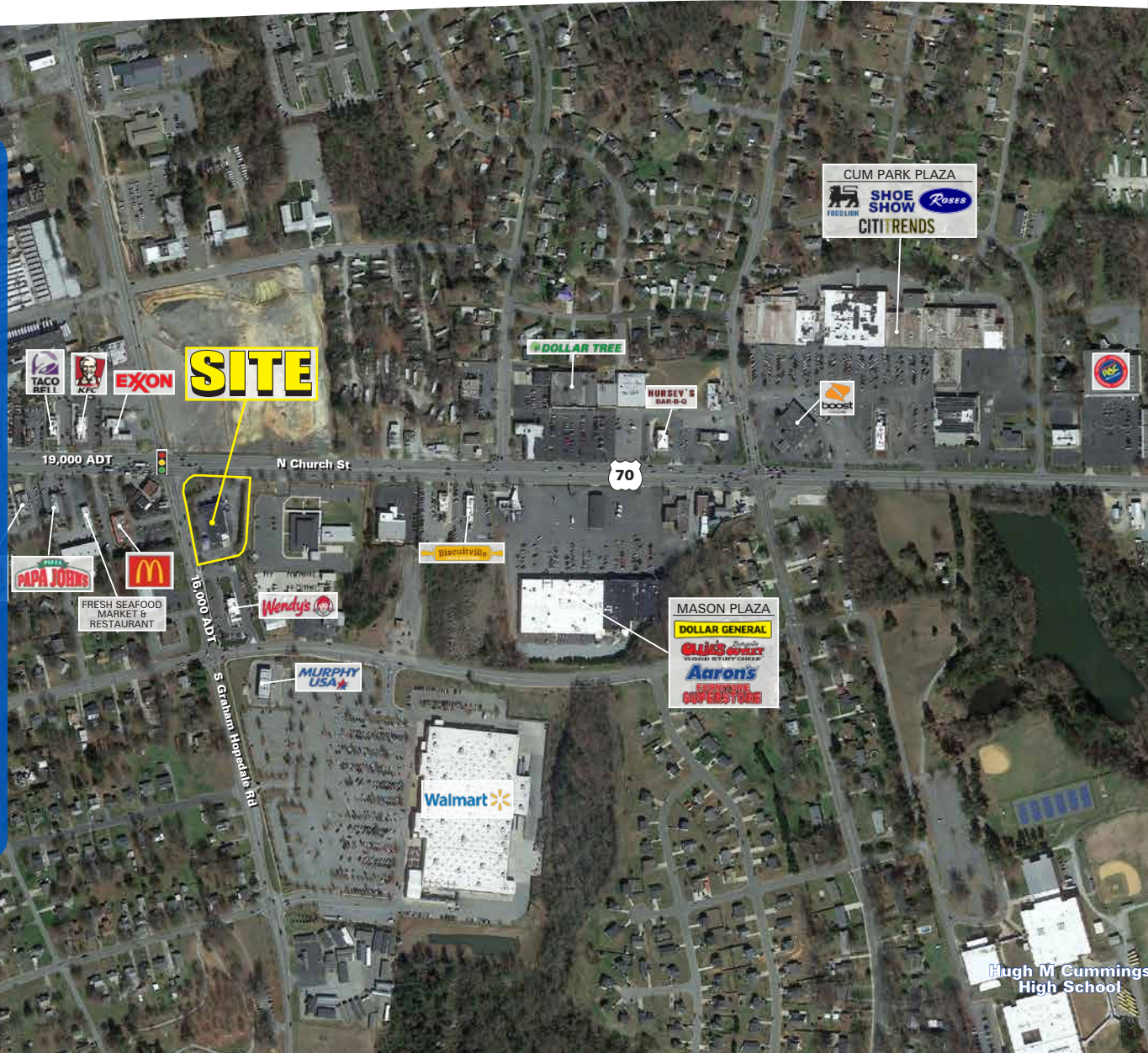


Former Rite-Aid Available

- Strong location at the signalized intersection of N Church St (19,000 ADT) & S Graham Hopedale Rd (16,000 ADT)
- Site is located at the main access point to Walmart
- 1.22 Acres/9,841 SF
- Well located for gas/convenience, QSR & other retailers

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	8,997	47,298	83,301
Avg HH Income	\$44,433	\$46,161	\$56,076



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70

70

19,000 ADT



16,000 ADT

N Church St

S Graham Hopedale Rd

SITE
9,841 SF
1.22 ACRES

DAVITA NORTH
BURLINGTON
DIALYSIS



\$56,076 **19,000**
 AVG HH INCOME ADT ON
 IN 5 MILE RADIUS N CHURCH ST



BURLINGTON, NC
1909 N Church Street

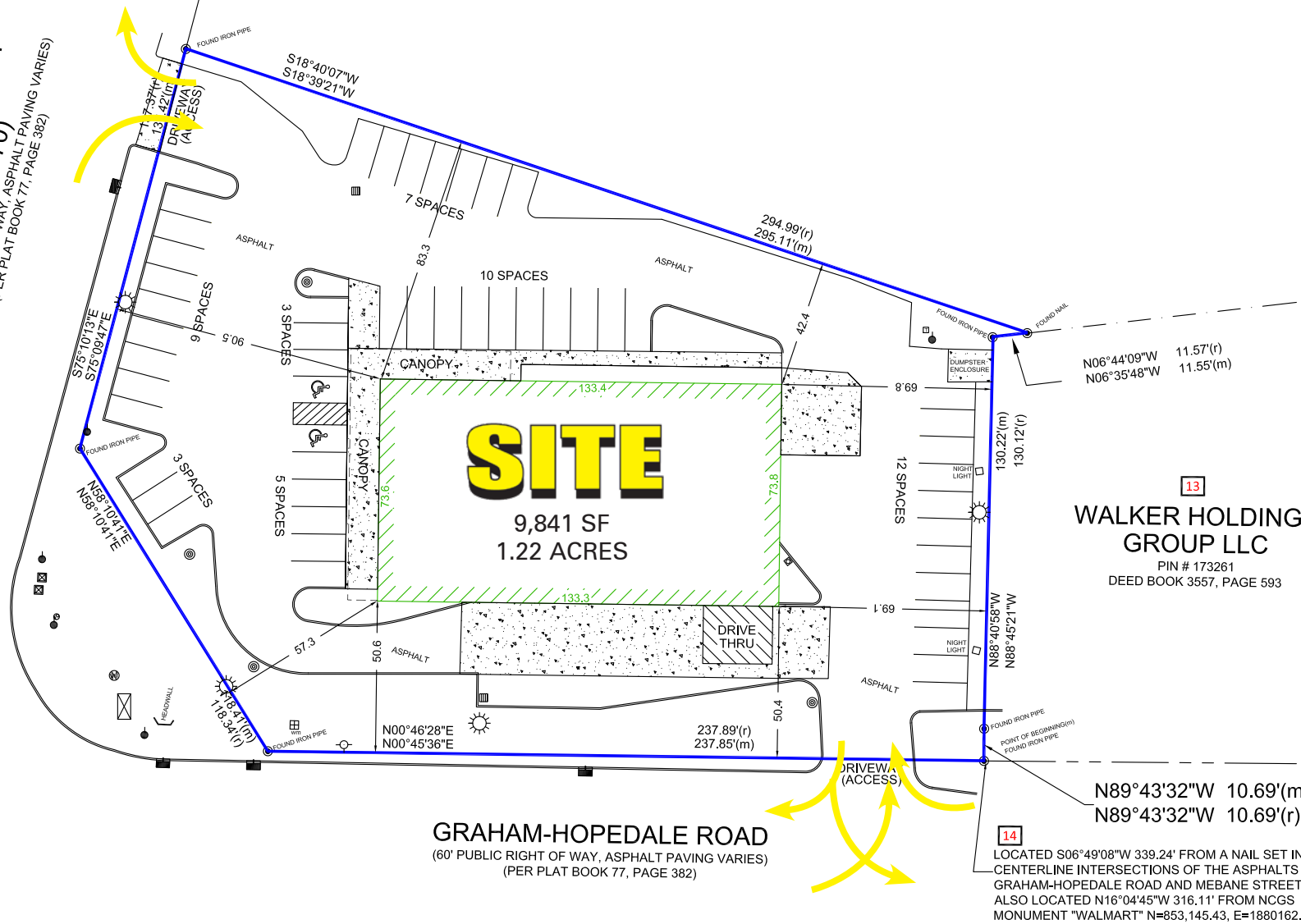
SITE AERIAL

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**NORTH CHURCH STREET
(US HWY. 70)**
(100' PUBLIC RIGHT OF WAY, ASPHALT PAVING VARIES)
(PER PLAT BOOK 77, PAGE 382)



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SITE PLAN