

**PICKETT  
SPROUSE**  
COMMERCIAL  
REAL ESTATE



A WEST & WOODALL COMPANY

# AUTO SERVICE CENTER FOR SALE/LEASE

2163 NORTH CHURCH STREET  
BURLINGTON, NC



- 6,830 Square Feet located on busy N. Church Street (US-70)
- Brick building with 6 bay doors (3 in the front, 3 in the back) Sitting on .88 acres with large rear parking lot
- Traffic Count 18,000 vehicles per day

Ideally suited for another auto center, used car lot, or flex warehouse

**\$499,000 / \$6.59 SF or \$3,750 NNN**



Link to aerial video - <https://youtu.be/48iRkt-w6tc>

For more information please contact:

**Graham Storey** graham@westandwoodall.com | Cell 919-698-8799

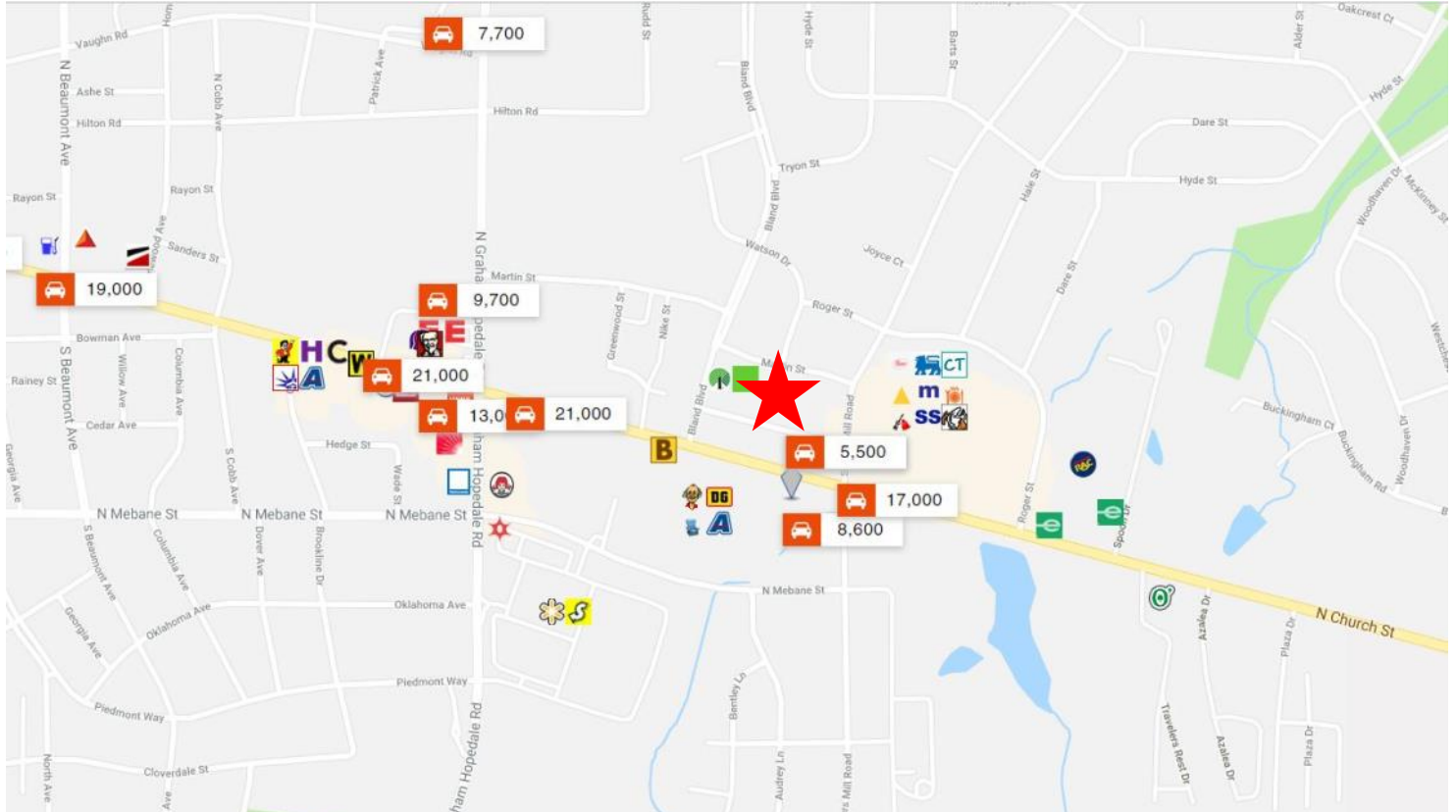
Visit us at PickettSprouse.com

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**RETAIL MAP & TRAFFIC COUNTS**



**DEMOGRAPHICS**

<b>POPULATION - 2018</b>			
	<b>&lt; 1 Mile</b>	<b>&lt; 3 Miles</b>	<b>&lt; 5 Miles</b>
<b>Total Estimated Population</b>	8,204	44,869	79,267
<b>Total Estimated Population -2023 PROJECTION</b>	8,550	46,799	82,665
<b>Medial Age</b>	34	35	36
<b>Total Estimated Households</b>	12,839	17,569	31,901
<b>Total Estimated Households-2023 PROJECTION</b>	2,960	18,342	33,303
<b>Average Household Income</b>	\$42,295	\$42,006	\$51,183
<b>Med Household Income</b>	\$37,565	\$34,138	\$39,004

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