

Alamance Crossing



Lamarco.com

Piper Ln & Waltham Blvd
Burlington, North Carolina



Inline Spaces Available Pads Available

Alamance Crossing is an open-air lifestyle center located in Burlington, North Carolina. The property sits at the intersection of the **Interstate-85/Interstate-40 corridor (130,000 VPD)** and **University Drive (40,000 VPD)**—one of the state's major thoroughfares. Burlington is strategically positioned between the **Greensboro-Winston-Salem-High Point, NC** and **Raleigh-Durham-Chapel Hill, NC** markets, which have a combined population of **3.8 million residents**.

The property is anchored by:

- **BJ's** (Shadow Anchor)
- **Belk**
- **Kohl's** (Shadow Anchor)
- **Carousel Cinemas** (Shadow Anchor)
- **Dillard's** (Shadow Anchor)
- **Hobby Lobby** (Shadow Anchor)
- **JCPenney** (Shadow Anchor)
- **Dick's** (Shadow Anchor)

These anchors are complimented by a strong mix of national and regional retailers, including **Bath & Body Works**, **Foot Locker**, and **Victoria's Secret**, along with dining options such as **Buffalo Wild Wings** and **Red Robin**.

Performance & Foot Traffic

- Alamance Crossing ranks **#1 out of nine power centers** within a **50-mile radius**, drawing over **7.5 million visitors** in the past year.
- The property is among the **top 1% of shopping centers in North Carolina** in terms of foot traffic.

For Additional Info

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10 Kings Rd, Ste 1 | Madison, NJ 07940



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SUITE	TENANT	AREA
D-1	Available	1,844 SF
D-2	Foot Locker	2,531 SF
D-3	Lenscrafters	3,531 SF
D-4	BohoBlue	3,215 SF

SUITE	TENANT	AREA
D-5	GNC Live	1,316 SF
E-1	The Children's Place	5,712 SF
E-2	Bath & Body Works	4,166 SF
E-3	Hallmark Gold Crown	4,000 SF
F-1	Daisy Boutique 2	5,478 SF

SUITE	TENANT	AREA
F-2	Available	1,861 SF
F-3	Ivy Blue	3,437 SF
F-4	Available	5,973 SF
G-1	Urban Legend	4,101 SF
G-2-G-3	Available	5,551 SF
G-4	Available	3,112 SF
G-6	Available	2,093 SF
G-7	Talbots	3,800 SF
H-1	Available	6,117 SF
H-2	Available	3,094 SF
H-3	Barnes & Noble	26,848 SF
J-1	Burlington Sports Cards & Gaming	1,738 SF
J-2	Available	1,482 SF
J-3	Solteria	4,716 SF
J-4	Available	2,160 SF
J-5	Kay Jewelers	1,815 SF
K-1	Daisy's Boutique	4,069 SF
K-2	Royal Tea Café	1,250 SF
K-3	Icing	1,200 SF
K-4	LOFT	5,585 SF
L-1	Victoria's Secret PINK	8,090 SF
L-3	Available	4,000 SF
L-4	Shoe Dept. Encore	7,035 SF
M-1	Available	2,516 SF
M-2	AT&T	3,608 SF
MA-B2	Belk	96,485 SF
N-1	Available	3,978 SF
N-2-N-5	Available (Divisible)	12,951 SF
P-1	Available	6,000 SF
P-2-P-4	Available (Divisible)	4,383 SF
P-5	Burn Boot Camp	4,064 SF
Q-1	Available	3,029 SF
Q-2	Available	955 SF
R-1	Available	1,718 SF
R-2	Available	2,000 SF
R-3	Elite Nails	2,006 SF
R-4	European Wax Center	1,602 SF
R-5	Available	2,240 SF
R-6	Cold Stone Creamery	1,573 SF
S-1	Available	3,179 SF
S-2A	Available	1,600 SF
S-2	Cork & Cow	1,602 SF
T-1	Red Bowl Asian Bistro	5,000 SF
U-1	Buffalo Wild Wings	5,800 SF
W-1	Red Robin	5,500 SF
X-1	San Marcos Mexican Restaurant	6,700 SF
OUT-8B	Available Pad	PAD

SITE PLAN



TOTAL GLA

319,409 SF

All of the information contained within this publication is subject to errors, omissions, change of price or other conditions, prior to sale, lease, lease termination or financing or withdrawal without notice.

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SITE PLAN - Central



SUITE	TENANT	AREA
A-1	Anytime Fitness	4,966 SF
A-3	Insomnia Cookies	1,248 SF
B-1A	Available	3,500 SF
B-1B	Available	2,515 SF
B-2	Meralyn Nail Spa	2,206 SF
B-3	Available	2,013 SF
B-4	DentalWorks	3,863 SF
B-5-B-6	Available (Divisible)	4,864 SF
B-7	Tropical Smoothie Café	1,750 SF
C-1	Verizon Wireless	4,529 SF
C-2	Available	1,405 SF

TOTAL GLA 32,859 SF

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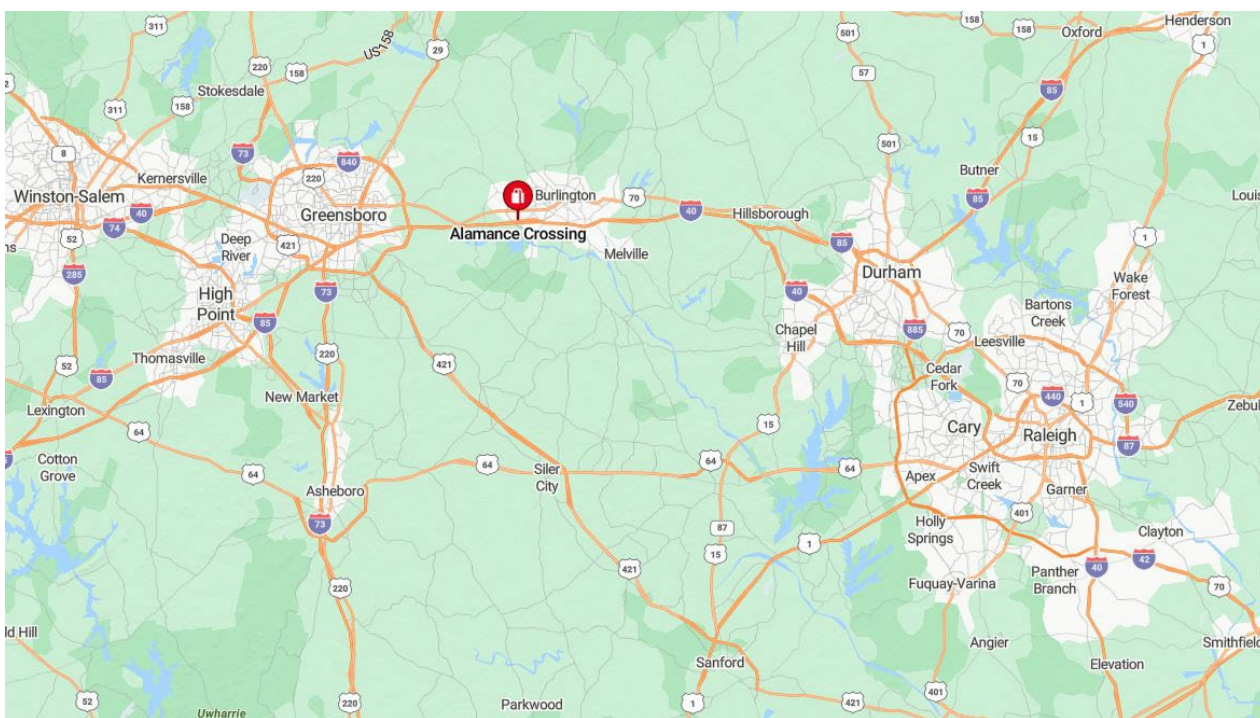
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EXCEPTIONAL LOCATION



Local Benefits

- Burlington, NC is part of both **Alamance and Guilford counties** and serves as the principal city of the **Burlington, NC MSA**, encompassing all of Alamance County.
- Burlington is also included in the **Greensboro-Winston-Salem-High Point CSA**, which has a population of **over 1.7 million**.
- The greater Alamance trade area includes **more than 272,000 students**.

Property Details

- **Lot Size (Owned):** 50.04 Acres
- **Parking:** 3,043 Spaces (4.26 per 1,000 SF of GLA)
- **Total GLA:** 714,061 SF / 404,289 SF

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	6,330	42,398	82,172
Avg HH Income	\$83,199	\$87,387	\$78,223

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