

# Huffman Hill Property

537 Huffman Mill Road , Burlington NC 27215



# THE SPACE

Location	537 Huffman Mill Road, Burlington , NC, 27215
COUNTY	Alamance
APN	113259
Cross Street	Forrestdale
Traffic Count	31,000



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
6,259	43,771	91,506



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$85,292	\$89,493	\$78,623

# HIGHLIGHTS

- High Traffic Exposure: Over 31,000 vehicles pass by daily, ensuring maximum visibility and customer access.
- Prime Location: Situated across from a national chain hotel, and located between two major retail centers.
- Ideal for National Tenants: The location's prominence makes it highly suitable for national brands seeking high visibility.
- Tenant Improvement (TI) Available: Financial assistance for customization and improvements is available to suit tenant-specific needs.



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,044	17,258	35,866

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## PROPERTY FEATURES

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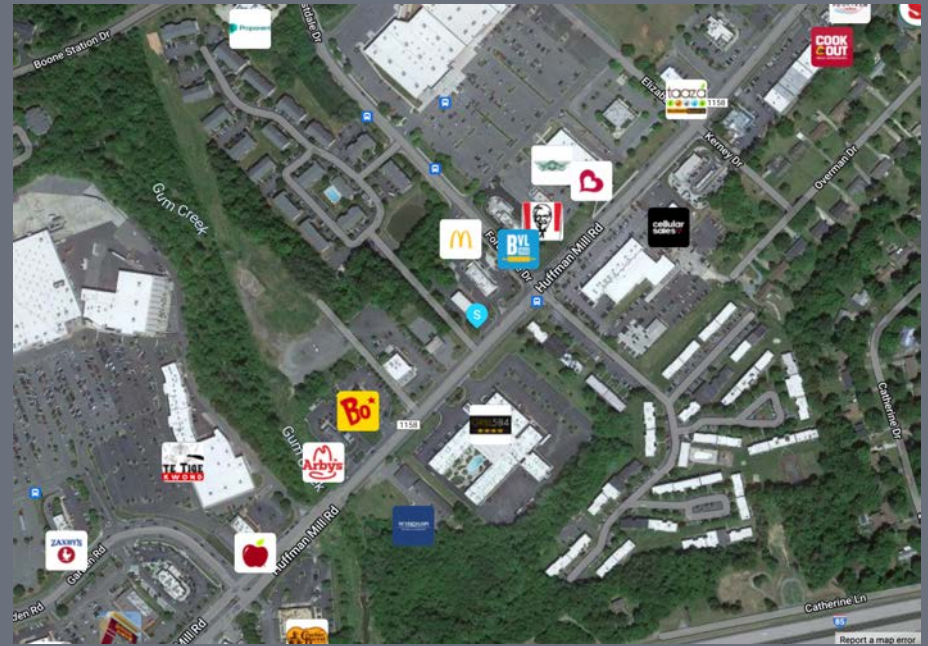
BUILDING SF	5,313
LAND SF	33,106
LAND ACRES	0.76
YEAR BUILT	1973
ZONING TYPE	B2
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	27
PARKING RATIO	5.08/1000
NUMBER OF PADS	1
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

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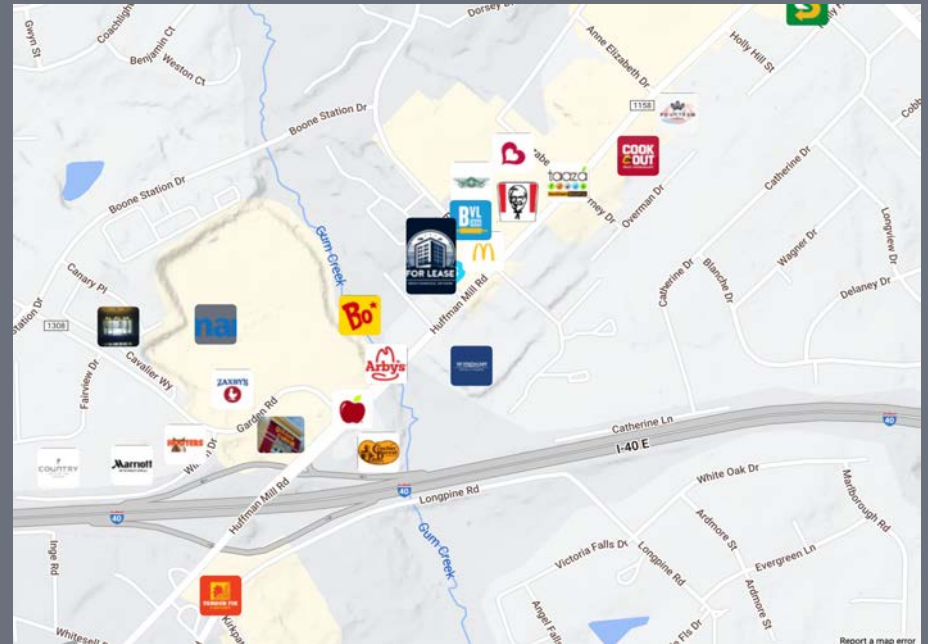
# Prime Location

- Situated in the bustling heart of the Burlington Metropolitan Statistical Area (MSA), this property stands out as a beacon of commercial potential. Burlington, lauded by the Milken Institute as one of the country's top-performing small cities, offers a thriving environment for businesses. This recognition is bolstered by the city's recent accolade in Site Selection Magazine's 2023 Governor's Cup report, naming the Burlington MSA as one of the top ten metro areas in the nation for new project announcements. This vibrant and business-friendly city is the perfect backdrop for companies looking to capitalize on a growing market.
- The property at 537 Huffman Mill Road boasts an impressive footprint of just over 2,740 square feet. Spread over two stories, it offers a total of 5,313 square feet of versatile space, accommodating a range of business needs. The architectural design and layout of the building provide the flexibility to customize the space, ensuring that it can be tailored to the specific requirements of the tenant.
- Understanding the unique needs of national tenants, the owner is prepared to offer Tenant Improvements (TI) for qualified tenants. This commitment to customization allows businesses to shape the space to their exact specifications, creating an environment that reflects their brand and operational needs. It's an opportunity to build a bespoke commercial space in a location with proven business growth potential.
- The City of Burlington and the broader MSA have shown a consistent trend of economic growth and development, making this location particularly attractive for businesses aiming to tap into a dynamic market. The area's recognition for its economic performance and project development underscores the strategic advantage of setting up operations at 537 Huffman Mill Road.

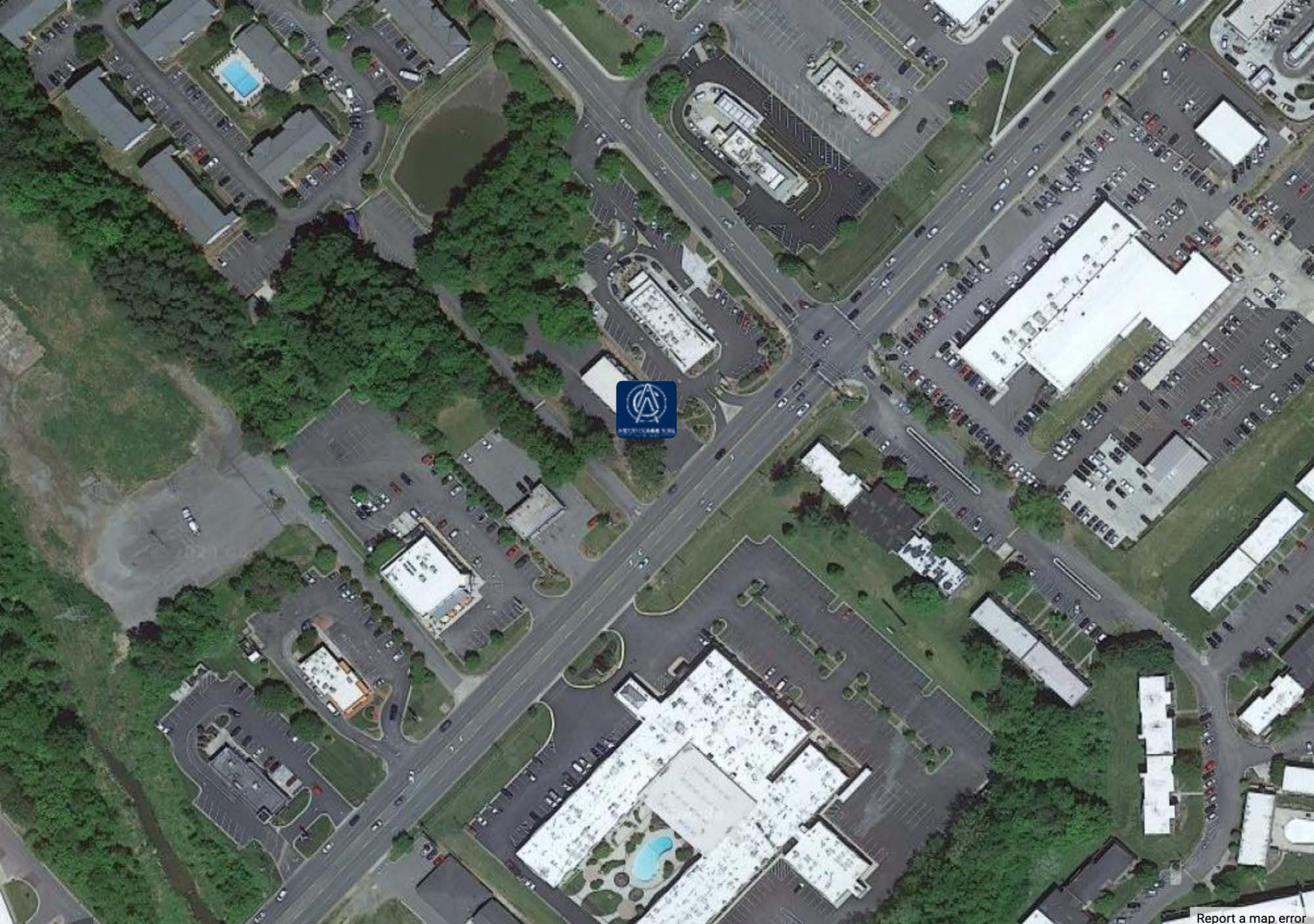
Locator Map



Regional Map



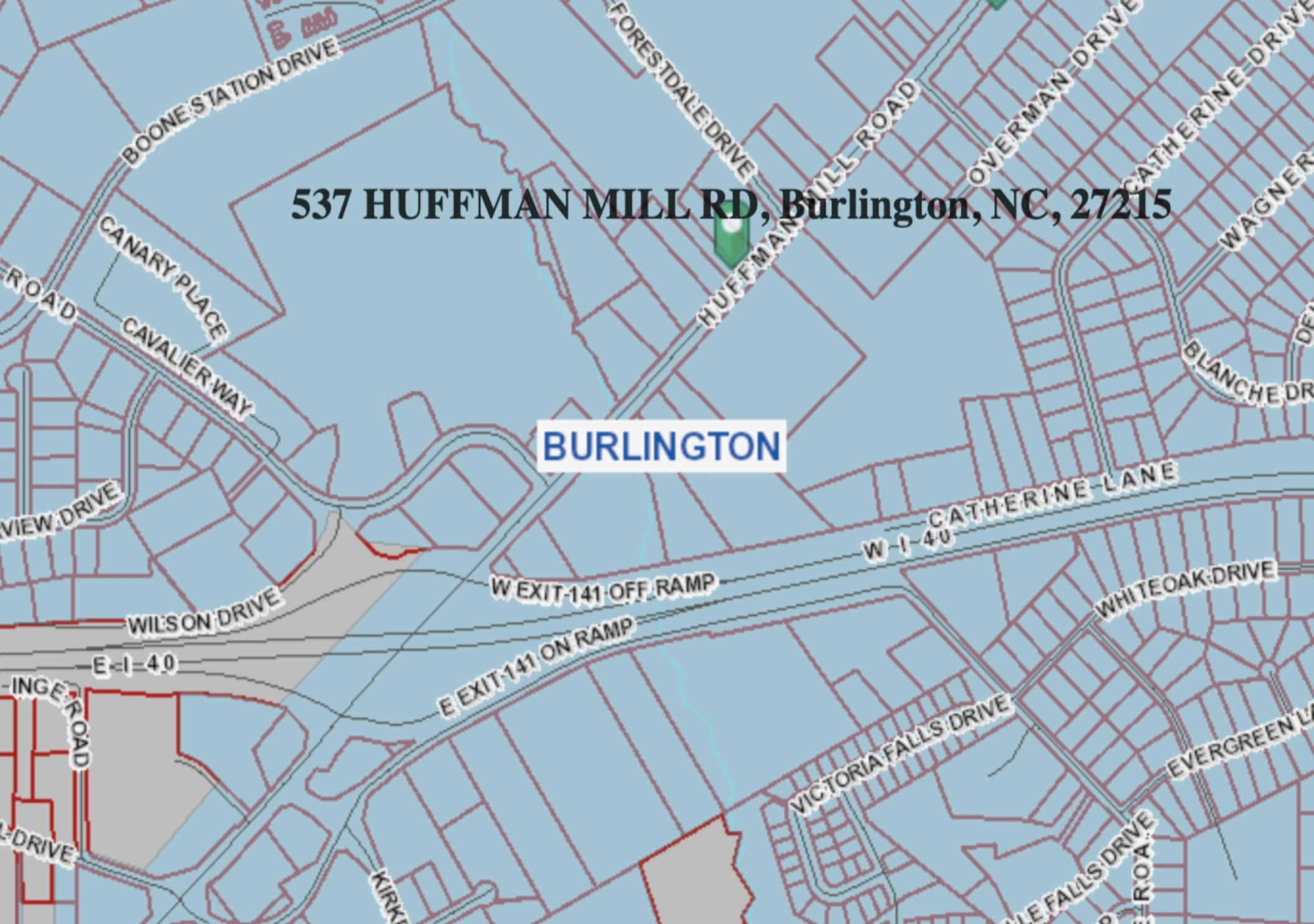
- Ardor Commercial Advisors invites national tenants to seize this remarkable opportunity. The combination of a prime location, flexible space, commitment to tenant-specific improvements, and the thriving economic environment of Burlington makes 537 Huffman Mill Road an ideal choice for businesses poised for growth and success. This property isn't just a space; it's a launchpad for commercial triumph in one of the nation's most promising small cities.



[Report a map error](#)

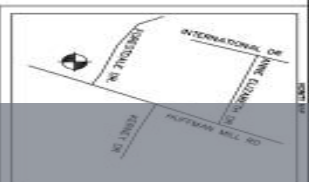
**537 HUFFMAN MILL RD, Burlington, NC, 27215**

**BURLINGTON**

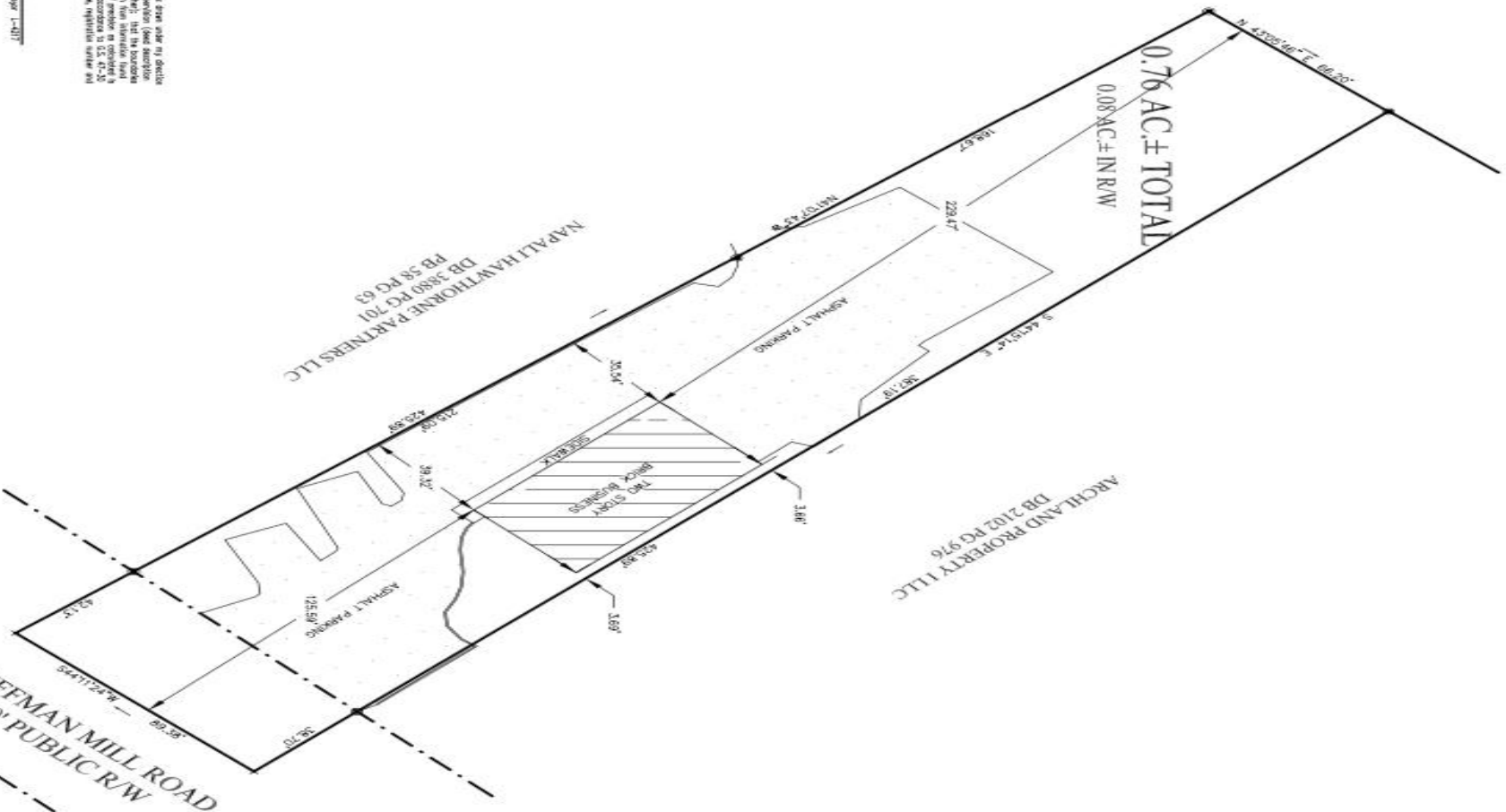


LEGEND  
 Municipal Path X  
 Existing Iron Pipe ●  
 New Iron Pipe ○

GRID NORTH NAD83 (2011)



- NOTES: A) NO TITLE SEARCH WAS PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
- B) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
- C) THIS FIRM MAKES NO GUARANTEE AS TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES OR APPROPRIATIONS OR ANY ACROSS THIS PROPERTY, AND UNDERGROUND UTILITIES OR APPROPRIATIONS SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE EVIDENCE AND AVAILABLE INFORMATION.
- D) NO NORTH CAROLINA GEODETIC CONTROL MONUMENTS WERE FOUND WITHIN 2000 FEET OF THIS PROPERTY.
- E) NO INTERNAL INSPECTION OF THIS PROPERTY WAS MADE BY THIS FIRM DURING THE COURSE OF THIS SURVEY.



PROPERTY OF  
**LEOHAT LLC**  
 BOONE STATION TOWNSHIP  
 ALAMANCE COUNTY, NORTH CAROLINA  
 GRAPHIC SCALE

( IN FEET )  
 1 inch = 30 ft.

**CAROLINA CORNERSTONE**  
**SURVEYING, INC.**  
 3028-D ROCK HILL ROAD  
 BURLINGTON, NORTH CAROLINA  
 (330) 221-0166 (336) 315-5599

BUSINESS LIC: C-4662 WWW.CAROLINACORNERSTONE.COM

SCALE: 1" = 30' DATE: 12/15/14

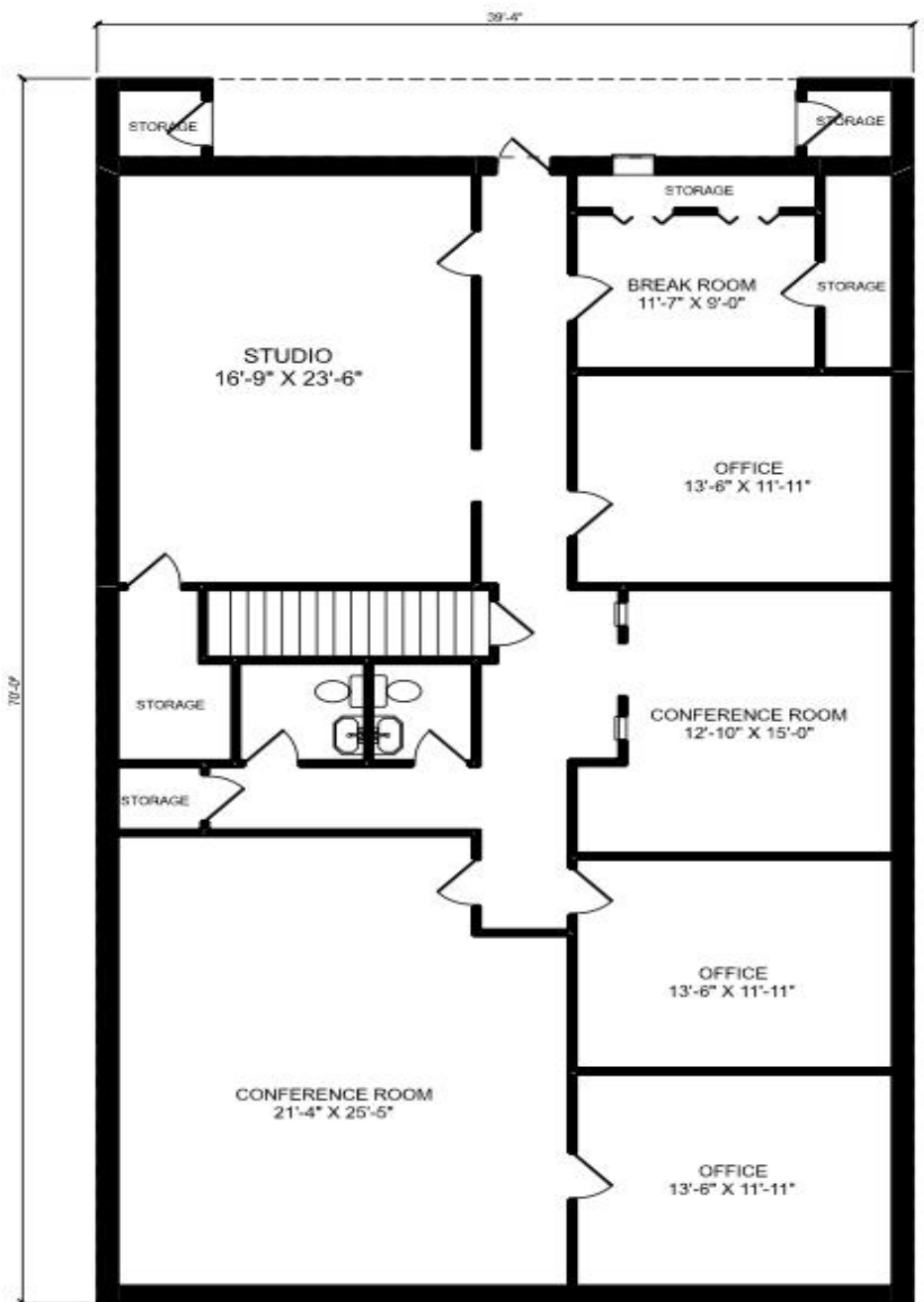
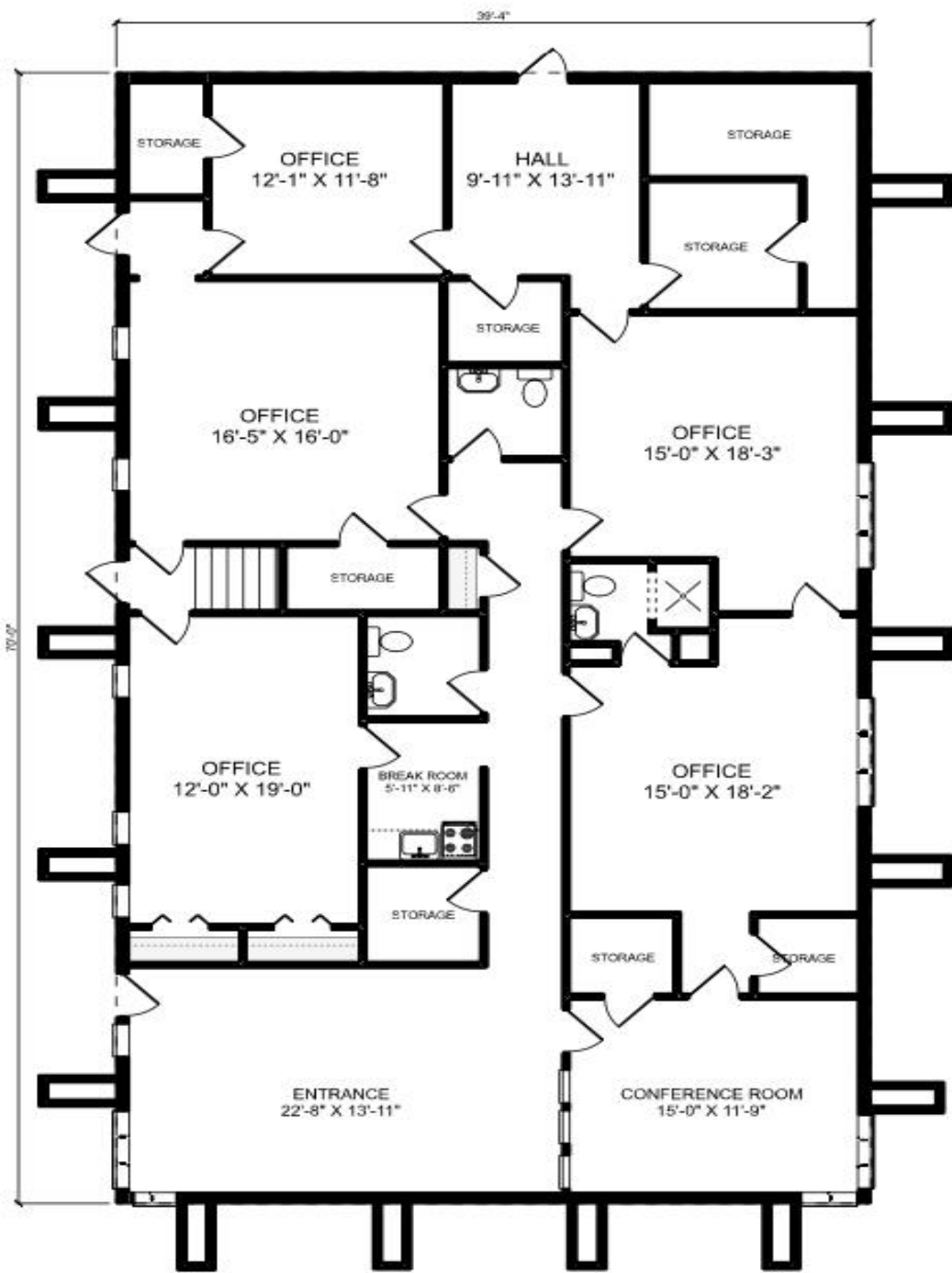
SURVEY BY: JHL DWG BY: JHL APPD BY: JHL

PARCEL ID: 113259 FILE: 211008



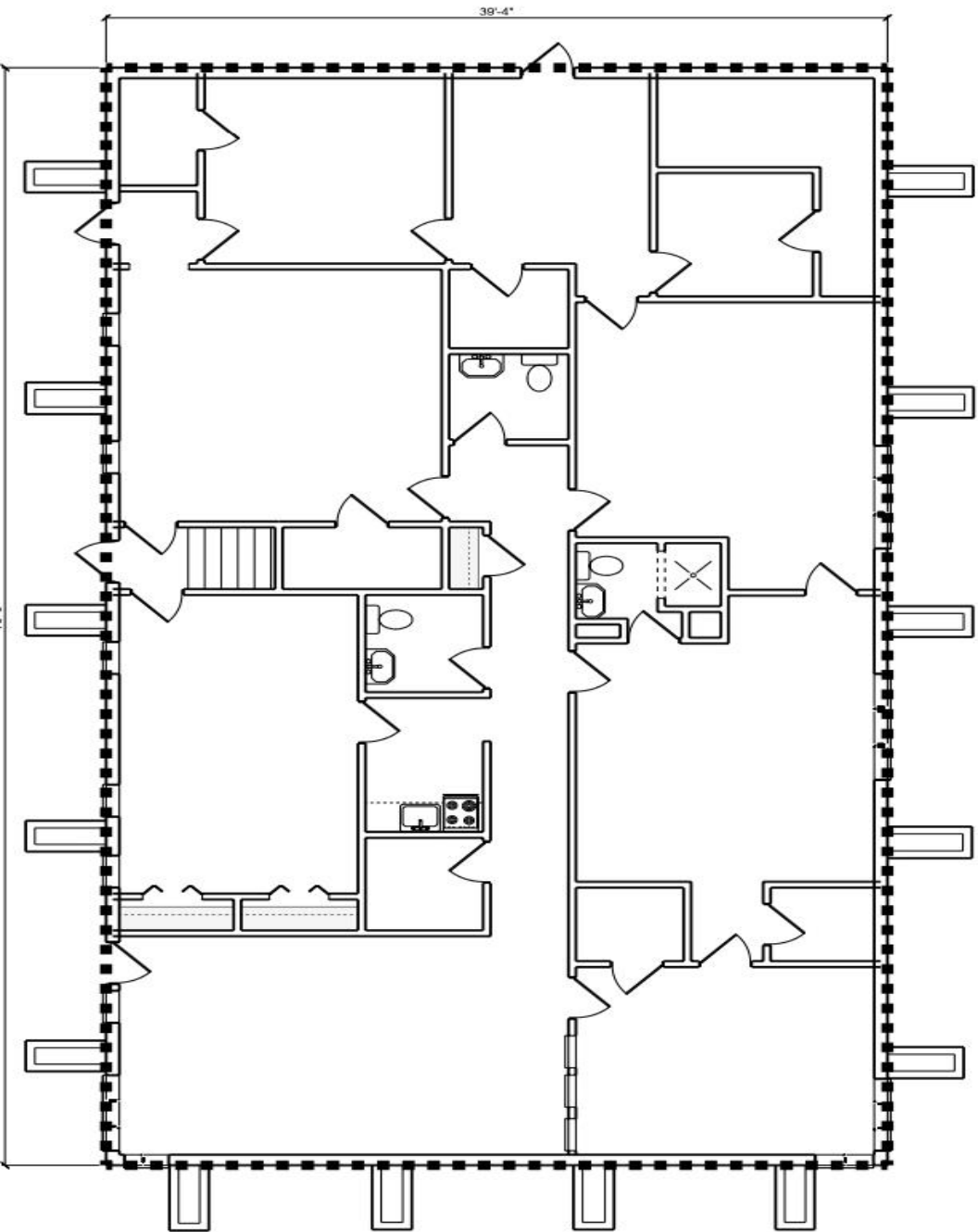
I, **James H. Leohat**, registered Professional Surveyor No. L-4217, certify to the accuracy of the foregoing information. I am not providing this information to anyone other than the addressee of this plat, and I am not responsible for any use of this information by anyone other than the addressee. I am not responsible for any use of this information by anyone other than the addressee. I am not responsible for any use of this information by anyone other than the addressee.

# Survey

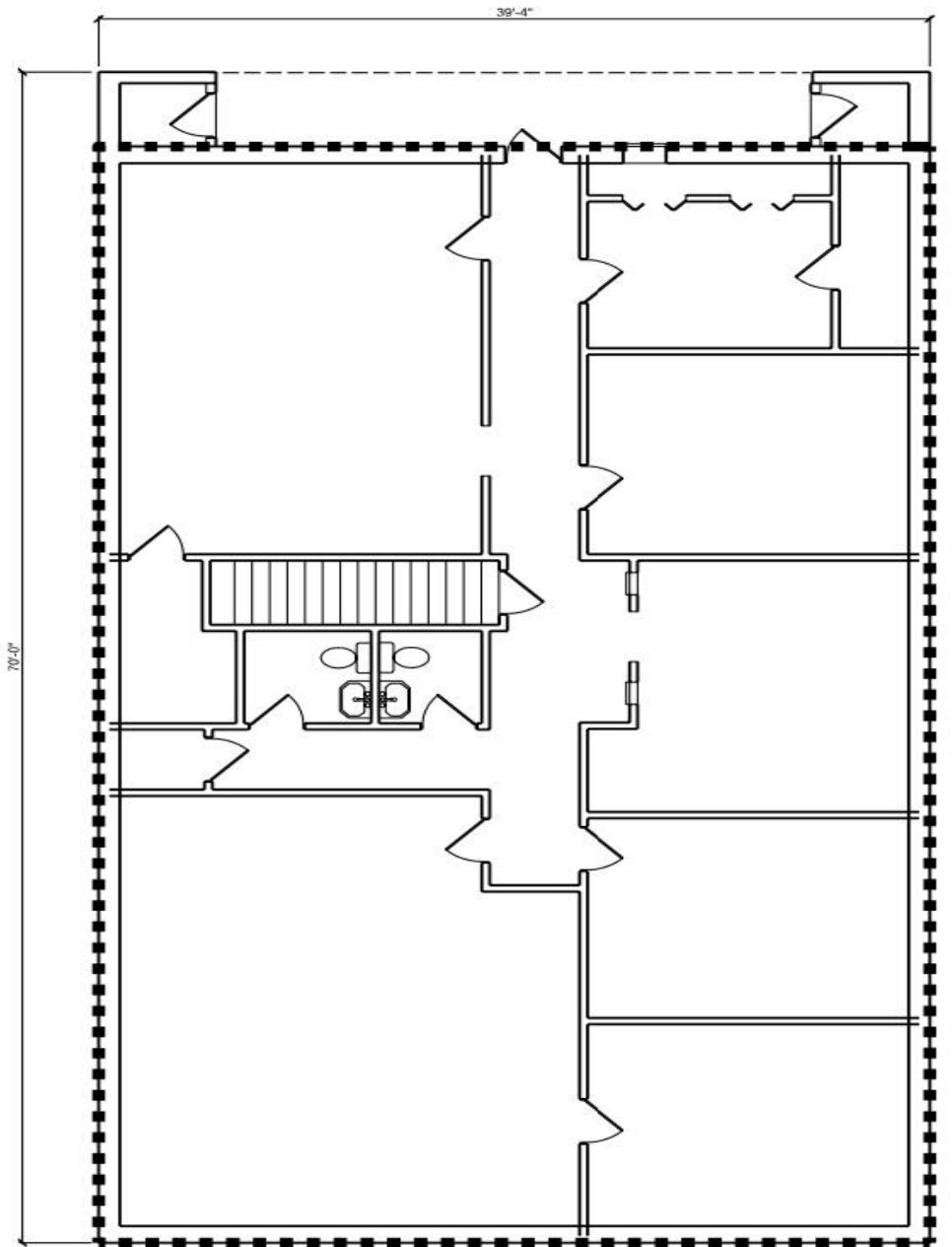


## Floor Plan with Measurements

2ND FLOOR



1ST FLOOR



2ND FLOOR

**HEATED LIVING SPACE**  
 1ST FLOOR - 2740 sqft  
 2ND FLOOR - 2573 sqft  
**TOTAL HEATED - 5313 sqft**  
 storage - 50 sqft unheated

All measurements are rounded to the nearest inch. This floorplan is intended for marketing brochure, room dimensions and door/window placement are for representation only.

# 537 HUFFMAN MILL ROAD Building



537 Huffman Mill



537 Huffman Mill



537 Huffman Mill



537 Huffman Mill

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,139	28,824	64,082
2010 Population	5,432	35,045	75,555
2023 Population	6,259	43,771	91,506
2028 Population	6,329	44,153	93,038
2023-2028: Population: Growth Rate	1.10 %	0.85 %	1.65 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	152	1,151	3,503
\$15,000-\$24,999	116	1,086	2,818
\$25,000-\$34,999	317	1,561	4,400
\$35,000-\$49,999	419	2,144	4,039
\$50,000-\$74,999	744	3,454	6,985
\$75,000-\$99,999	388	2,389	5,000
\$100,000-\$149,999	643	3,479	6,082
\$150,000-\$199,999	168	1,184	1,828
\$200,000 or greater	98	811	1,211
Median HH Income	\$64,983	\$67,621	\$58,932
Average HH Income	\$85,292	\$89,493	\$78,623

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,908	12,173	27,331
2010 Total Households	2,573	14,289	30,252
2023 Total Households	3,044	17,258	35,866
2028 Total Households	3,098	17,472	36,626
2023 Average Household Size	2.03	2.30	2.40
2000 Owner Occupied Housing	1,123	7,530	16,042
2000 Renter Occupied Housing	647	3,820	9,395
2023 Owner Occupied Housing	1,892	10,645	21,824
2023 Renter Occupied Housing	1,152	6,613	14,042
2023 Vacant Housing	215	1,326	2,908
2023 Total Housing	3,259	18,584	38,774
2028 Owner Occupied Housing	1,939	10,972	22,632
2028 Renter Occupied Housing	1,159	6,499	13,994
2028 Vacant Housing	198	1,278	2,766
2028 Total Housing	3,296	18,750	39,392
2023-2028: Households: Growth Rate	1.75 %	1.25 %	2.10 %

Source: esri

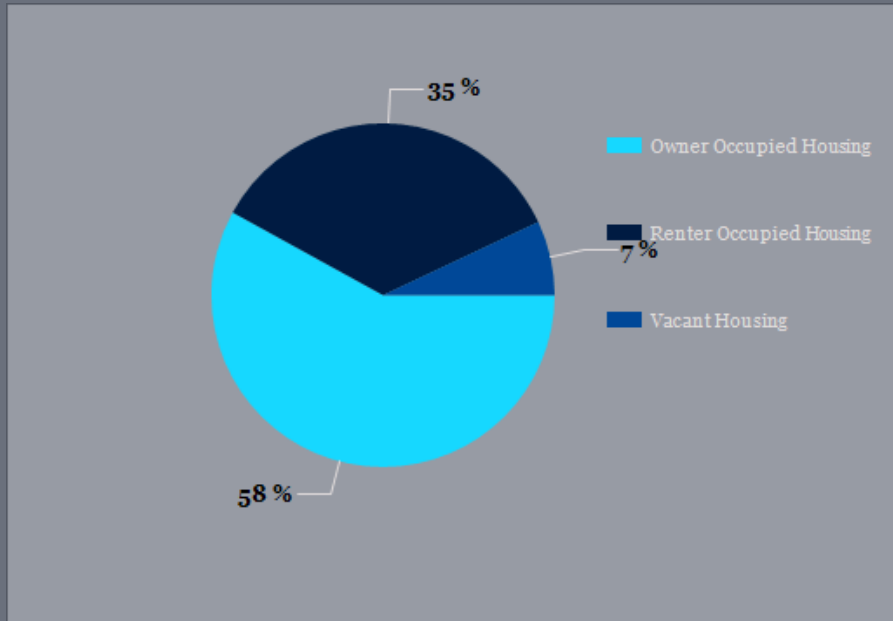
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	468	2,703	6,002
2023 Population Age 35-39	392	2,401	5,587
2023 Population Age 40-44	388	2,360	5,559
2023 Population Age 45-49	361	2,248	5,097
2023 Population Age 50-54	355	2,379	5,330
2023 Population Age 55-59	390	2,436	5,244
2023 Population Age 60-64	418	2,600	5,357
2023 Population Age 65-69	421	2,549	5,056
2023 Population Age 70-74	409	2,326	4,564
2023 Population Age 75-79	302	1,762	3,302
2023 Population Age 80-84	205	1,323	2,241
2023 Population Age 85+	261	1,570	2,422
2023 Population Age 18+	5,146	36,221	73,094
2023 Median Age	45	39	39

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,230	\$66,220	\$58,955
Average Household Income 25-34	\$75,225	\$82,794	\$73,447
Median Household Income 35-44	\$72,890	\$80,155	\$71,279
Average Household Income 35-44	\$93,067	\$100,061	\$89,216
Median Household Income 45-54	\$90,445	\$89,623	\$74,707
Average Household Income 45-54	\$106,450	\$109,735	\$93,684
Median Household Income 55-64	\$80,239	\$81,057	\$64,613
Average Household Income 55-64	\$100,824	\$102,963	\$86,121
Median Household Income 65-74	\$67,125	\$67,516	\$55,743
Average Household Income 65-74	\$86,498	\$89,329	\$75,405
Average Household Income 75+	\$62,516	\$69,703	\$61,879

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	348	2,509	5,601
2028 Population Age 35-39	471	2,786	6,178
2028 Population Age 40-44	400	2,402	5,542
2028 Population Age 45-49	396	2,351	5,433
2028 Population Age 50-54	363	2,218	5,068
2028 Population Age 55-59	366	2,318	5,084
2028 Population Age 60-64	370	2,299	5,002
2028 Population Age 65-69	414	2,514	5,060
2028 Population Age 70-74	395	2,410	4,685
2028 Population Age 75-79	396	2,210	4,063
2028 Population Age 80-84	253	1,596	2,784
2028 Population Age 85+	283	1,725	2,690
2028 Population Age 18+	5,247	36,723	74,456
2028 Median Age	46	40	39

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,043	\$76,349	\$66,362
Average Household Income 25-34	\$87,159	\$94,548	\$83,631
Median Household Income 35-44	\$77,168	\$88,866	\$80,705
Average Household Income 35-44	\$99,945	\$111,658	\$101,764
Median Household Income 45-54	\$100,598	\$100,712	\$83,455
Average Household Income 45-54	\$117,212	\$123,058	\$106,737
Median Household Income 55-64	\$92,279	\$92,682	\$75,033
Average Household Income 55-64	\$114,726	\$117,293	\$98,721
Median Household Income 65-74	\$76,868	\$78,440	\$64,369
Average Household Income 65-74	\$99,447	\$104,394	\$88,267
Average Household Income 75+	\$71,883	\$81,176	\$72,100

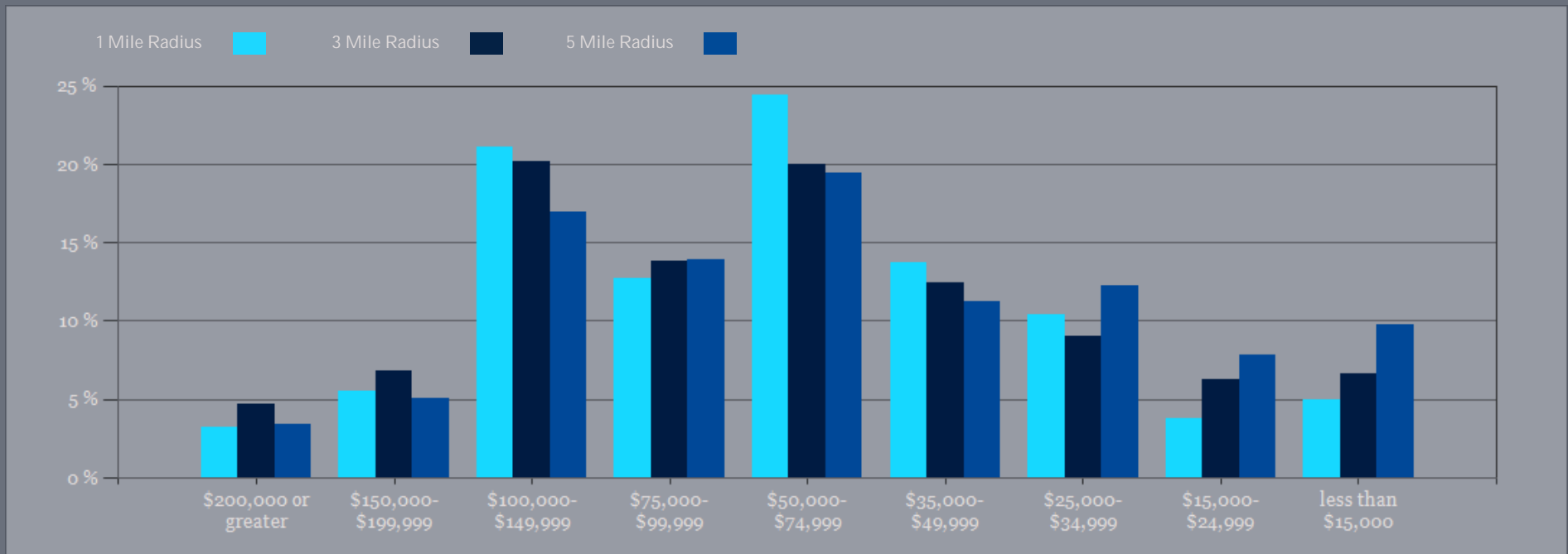
## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median



## 2023 Household Income



# Huffman Hill Property

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*Ardor Commercial Advisors*



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