



3160 S. Church Street, Burlington, NC 27215

For Sale  
\$185,000



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## Property Features

- Great location on Church Street in Burlington, NC, surrounded by retail and office uses
- 1.53 acres zoned for Office/Institutional use but could have potential for Retail with rezoning
- Close to Holly Hill Mall and other retail businesses along S. Church Street and Huffman Mill Road
- Provided concept sketches suggest possible 6,900 SF Retail or 7,500 SF Office/Retail/Institutional use

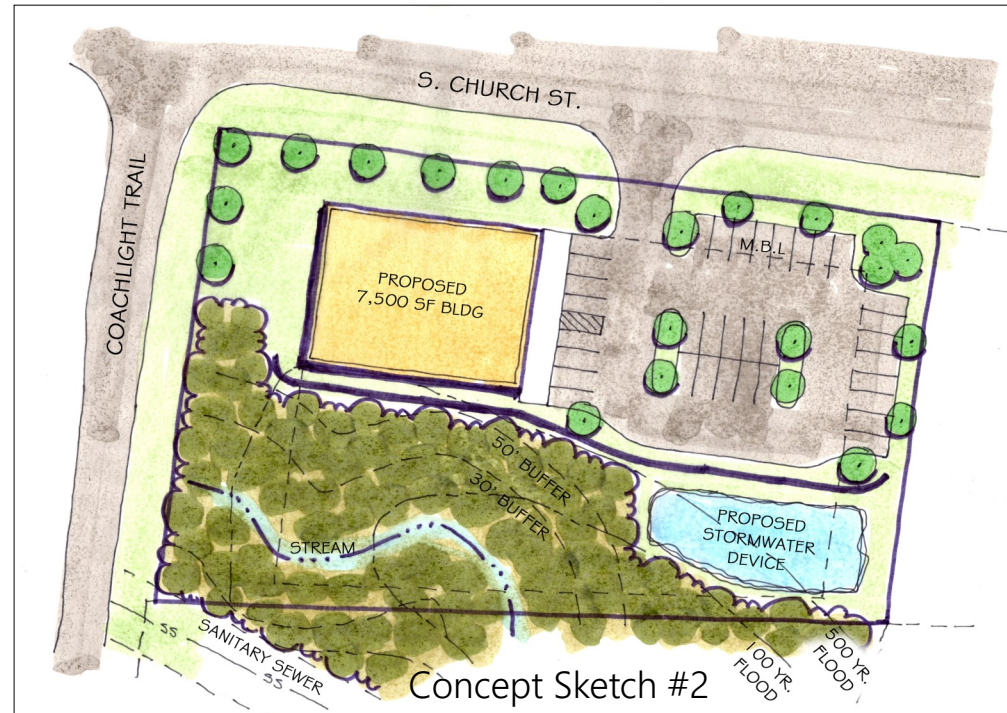
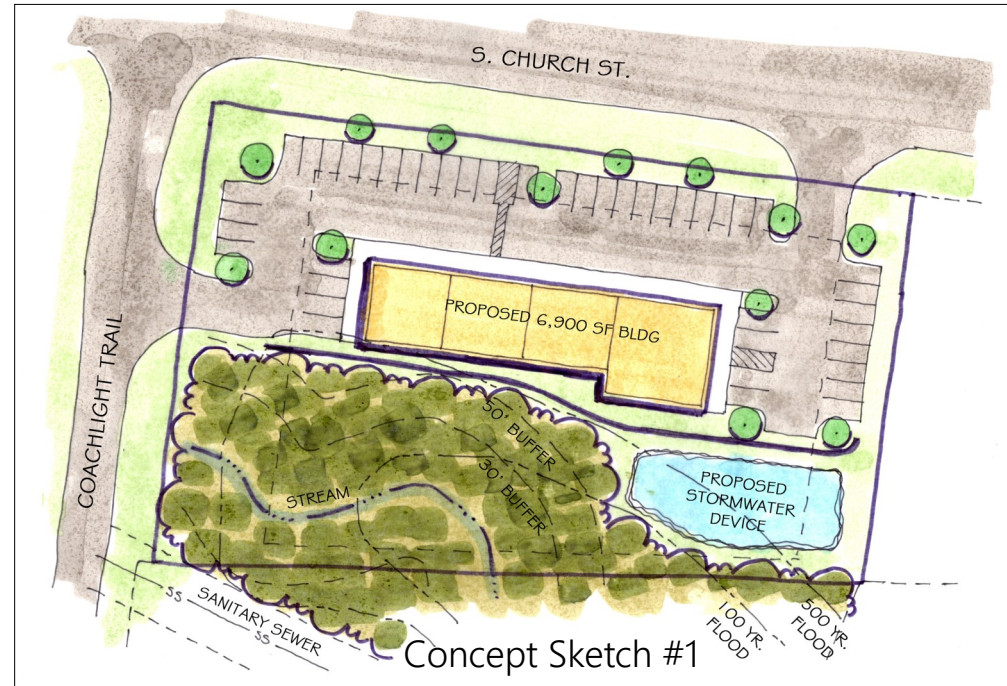
Note: sketches have not been submitted for review or approval. They are intended for illustrative purposes only.

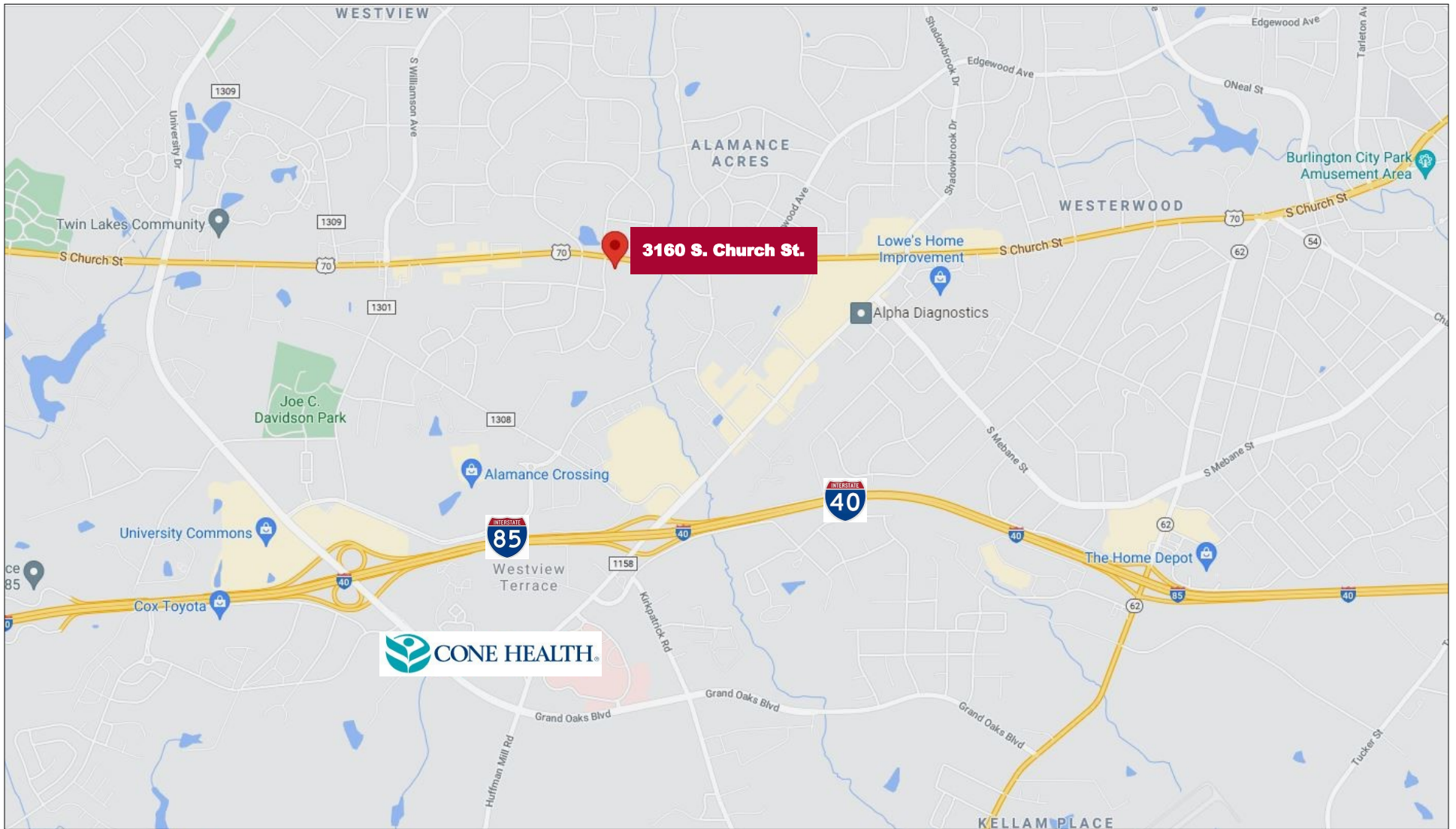
## Location

- Strategically located between University Blvd. and Huffman Mill Road on S. Church Street

## Demographics

	2 Miles	5 Miles
2021 Population	23,030	72,015
Avg. HH Income	\$91,480	\$73,332
VPD (S. Church at Commerce Pl. = 20,439)		





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