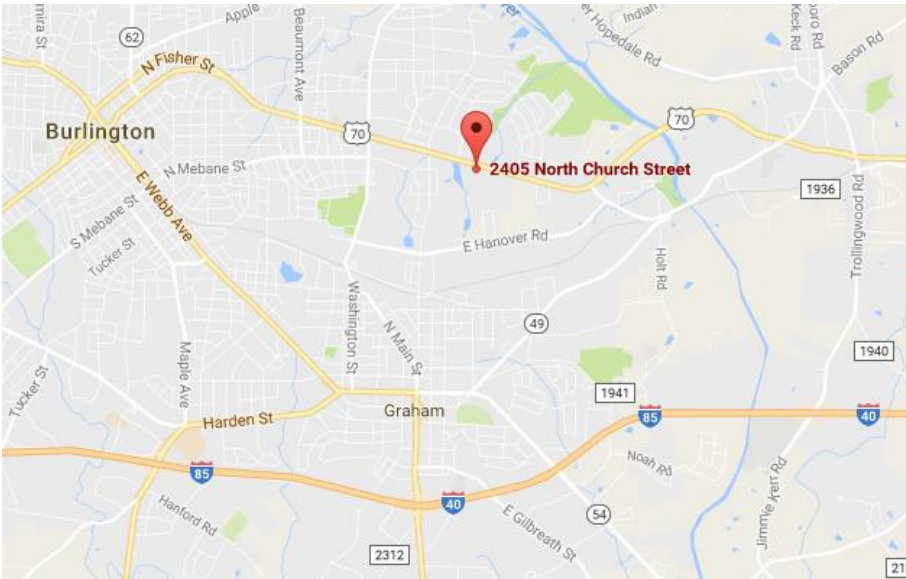


# Retail / Restaurant Sublease

2405 North Church Street, Burlington NC

**DOWELL**  
**COMMERCIAL**



## Property Specifications:

- **Parcel:** Alamance County parcel 148619.
- **Building SF:** 2,135 SF.
- **Prior Use:** Active restaurant until Sept 2016.
- **Seating:** Permitted for a 75 person occupancy. Approx. seating and service area of 34' x 34'.
- **Bathrooms:** Two (2) single person bathrooms
- **Hood System:** 9' wide x 6' deep.
- **Walk In Freezer:** 10' wide x 6' deep.
- **Acreage:** 1.3 acres. A flat, cleared area at the rear of the parking lot is also part of this property.
- **Zoning:** B2, Burlington Zoning
- **Vehicular Access:** North Church Street.
- **Traffic Counts:** 16,000 - 17,000 VPD.
- **Signage:** Large dual sided single tenant signage with changeable marquee.
- **Restricted Uses:** Bar, Dance Hall, Pool Hall, Night Club, Adult Store.
- **Term Expiration:** December 31, 2022.
- **Pricing:** For sublease at \$15.17 SF modified gross. Base rent includes insurance and property taxes (\$2.17 SF with a 2016 base year). Tenant to incur their own operating expenses and CAM charges.



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