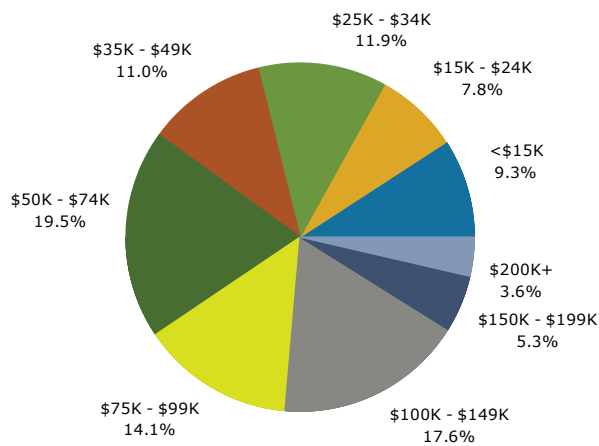
Trends 2023-2028



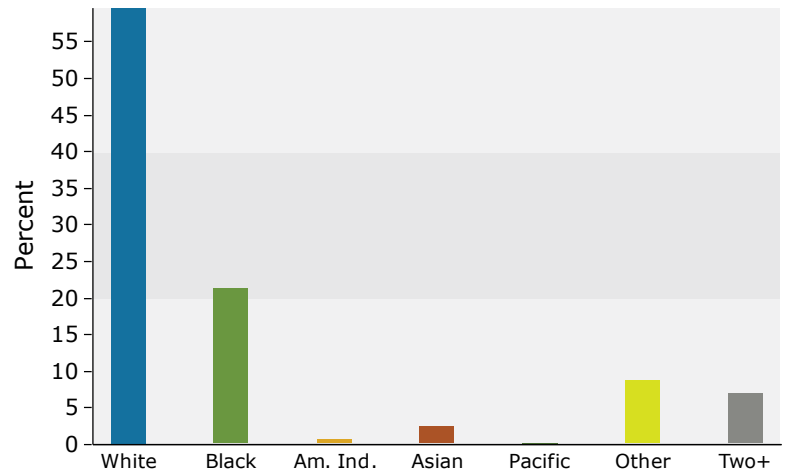
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 14.2%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.