

For Ground Lease

537 Huffman Mill Rd | Burlington, NC



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Burlington, NC

Property Specifications

PARCEL SIZE

0.76 AC



About the Property

- Prominently situated at 537 Huffman Rd, offering excellent visibility and access within the Burlington market
- Located in an area poised for continued commercial growth, attracting new businesses and residents
- Supported by a solid local demographic base, indicating potential for strong customer traffic and business success
- Conveniently located with easy access to major roadways, facilitating regional connectivity and customer reach

Traffic Counts

Huffman Mill Rd	31,000 VPD
I-40	127,000 VPD
Hwy 70	28,000 VPD

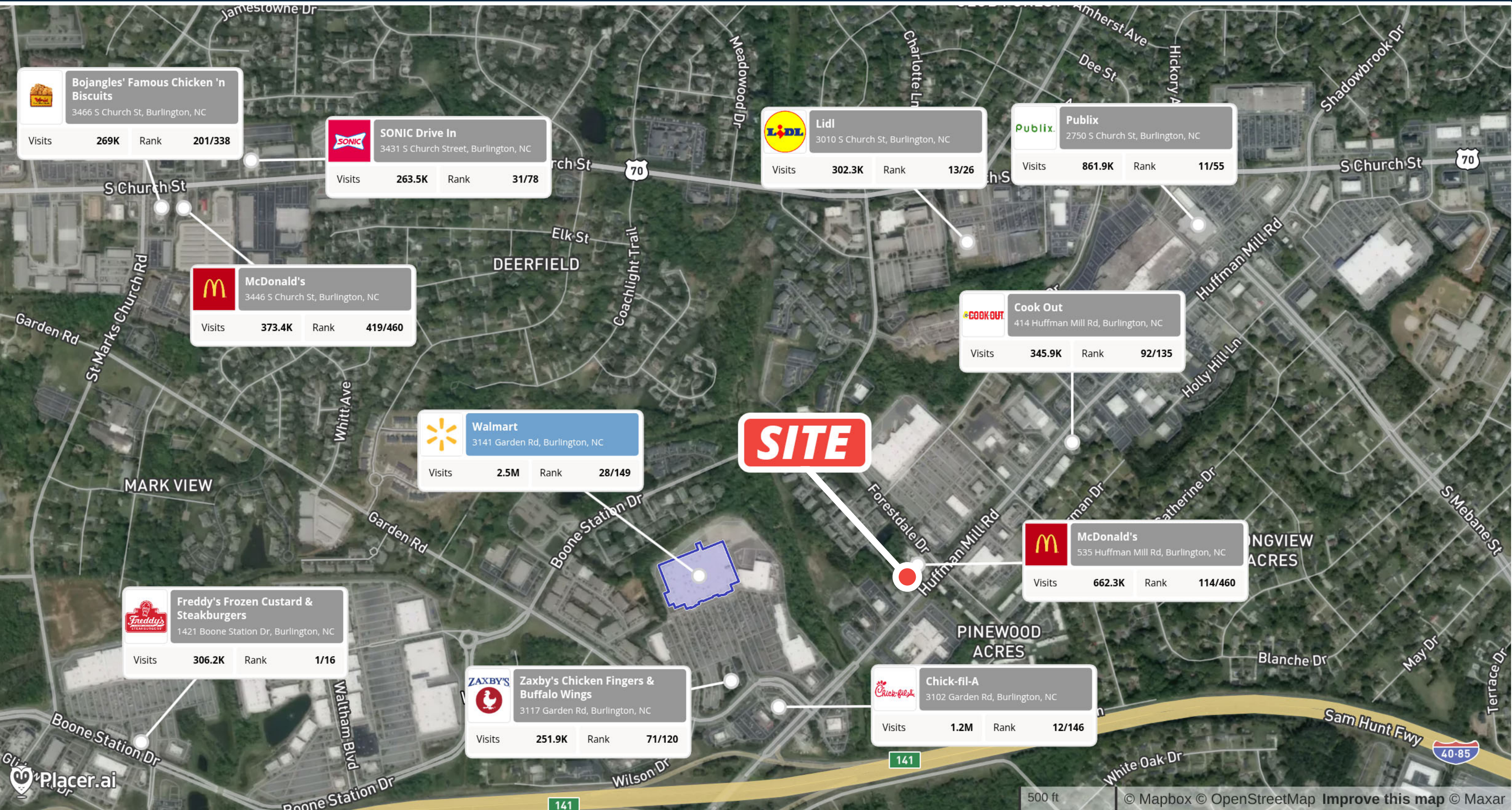
Year: 2024 | Source: NCDOT

Join These Retailers



STEWART PRESTON GA License No. 420929
678.259.9569 | stewart.preston@srsre.com

HARRISON NORMAN GA License No. 441837
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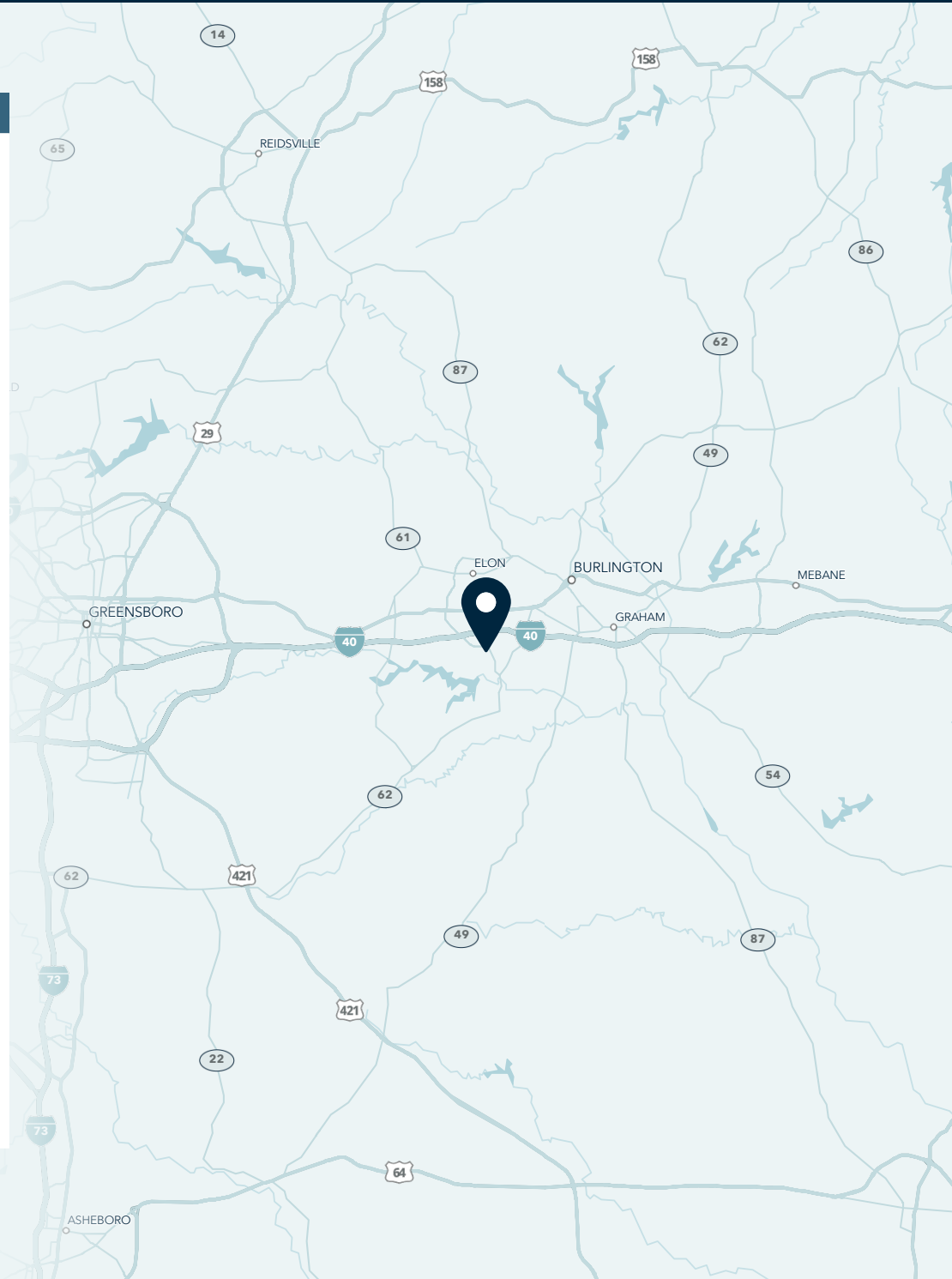
Jun 1, 2025 - May 31, 2026. Ranking listed in callouts are based on Chain - State.

Data provided by Placer Labs Inc. (www.placer.ai)



Area Snapshot

	1 MILE	3 MILES	5 MILES
Population			
2025 Estimated Population	6,710	44,690	93,332
2030 Projected Population	7,074	46,878	98,551
Proj. Annual Growth 2025 to 2030	1.06%	0.96%	1.09%
Daytime Population			
2025 Daytime Population	12,855	53,848	97,971
Workers	9,825	29,772	46,770
Residents	3,030	24,076	51,201
Income			
2025 Est. Average Household Income	\$88,463	\$98,217	\$87,458
2025 Est. Median Household Income	\$65,798	\$72,311	\$66,146
Households & Growth			
2025 Estimated Households	3,302	17,942	37,140
2030 Estimated Households	3,522	18,956	39,655
Proj. Annual Growth 2025 to 2030	1.30%	1.11%	1.32%
Race & Ethnicity			
2025 Est. White	65%	68%	56%
2025 Est. Black or African American	19%	17%	24%
2025 Est. Asian or Pacific Islander	5%	4%	3%
2025 Est. American Indian or Native Alaskan	0%	0%	1%
2025 Est. Other Races	11%	11%	17%
2025 Est. Hispanic (Any Race)	9%	9%	15%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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