

For Sale

Burlington Commons



Burlington, NC Net-Leased Retail Strip Center Investment



The Offering

A well maintained, 100% leased multi-tenant retail strip center, this property offers investors a stable, income producing asset anchored by a complementary mix of medical, retail, and food service tenants in one of the area's strongest retail corridors. Located on a hard-corner, the property features a modern design with prominent storefront visibility, generous surface parking, and multiple access points that ensure seamless ingress and egress for tenants and customers alike. Strategically positioned with significant frontage along Highway 70, the property enjoys excellent visibility and consistent daily traffic counts that keep it highly accessible and recognizable to passing consumers. Its placement as an outparcel to Lowe's Home Improvement, a major retail anchor drives sustained consumer traffic to the immediate area. Directly across the highway, Publix Super Markets generates strong daily foot traffic as a high performing grocery retailer, further reinforcing the strength of this established retail corridor.

Investment Summary

Address:	104-108 Huffman Mill Rd Burlington NC 27215
Gross Leasable Area:	13,848 SF
Property:	Retail Strip Center
Percent Leased:	100%
Tenancy:	Multi
WALT:	6.37 Years
2027 NOI:	\$345,430
Sale Price:	\$5,300,000

Highlights

- >> NNN lease structures
- >> Priced Below Replacement Cost
- >> Lowe's Shadow Anchor Outparcel
- >> Approx 1 mile from I-40 / I-85
- >> High - Visibility, Signalized Retail Corridor, 55,000 VPD

To Receive Full Offering Memorandum,
Please Complete the Confidentiality Agreement

[Link](#)
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