

FOR SALE

NAI Piedmont Triad



Corner of S. Church St. and Engleman Ave. Burlington, North Carolina 27215



- 0.72 Acres
- Primary East-West Corridor
- Intersection of South Church St. & Engleman Ave.
- Traffic Count (2013): 24,000 VPD
- Zoning: B-2
- Many Retail Options Available
- Built to Suit Available
- Ingress/Egress both Church and Engleman
- Retail Layout Provided

FOR SALE: \$450,000

OFFERING SUMMARY

SALE PRICE	\$450,000
LOT SIZE	0.72 Acres

5 MILES INFORMATION

 86,785	 35,531	 \$54,958
TOTAL POPULATION	TOTAL HOUSEHOLDS	AVERAGE HH INCOME

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

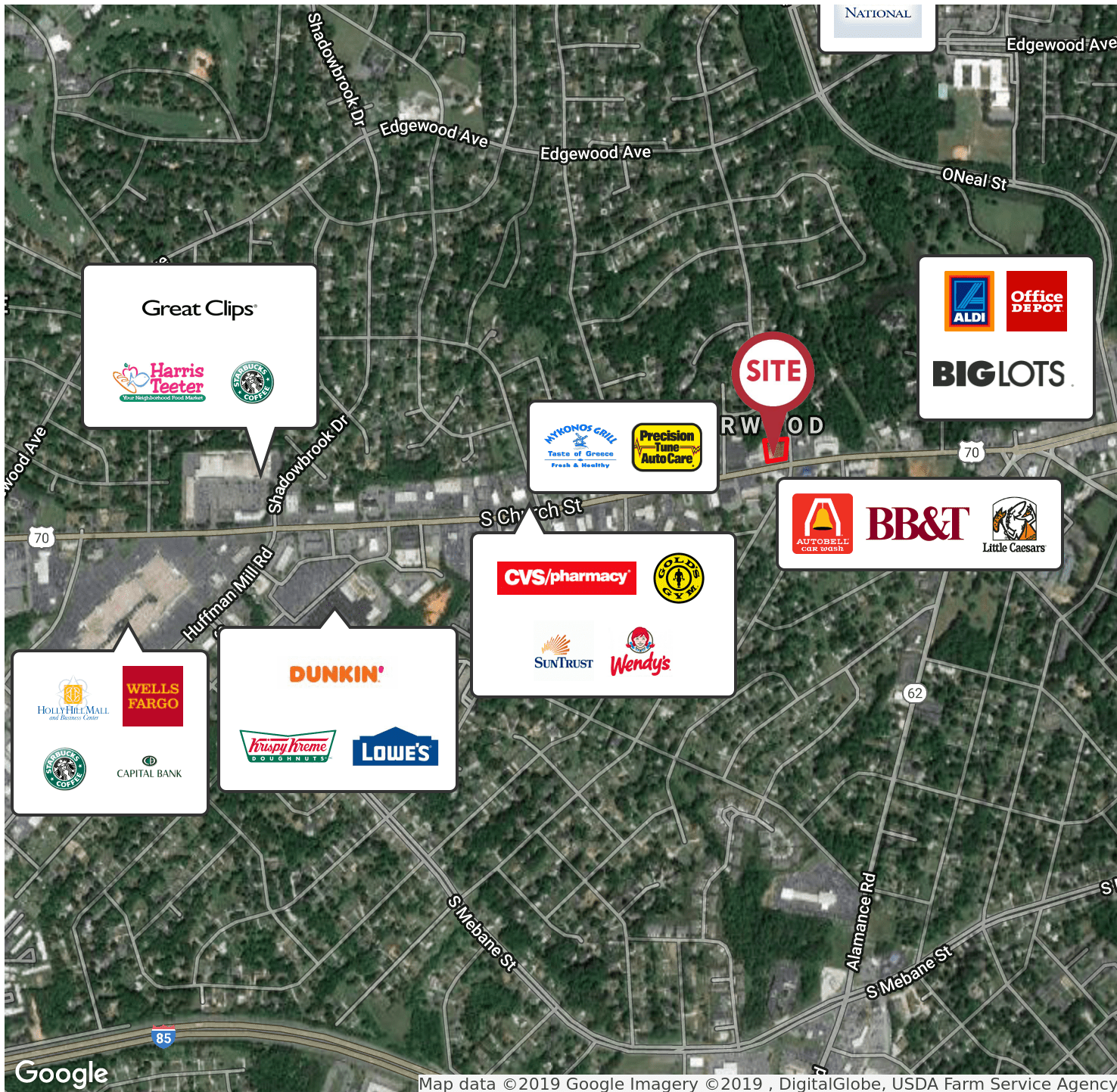
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📍 **348 N. Elm Street**
Greensboro, NC 27401
www.naipt.com

FOR SALE

RETAILER MAP



Google Map data ©2019 Google Imagery ©2019 , DigitalGlobe, USDA Farm Service Agency

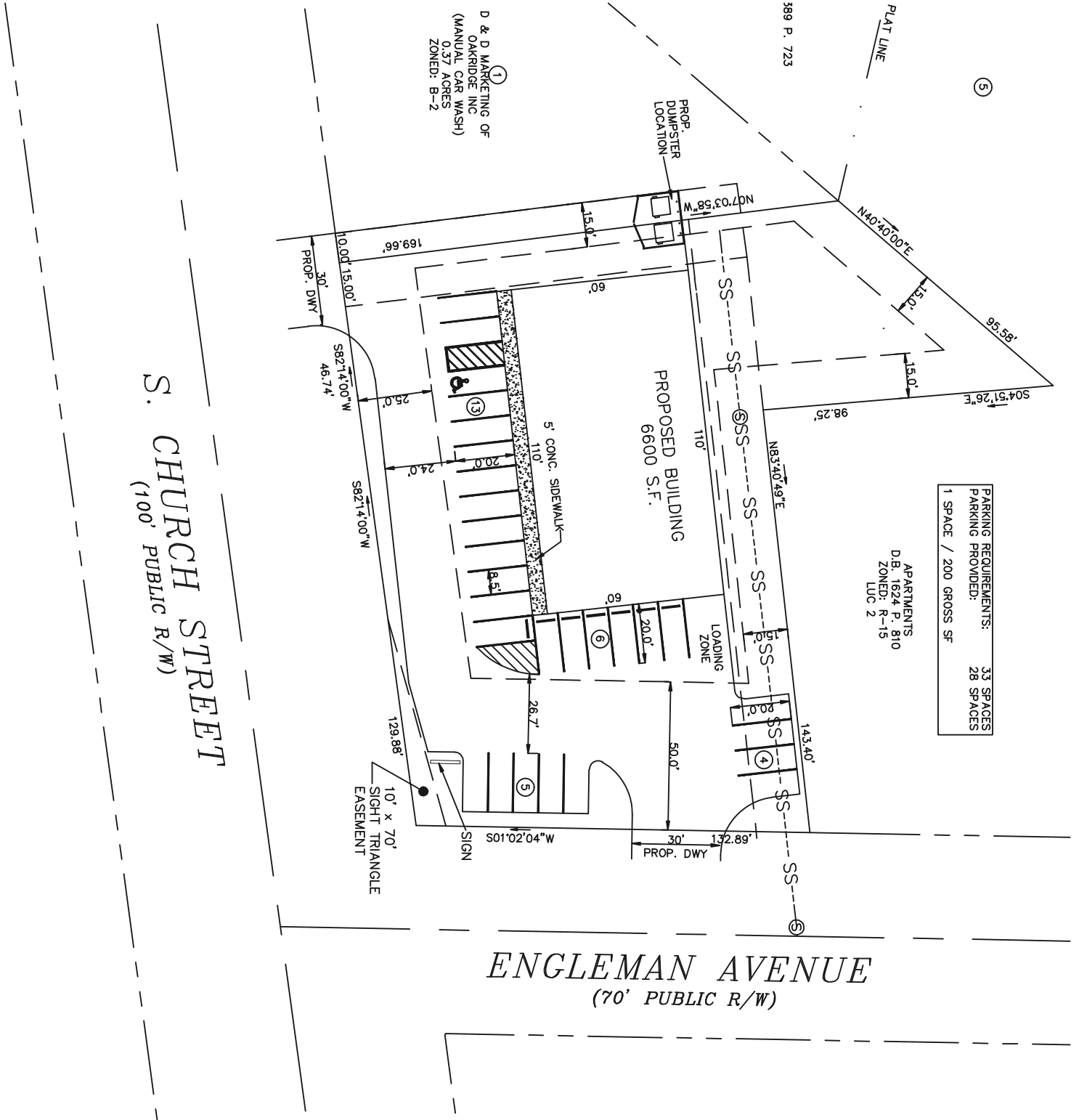
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PROPOSED RETAIL LAYOUT



PARKING REQUIREMENTS: 33 SPACES
PARKING PROVIDED: 28 SPACES
 1 SPACE / 200 GROSS SF

APARTMENTS
 D.B. 1624 P. 810
 ZONED: R-15
 LOC 2

①
D & D MARKETING OF OAKRIDGE INC (MANUAL CAR WASH)
 0.37 ACRES
 ZONED: B-2

S. CHURCH STREET
 (100' PUBLIC R/W)

ENGLEMAN AVENUE
 (70' PUBLIC R/W)