

# OLLIE'S BARGAIN OUTLET PLAZA

2137 North Church Street | Burlington, NC 27217

FOR LEASE



## CONTACT

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# 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, Kayer-Roth Corporation and LabCorp, the nation's largest laboratory services company.

Burlington has a population of 53,748. The median age is 38 and the median household income is \$39,344. Approximately 33% have an Associate's Degree or higher.



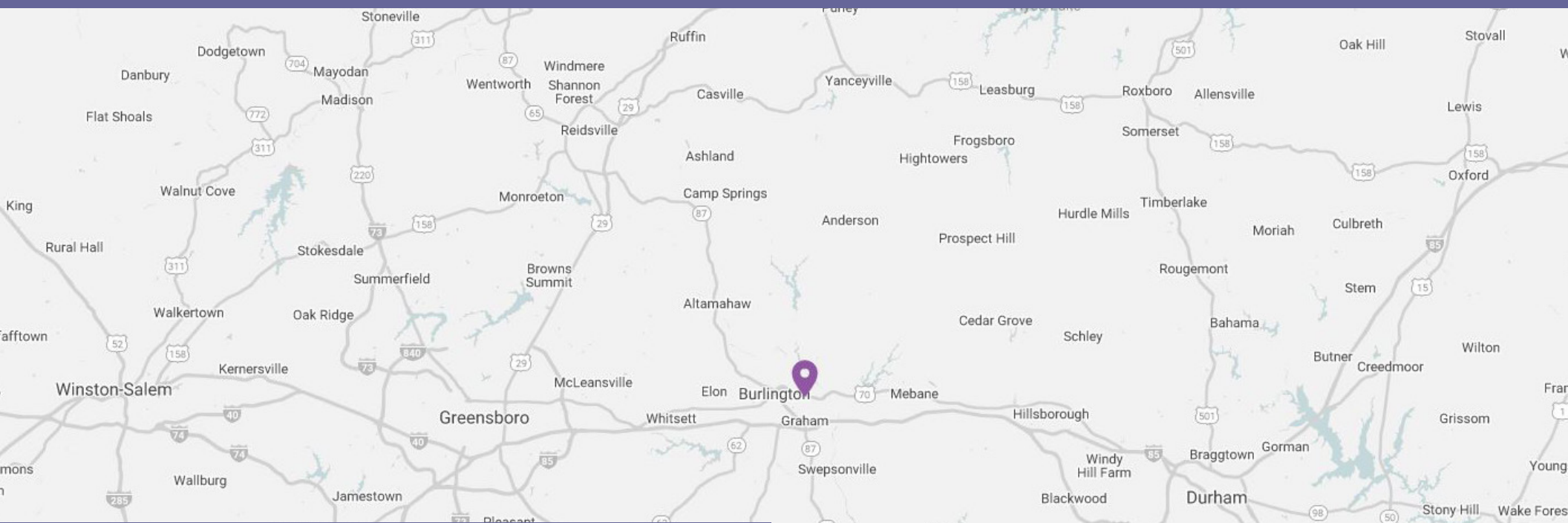
Downtown Burlington



The Depot



# PROPERTY OVERVIEW

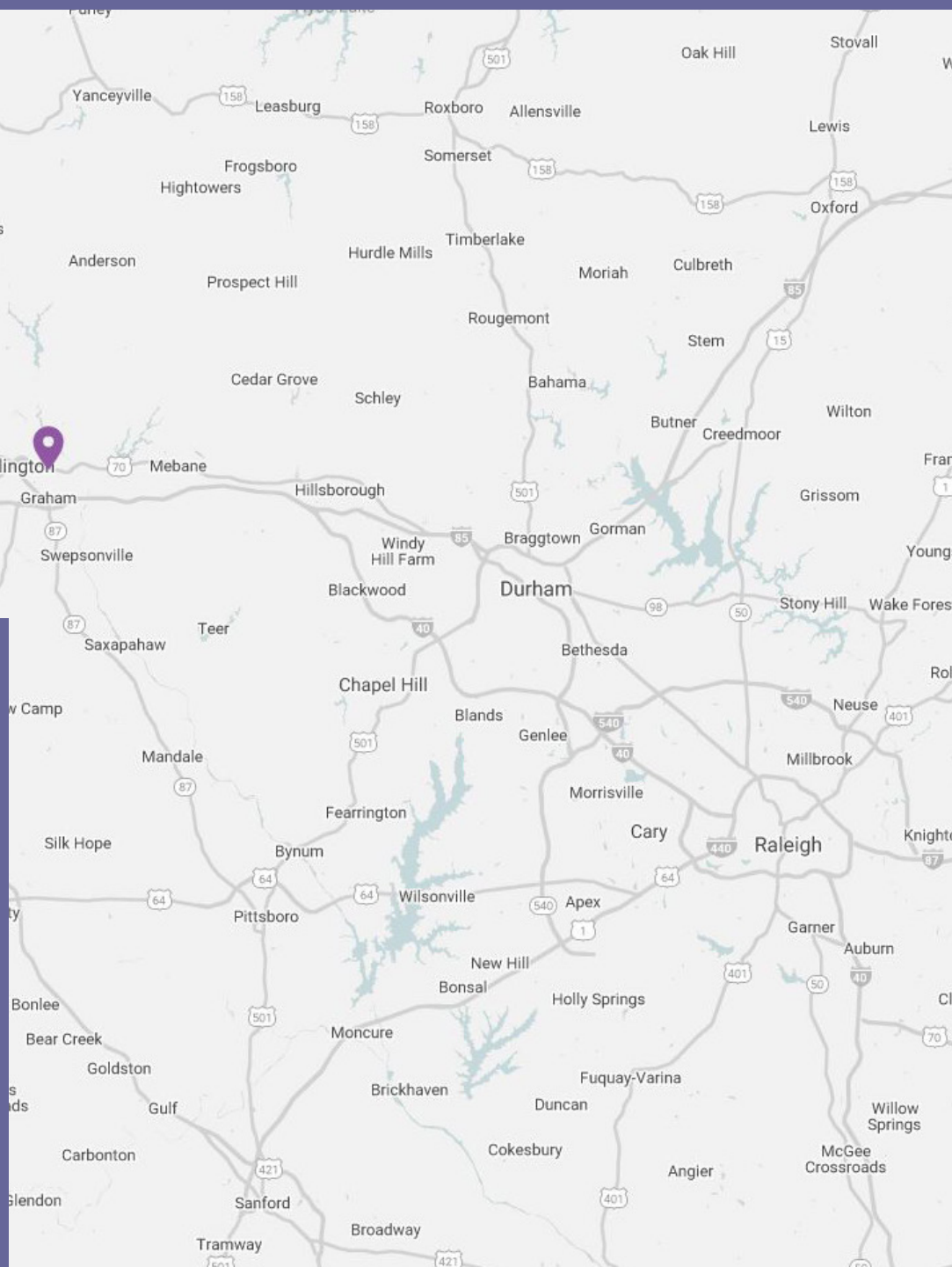


## PROPERTY DETAILS

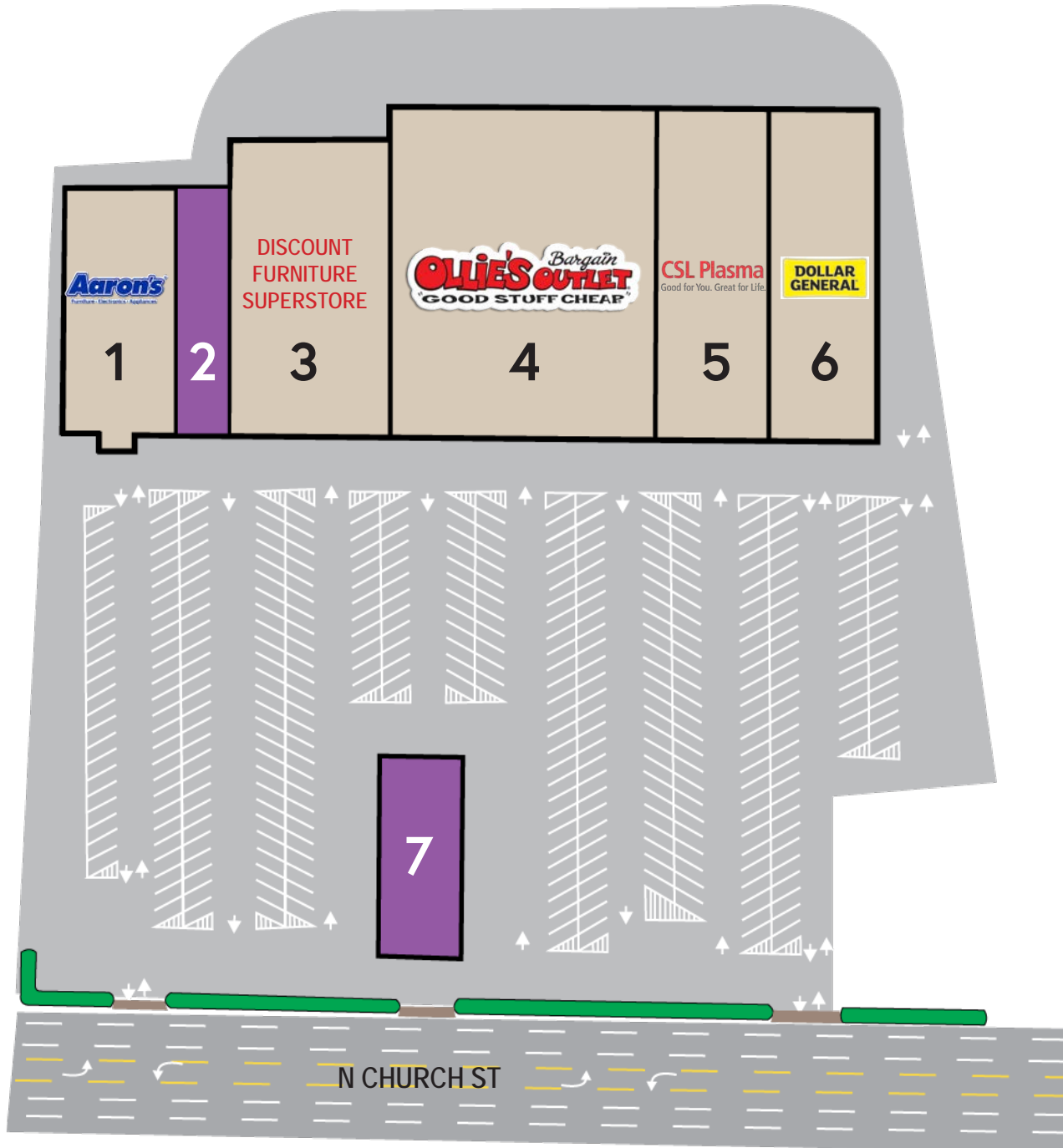
- Located on North Church Street, one of Burlington's main thoroughfares
- Anchored by Ollie's Bargain Outlet
- Co-tenants include Aaron's, Dollar General and CSL Plasma
- Excellent visibility to the traffic on North Church Street
- Traffic counts: 19,000 VPD on North Church Street  
4,000 VPD on North Sellars Mill Road

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	8,331	45,645	82,953
AVG HH INCOME	\$45,929	\$45,910	\$55,664
BUSINESSES	320	1,940	2,996
EMPLOYEES	3,637	24,097	36,453



# SITE PLAN



## TENANT ROSTER

1	Aaron's	
2	AVAILABLE	4,500 SF
3	Discount Furniture Superstore	
4	Ollie's Bargain Outlet	
5	CSL Plasma	
6	Dollar General	
7	AVAILABLE	6,000 SF





Greenwood St

Nike St

MI PUEBLITO  
Taqueria Y Antojitos

Bland Blvd

DOLLAR TREE

USA PAWN

Skyline

H&R BLOCK

70

NATIONAL GUARD

Davita  
Kidney Care

COUNTRY GRILL

Biscuitville

N Church St

19,000 VPD

HURSEY'S  
BAR-B-Q

LS INTERNATIONAL  
Jewelry & Clothing

Taqueria El  
Taquito De Oro

DOLLAR GENERAL

CSL Plasma  
Good for You... Great for Life.

OLLIE'S  
Bargain  
OUTLET

Discount Furniture  
Superstore

4,800 SF

Aaron's  
Furniture & Home Goods

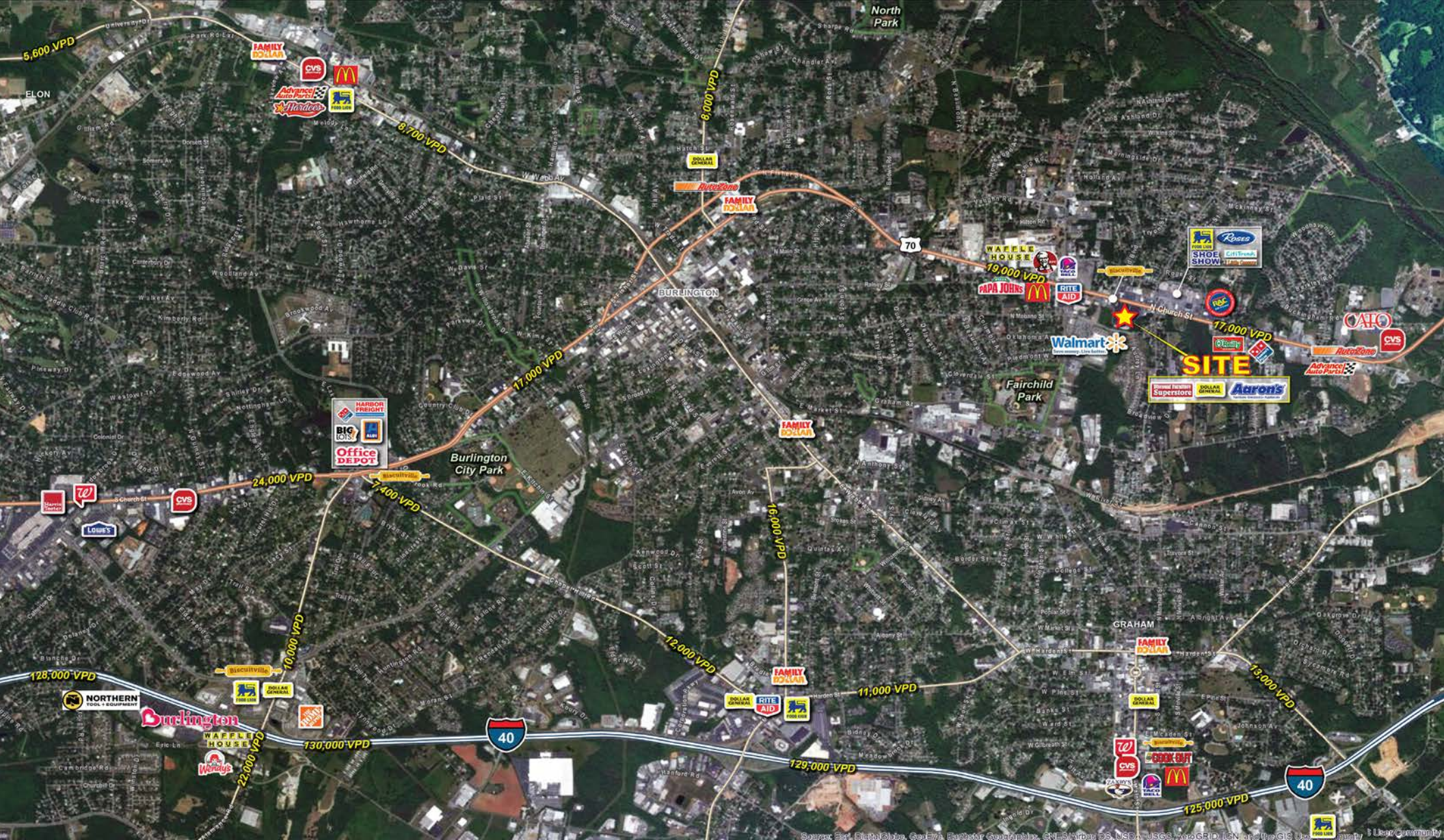
LA GUERERENSE  
Butcher, Grocery & Taqueria

N Mebane St

Walmart  
Save money. Live better.

Sellars Mill Rd

Audrey Ln



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/Siaros DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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