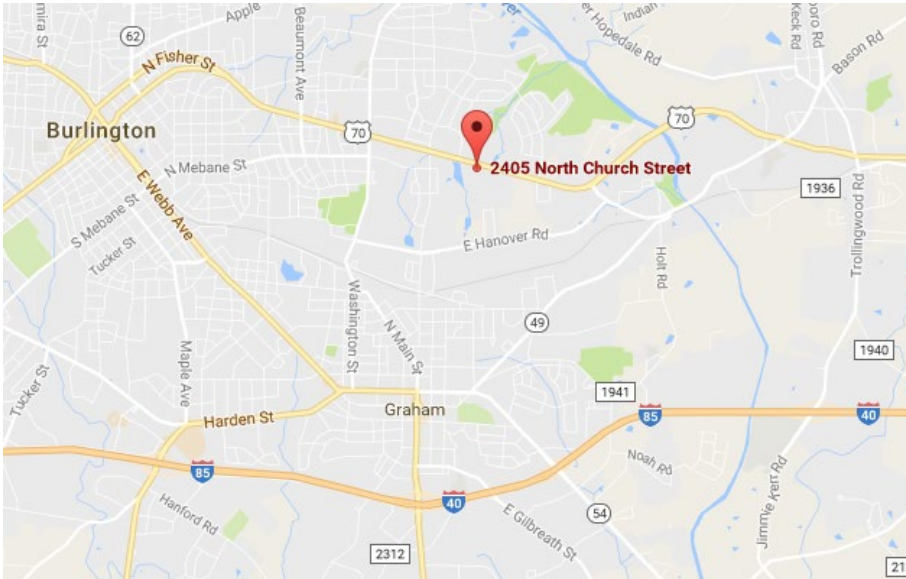


Opp Zone Retail Building & Land

2405 North Church Street, Burlington NC

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Property Specifications:

Growing Area Burlington is NC's 18th largest city, has a population over 55K+, and is a metro being expanded into by both the adjacent Triangle (Raleigh / Durham) and Triad (Greensboro / High Point) markets.

Value Add or Redevelopment Deal: Whether through use of the existing building (with potential new construction or added parking behind it) or entirely new construction via demo, this liberally zoned retail site is an excellent redevelopment opportunity. Site is also in an opportunity zone.

Parcel: Alamance County parcel 148619.

Acreage: 1.3 acres.

Zoning: B2, Burlington Zoning.

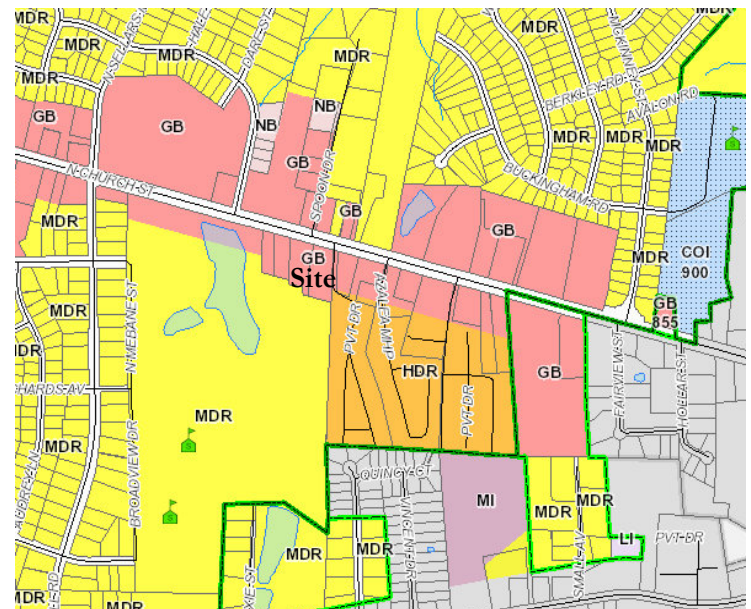
Building: 2,135 SF built 1977.

Prior Use: Restaurant and retail uses. Building has not been used as a restaurant since 2016 but still includes the hood system and refrigeration.

Frontage: 145' frontage on North Church Street

Traffic Counts: 17,000 AADT per 2019 NC DOT traffic counts

Pricing: For sale at \$495,000



With questions or interest, contact:

Sean Dowell at 336-378-5067, sean@dowellcommercial.com, or see www.dowellcommercial.com.

Tonya Brady at 336-707-4986, tonyabradyccim@gmail.com, or www.bradycommercial.com.

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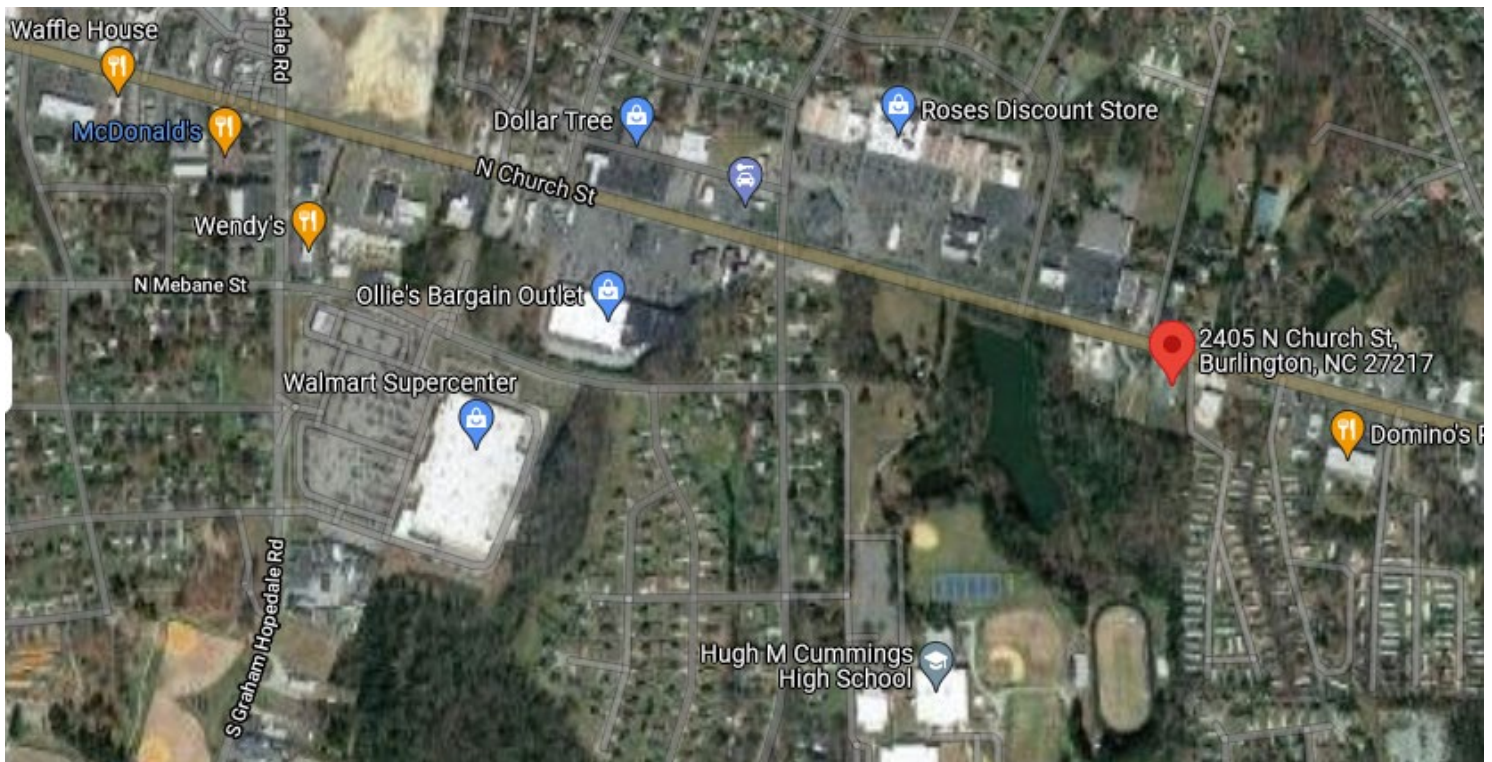
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Highway 70: This active, east – west corridor runs parallel to I-40 and is an alternative route for local traffic. For this reason, zoning on this corridor is retail in nature. See the map above.

Nearby Retailers: Other area retailers include Walmart, Dollar Tree, Dollar General, Ollie's Bargain Basement, Roses, Walgreens Pharmacy, national retail restaurant chains, Enterprise Rent-A-Car, and more.



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