

PUBLIX PAD FOR SALE

309 Huffman Mill Rd | Burlington, NC



SITE

27,000 VPD

26,000 VPD

CONTACT

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PROPERTY / LEASING INFO

Fully improved pad in front of the new Publix anchored shopping center under construction at the heart of Burlington's Huffman Mill retail corridor.

PROPERTY HIGHLIGHTS

- Retail or medical pad site available for sale
- "Curb-in" condition with shared parking
- Final pad site in front of the 100% leased Publix anchored shopping center
- Burlington's first Publix anchored community center opened in 2021
- Restaurant and automotive restricted
- Area retailers include: Harris Teeter, Lowe's Home Improvement, Walmart, BJ's Warehouse, Hobby Lobby, Dick's Sporting Goods, Kohl's, JCPenney, Belk, Tractor Supply Co., Academy Sports, Burlington, Dunham Sports, Pet Supermarket, and Food Lion.
- Traffic Counts: S Church Street: 27,000 VPD Huffman Mill Road: 26,000 VPD
- **Asking Price: \$1,100,000**

DEMOGRAPHICS (2023)

	1 MILE	3 MILE	5 MILE
POPULATION	6,959	46,239	93,924
AVERAGE HH INCOME	\$102,884	\$104,623	\$89,474
MEDIAN HH INCOME	\$78,560	\$76,026	\$67,832
BUSINESS ESTABLISHMENTS	577	2,135	3,710
DAYTIME EMPLOYMENT	5,047	23,353	39,079



PUBLIX PAD FOR SALE

309 Huffman Mill Rd | Burlington, NC



Holly Hill Mall
GameStop
Dunham's Sports

LIDL
ABC
PNC
WELLS FARGO

Publix

Available

POPEYES
LOUISIANA KITCHEN
Coming Soon

LONGHORN
STEAKHOUSE

AspenDental
the Habit BURGER GRILL
myeyelab
crumbl cookies

26,000 VPD

Huffman Mill Rd

South Church Street

27,000 VPD

ups
PIZZA
PAPA JOHN'S

Harris
Teeter
Fuel

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