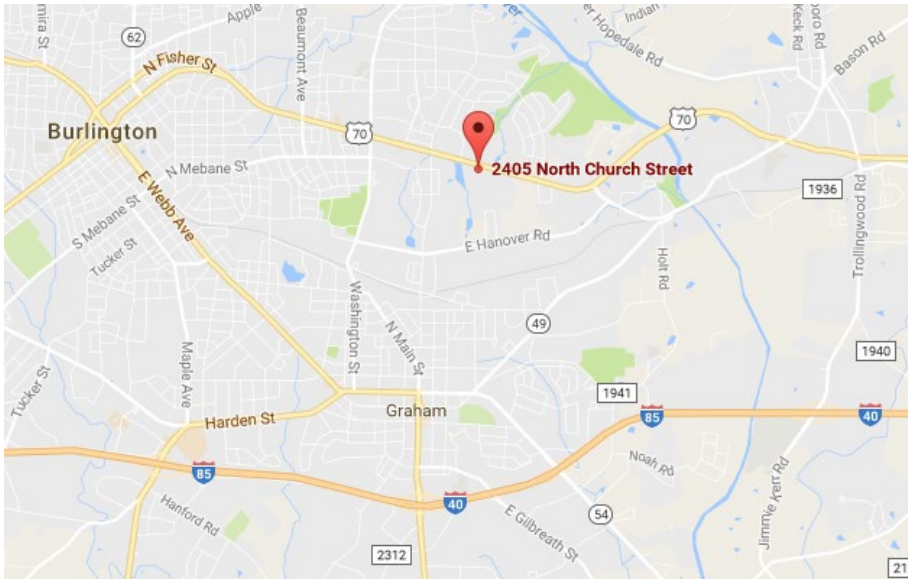


Retail / Restaurant Sublease

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. Retail user from 2017 - 2019.

Seating: Prior permitted restaurant seating for 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.

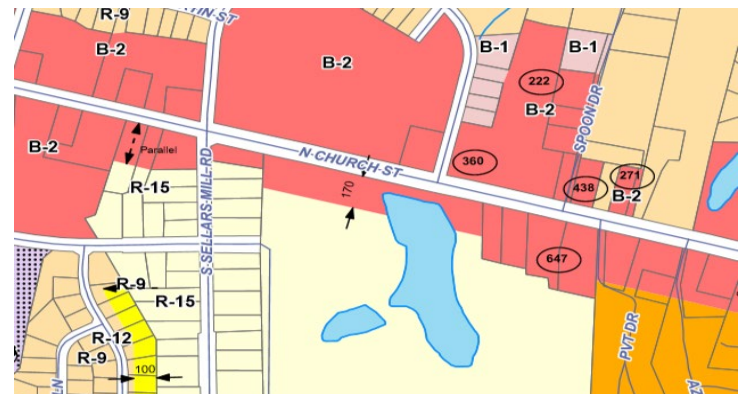
Traffic Counts: 18,000 VPD (2018)

Signage: Large dual sided changeable marquee.

Restricted Uses: Bar, Dance Hall, Pool Hall, Night Club, Adult Store.

Opportunity: Sublease. Primary lease term expires December 31, 2022.

Pricing: For sublease at \$15 SF modified gross. Base rent includes insurance and property taxes. Tenant to incur their own operating expenses and CAM charges.



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