

ALAMANCE CROSSING

1348 Java Lane | Burlington, NC 27215

For Lease



CONTACT

CARLA TREPPER
carla@chambers-group.com
(919) 900-2201

ERIC SWEET
eric@chambers-group.com
(919) 980-2809



THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™

MARKET OVERVIEW

Burlington, North Carolina

Burlington is located in Alamance County along the "I-85 Corridor" between the the cities of the Triad to the West and the Triangle to East. Historically known as a "mill town", Burlington has evolved into a dynamic and diverse forward thinking city. Several high-tech companies are either headquartered or have facilities here including Honda Aero, Sheetz, Kayser-Roth Corporation and LabCorp, the nation's largest laboratory services company.



PROPERTY OVERVIEW



PROPERTY DETAILS

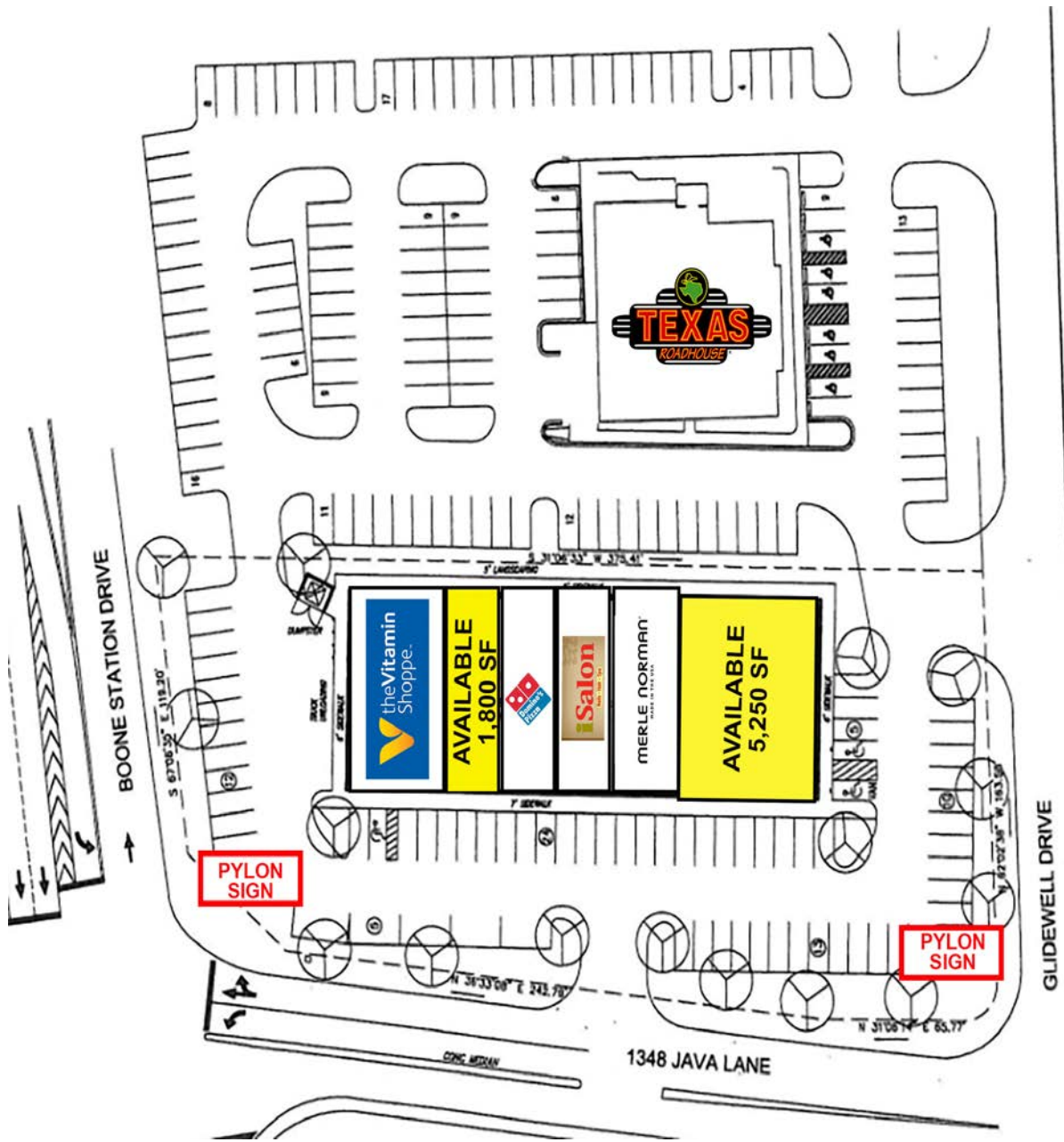
- 5,250 SF Available, Can be subdivided
- Top panel of pylon sign available to tenant
- Anchored by Dick's, BJ's, Kohl's, Dillards, Belk, Hobby Lobby, and Southeast Cinemas Stadium 16
- Strategically located along I-85/I-40 with excellent visibility and easy access for shoppers and tourists
- More than 110,000 cars per day travel this main thorough-fare between Greensboro to the west and Raleigh/Durham to the east

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	3,959	33,517	68,583
AVG HH INCOME	\$78,107	\$83,711	\$72,588
BUSINESSES	419	1,474	2,781
EMPLOYEES	6,729	21,767	39,277



SITE PLAN



TENANT ROSTER		
SUITE 101	Vitamin Shoppe	3,600 SF
SUITE 102	AVAILABLE	1,800 SF
SUITE 103	Domino's Pizza	1,550 SF
SUITE 104	iSalon	1,980 SF
SUITE 105	Merle Norman	3,020 SF
SUITE 106	AVAILABLE	5,250 SF





BURLINGTON, NC

SITE

DICK'S SPORTING GOODS
BJ's
Pier Imports
KOHL'S
BOOT BARN

THE VITAMIN SHOPPE **Domino's** **iSalon**
thedress.boutique **Sprint**

WELLS FARGO

DRURY HOTELS

Freddy's

Alamance Crossing

Olive Garden

TEXAS

ANYTIME FITNESS

BURGER KING

McDonald's

Red Lobster

Bank of America

verizon

University Commons

Chick-fil-A

Smuckler's

TARGET

31,000 VPD

126,000 VPD

85 40

University Dr

Boone Station Dr

St Marks Church Rd

Glidewell Dr

Java Ln

Boone Station Dr

Boone Station Dr

Tiki Ln

Glidewell Dr

University Dr



BURLINGTON, NC

SITE

Burlington Station

University Commons

Alamance Crossing

CONTACT

CARLA TREPPER
carla@chambers-group.com
(919) 900-2201

ERIC SWEET
eric@chambers-group.com
(919) 980-2809



THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™