



Huffman Mill Commons

BURLINGTON, NC



Huffman Mill Commons is a 150,000 SF retail development in Burlington, North Carolina. The project marks Levcor's first development in the state.



Huffman Mill Commons

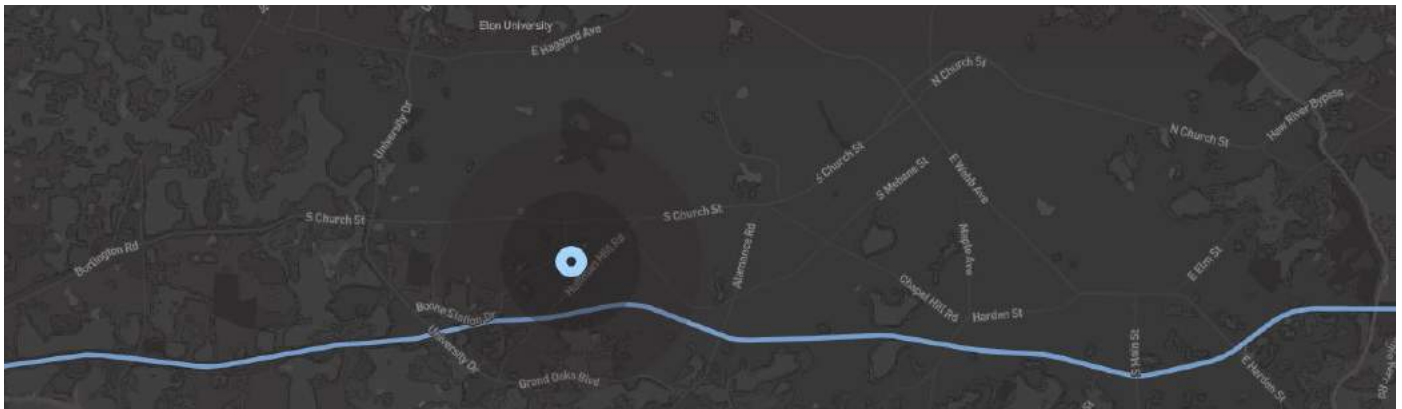
529 Huffman Mill Commons, Burlington , NC 27215

Huffman Mill Commons is a planned 150,000 SF retail shopping center development in Burlington, North Carolina. Burlington is directly between two of North Carolina's key metro regions – the Piedmont Triad (Winston-Salem, Greensboro, High Point) and Research Triangle (Durham, Raleigh and Chapel Hill). Combined, these two areas have a population of over 3mm people. The project will be anchored by Academy Sports + Outdoors, which is scheduled for a Fall 2017 delivery. The remainder of the project is expected to be delivered by 2018.

Huffman Mill Commons is located in Burlington's main retail corridor, right off of Huffman Mill Rd and with

immediate access to I-40, the major thoroughfare connecting the Triad and Research Triangle. Traffic counts in the area are robust, with Huffman Mill Rd seeing 31,000 cars per day and I-40 104,000. Neighboring projects and tenants include Walmart; the CBL-developed, ~1mm SF Alamance Crossing outdoor shopping mall and the Holly Hill Mall.

MAP & GALLERY



AREA DEMOGRAPHICS

Population	1 mile	3 miles	5 miles	10 miles
2018 Estimate	6,356	40,305	80,587	146,849
2023 Projection	6,671	42,309	85,225	154,676
Projected Annual Growth 2018-2023	1%	1%	1.2%	1.1%

Estimated Household Income	1 mile	3 miles	5 miles	10 miles
2018 Average HH Income	\$82,081	\$78,445	\$66,026	\$64,063
2018 Median HH Income	\$64,701	\$61,554	\$51,599	\$51,445

Household	1 mile	3 miles	5 miles	10 miles
2018 Estimate	2,994	16,844	33,159	60,072
2023 Projection	3,139	17,701	35,084	63,363
Projected Annual Growth 2018-2023	1.0%	1.1%	1.2%	1.1%

Traffic Counts	Cars per day
Huffman Mill Road	31,000
I-40	104,000

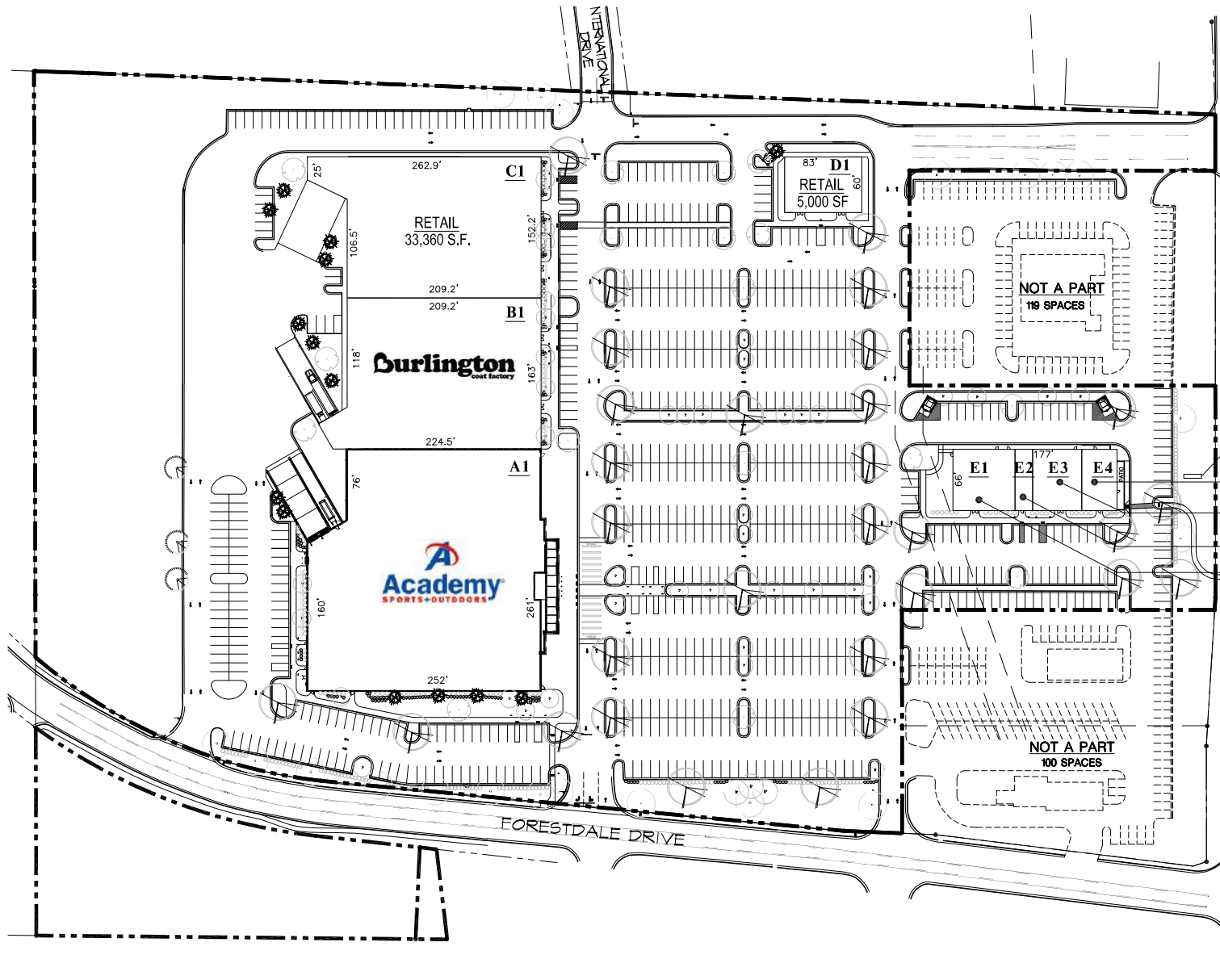
RENDERING



AERIAL



SITE PLAN



PYLON SIGN LOCATION



2,310 SF

RETAIL

3,500 SF



1,254 SF

RETAIL / REST.

4,618 SF

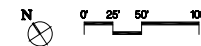
OVERALL SYNOPSIS

TOTAL LAND AREA	(±17.93 AC.)	780,956 S.F.
TOTAL BUILDING AREA		147,998 S.F.
RETAIL	141,070 S.F. (5/1000 S.F.)	706 SPACES
*RESTAURANT	5,810 S.F. (1/4 SEATS)	58 SPACES
TOTAL PARKING REQUIRED	5.2 /1000	764 SPACES
TOTAL PARKING PROVIDED	5.2 /1000	775 SPACES
DENSITY		19.0 %

*RESTAURANT PARKING: WE USED 60% OF RESTAURANT AREA AS DINING AREA AND 15 SF/SEAT TO CALCULATE THE NUMBER OF RESTAURANT SEATS.

HUFFMAN MILL COMMONS - LEASING PLAN

HUFFMAN MILL RD. & FORESTDALE DR.
BURLINGTON, NORTH CAROLINA
SP-57 09 - 20 - 2018



LEVCOR embraces its mission to develop exciting retail and mixed-use properties. We apply experienced vision and an agile mindset to outperform a competitive market. We act as a trusted partner for our investors and tenants to enable the success of our projects. We deliver innovative and sustainable real estate developments that benefit surrounding communities while representing sound investments for the company.

