

MIDTOWNE PARK

3866 RURAL RETREAT ROAD, BURLINGTON, NC 27215

FOR LEASE



CONTACT

ERIC SWEET

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

TREVOR HUDSON

trevor@chambers-group.com
(919) 900-2201



THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™

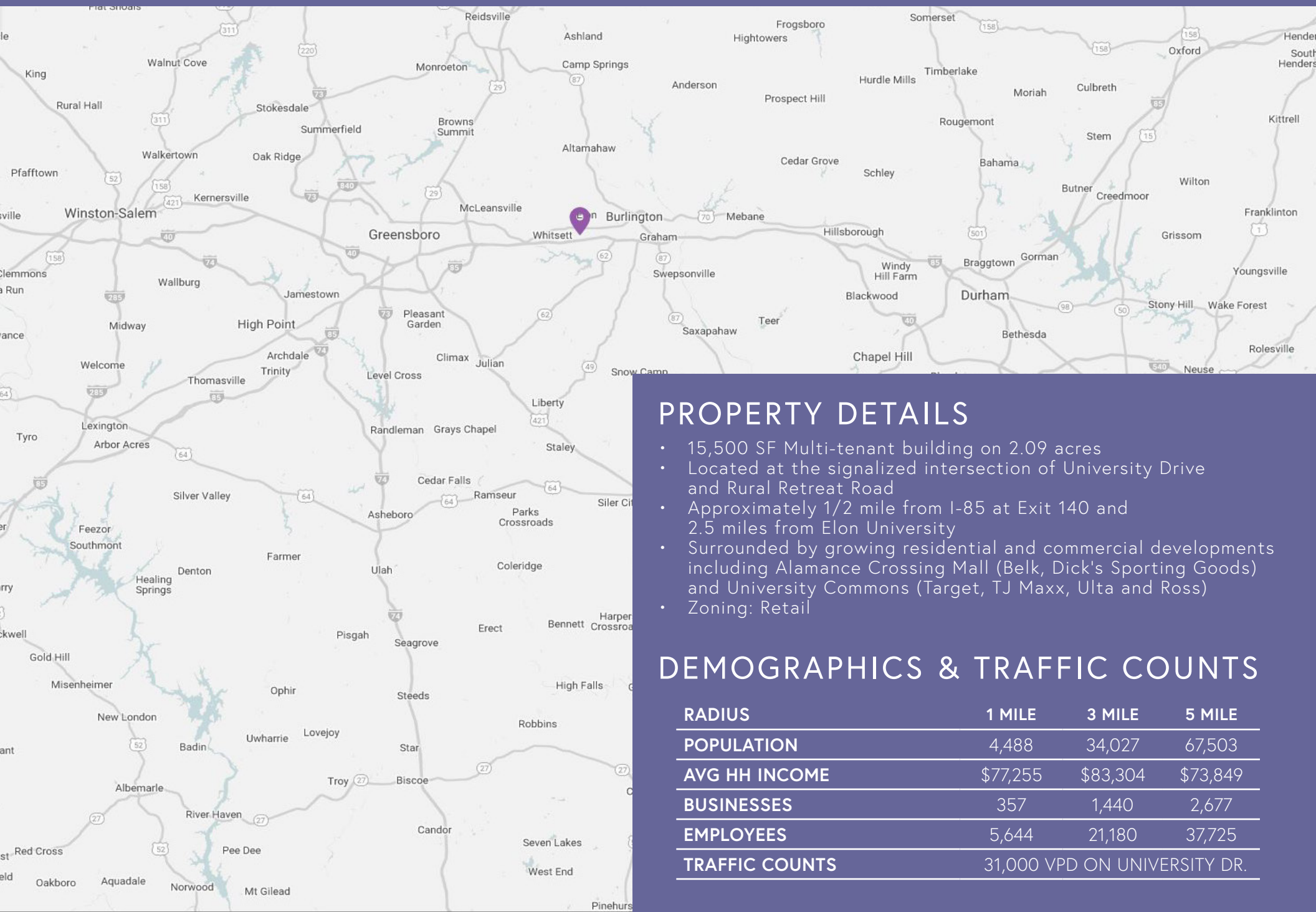
MARKET OVERVIEW

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



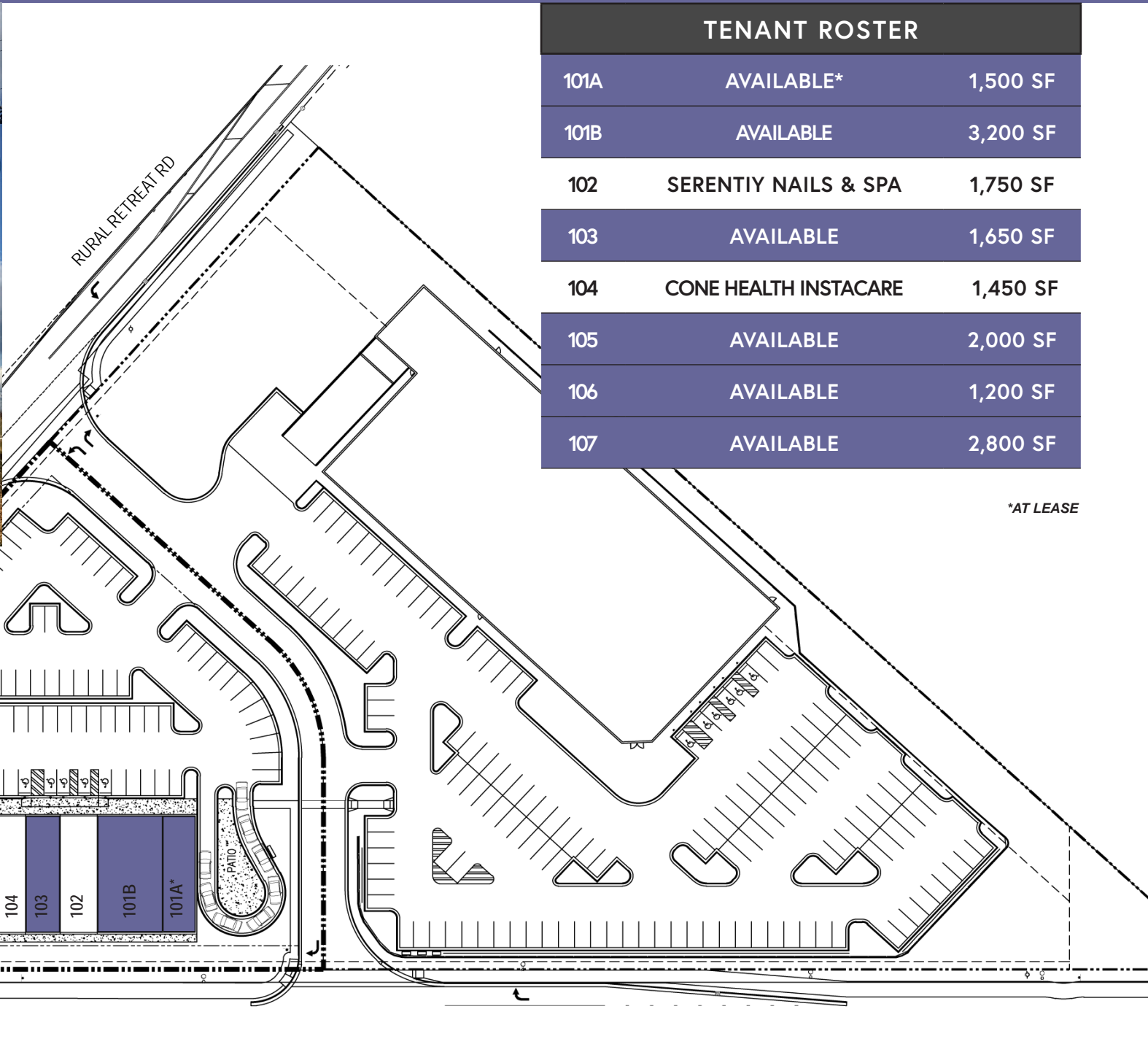
PROPERTY DETAILS

- 15,500 SF Multi-tenant building on 2.09 acres
- Located at the signalized intersection of University Drive and Rural Retreat Road
- Approximately 1/2 mile from I-85 at Exit 140 and 2.5 miles from Elon University
- Surrounded by growing residential and commercial developments including Alamance Crossing Mall (Belk, Dick's Sporting Goods) and University Commons (Target, TJ Maxx, Ulta and Ross)
- Zoning: Retail

DEMOGRAPHICS & TRAFFIC COUNTS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	4,488	34,027	67,503
AVG HH INCOME	\$77,255	\$83,304	\$73,849
BUSINESSES	357	1,440	2,677
EMPLOYEES	5,644	21,180	37,725
TRAFFIC COUNTS	31,000 VPD ON UNIVERSITY DR.		

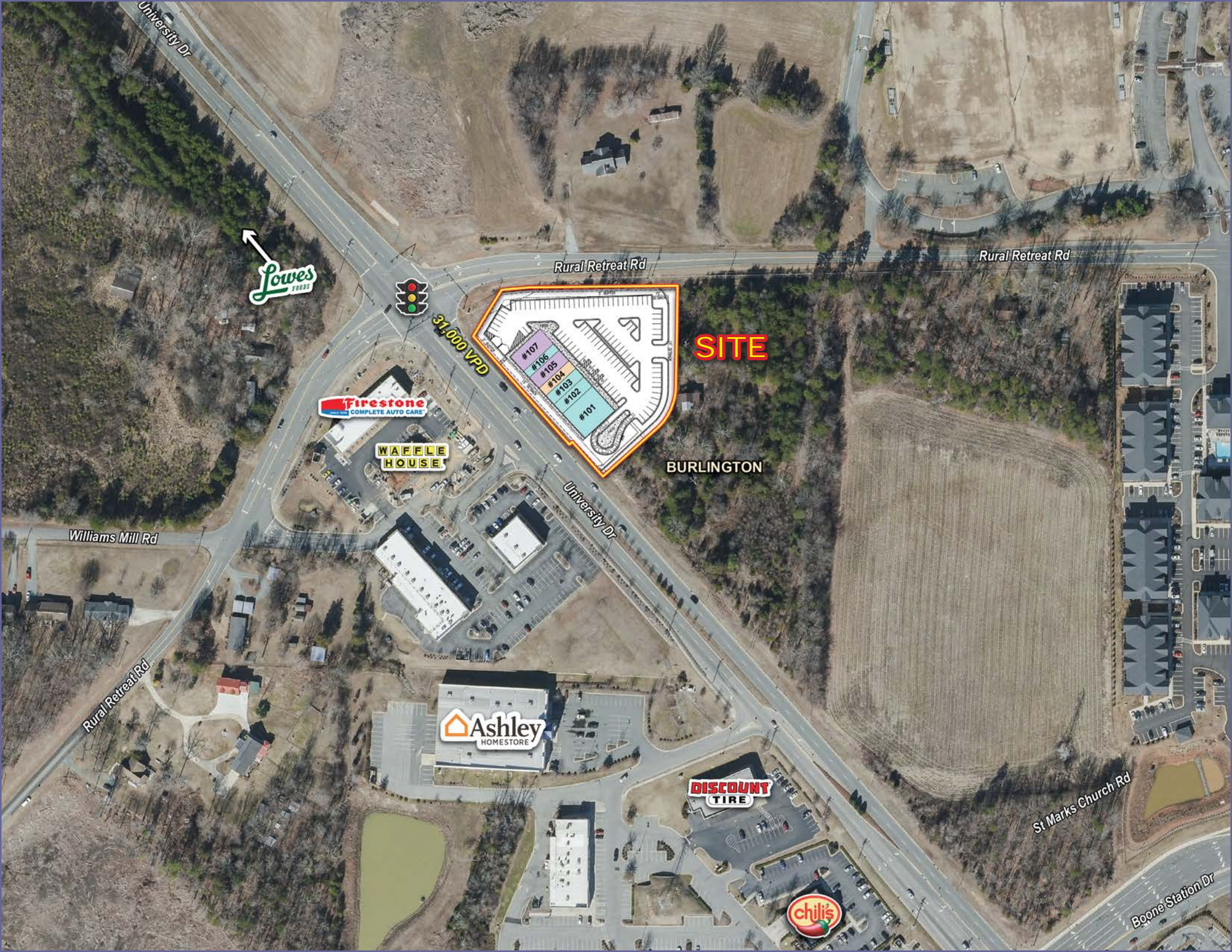
SITE PLAN



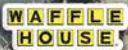
TENANT ROSTER		
101A	AVAILABLE*	1,500 SF
101B	AVAILABLE	3,200 SF
102	SERENTIY NAILS & SPA	1,750 SF
103	AVAILABLE	1,650 SF
104	CONE HEALTH INSTACARE	1,450 SF
105	AVAILABLE	2,000 SF
106	AVAILABLE	1,200 SF
107	AVAILABLE	2,800 SF

*AT LEASE

UNIVERSITY DRIVE



31,000 VPD



SITE

BURLINGTON

University Dr

Rural Retreat Rd

Rural Retreat Rd

Williams Mill Rd

University Dr

Rural Retreat Rd

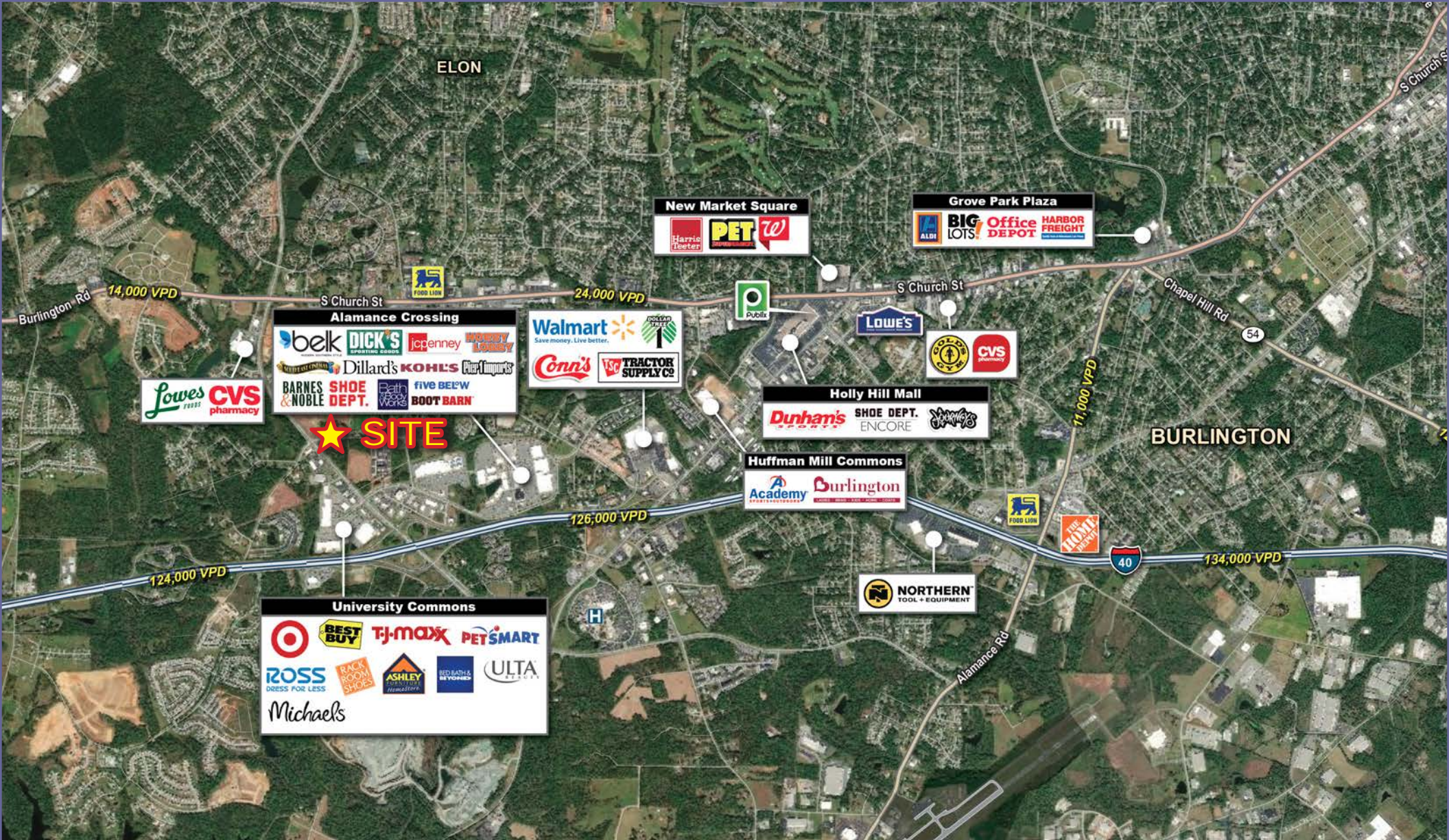
St Marks Church Rd

Boone Station Dr



SITE

ALAMANCE REGIONAL MEDICAL CENTER 238 Beds



CONTACT FOR LEASING DETAILS

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 trevor@chambers-group.com
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WWW.CHAMBERS-GROUP.COM • 3733 NATIONAL DRIVE, SUITE 202 • RALEIGH, NC 27612

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.