GFD
MANAGEMENT INC.

GFD Management Inc. 50th ANNIVERSARY 1976 – 2026

222 CLOISTER COURT, CHAPEL HILL, NC 27514

Welcome to

HUFFMAN MILL PLAZA
BURLINGTON, NC

LOCATION HIGHLIGHTS

- Located directly off Interstate 40
- Established center with a 205,000 sq. ft. Walmart Supercenter
- Abundant parking area, handsomely landscaped and well-lighted
- 2025 estimated population within 5 miles - 89,310*
- 2025 estimated average household income $89,593*

* Demographics obtained from Esri

CURRENTLY AVAILABLE

Fully Leased

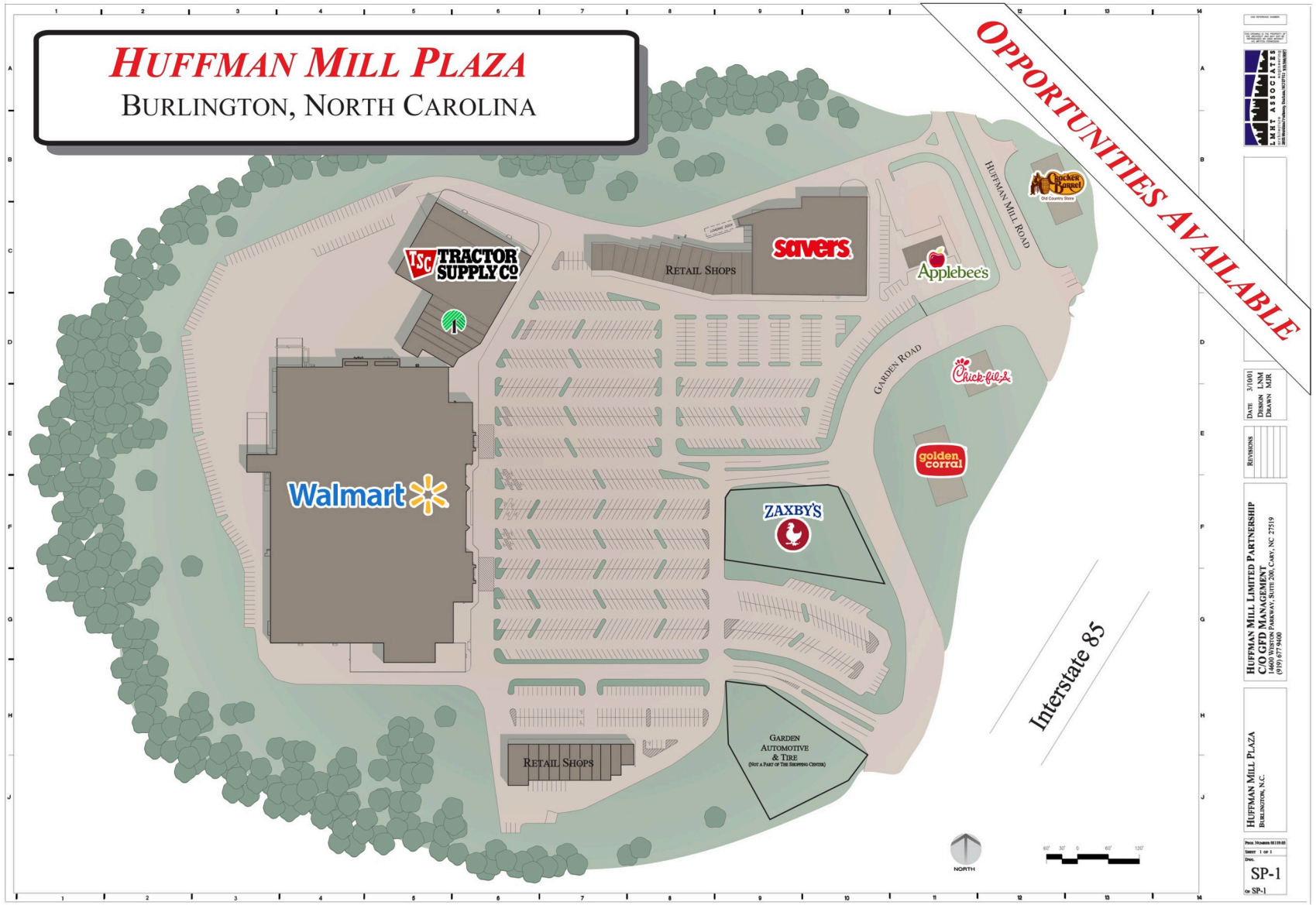
Scan this QR code to learn more about this property as well as others available for lease.

CALL US TODAY :

(919) 636-2351

HENRY CLINE • hcline@gfdinc.com

GET MORE INFO HERE : **WWW.GFDINC.COM**


HUFFMAN MILL PLAZA
BURLINGTON, NORTH CAROLINA
OPPORTUNITIES AVAILABLE
TRACTOR SUPPLY CO
RETAIL SHOPS
savers
Applebee's
HUFFMAN MILL ROAD
Cracker Barrel
Old Country Store
GARDEN ROAD
Chick-fil-A
golden corral
Walmart
ZAXBY'S
Interstate 85
RETAIL SHOPS
GARDEN AUTOMOTIVE & TIRE
(NOT A PART OF THE SHOPPING CENTER)
NORTH
LMHT ASSOCIATES
DATE 3/10/01
DESIGN LNM
DRAWN MJR
REVISIONS
HUFFMAN MILL LIMITED PARTNERSHIP
C/O GFD MANAGEMENT
14600 WESTON PARKWAY, SUITE 200, CARY, NC 27519
(919) 677 9400
HUFFMAN MILL PLAZA
BURLINGTON, N.C.
SP-1

Westbrook S/C
FOOD LION
Wagoner Rd
Alamance Acres
Edgewood Village
LIDL
New Market Square
Harris Teeter
PETSUPERMARKET
Sunset Acres
Lee Acres
Engleman Ave
Office DEPOT
ALDI
HARBOR FREIGHT
S Church St
70
Glenwood Acres
Lowes FOODS
Rosewood Village
QueenCity HOMESTORE
Garden Rd
Huffman Mill Plaza
Walmart
DOLLAR TREE
TRACTOR SUPPLY Co
savers
Publix
Holly Hill Mall
DAVE'S FURNITURE
Dunham's
LOWE'S
GOLD'S GYM
Crestwood
Lacy St
Trail One
Trail Six
Alamance Rd
Mark View
Burlington
planet fitness
Academy
Pinewood Acres
May Dr
DOLLAR GENERAL
FOOD LION
S Mebane St
ASHLEY
Westview Terrace
40-85
Drury Inn & Suites Burlington
Courtyard Burlington
Biscuitville
Dogwood A
Alamance Crossing
belk
Dillard's
HOBBY LOBBY
JCPenney
DICK'S SPORTING GOODS
five BELOW
BOOT BARN
SOUTHEAST CINEMA
DOLLAR TREE
KOHL'S
BJ's WHOLESALE CLUB
BARNES&NOBLE
Pinewood Forest
Hampton Inn & Suites Burlington
JR Outlet Mall
J-R
NORTHERN TOOL + EQUIPMENT
Eric Ln
Waffle House
Churchill Dr
University Commons
Michaels
ROSS DRESS FOR LESS
PETSMART
HomeGoods
TJ.maxx
ULTA
BEST BUY
Danbrook Rd
Bonnar Bridge Pkwy
Alamance Regional Medical Center
Grand Oaks Blvd
62
Kirkpatri

TENANT LIST

SPACE	STORE	SQ. FT.
B	Walmart	205,270
D1 - D2	Cancun Mexican Restaurant	3,200
D3 - D7	Cato	7,000
D8 - D9	Nonno's Pizza & Pasta	2,725
D10	BROW N BROW	1,200
D11	Burlington Coffee Shop	1,000
E1	Tobacco & Gift	1,000
E2	Boost Mobile	1,152
E3	China Gate	1,152
E4 - E5	BB Nail & Spa	2,100
E6	Luxor Staffing	1,200
E7	Cellfixx	1,200
E8 - E13	Red Crab	7,186
E14 - E15	DIVA Beauty Supply	2,400
E16	Savers	41,158
L1	Tractor Supply	24,271
L2 - L4	Dollar Tree	9,395
L5 - L6	Pinnacle Urgent Care	5,114
Kiosk	State Employees Credit Union	0

GFD
MANAGEMENT INC.

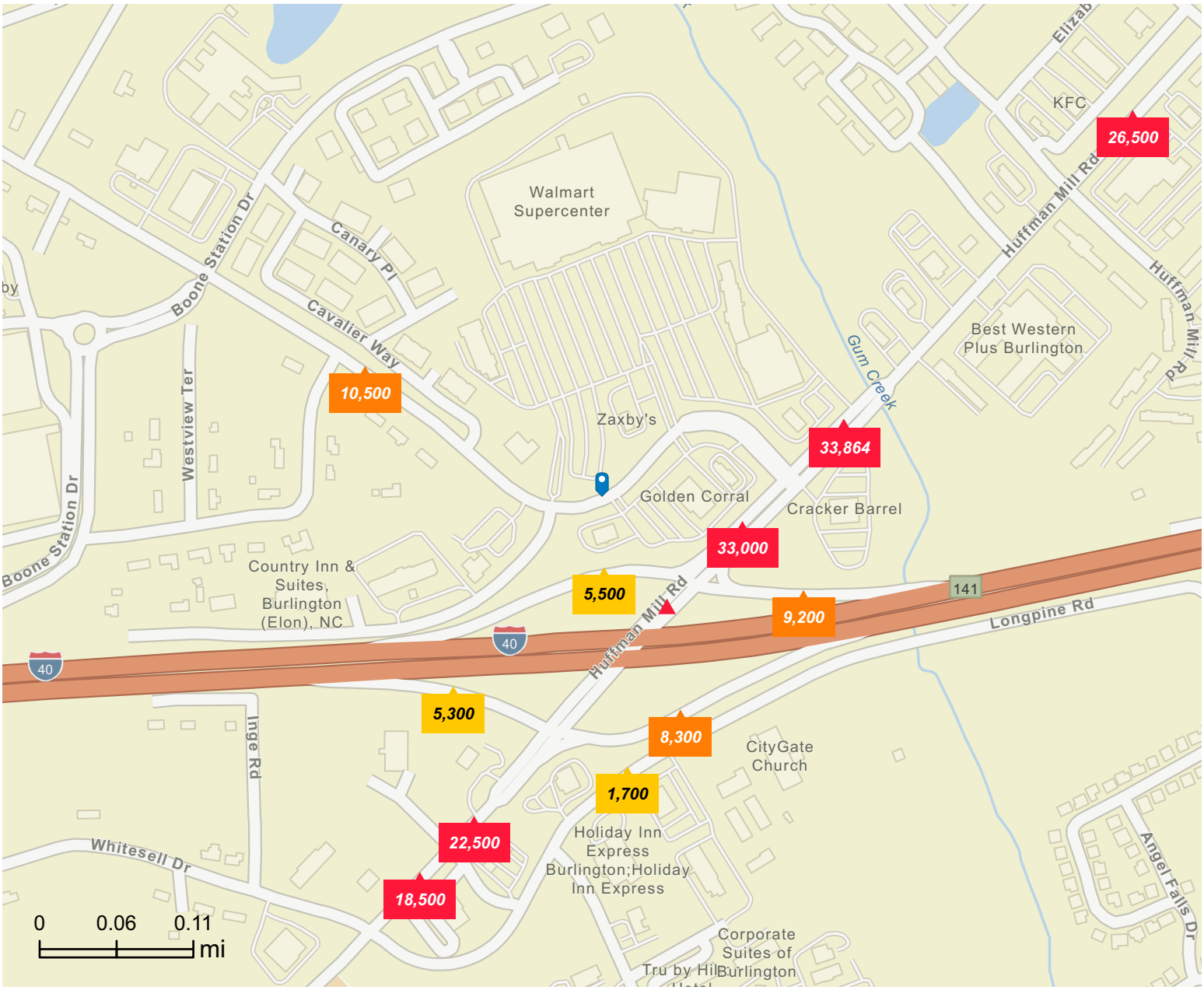
OUTPARCELS

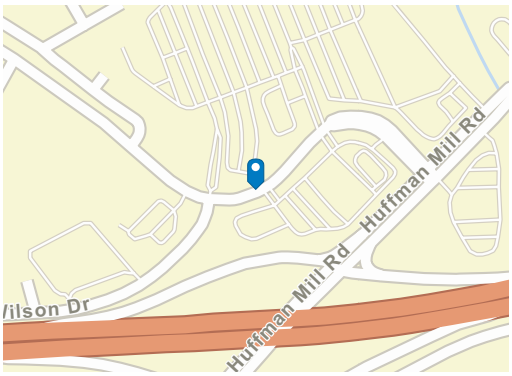
Applebee's
Garden Automotive & Tire Service Center
Zaxby's

Traffic Count Map - Close Up

3137 Garden Rd, Burlington, North Carolina, 27215

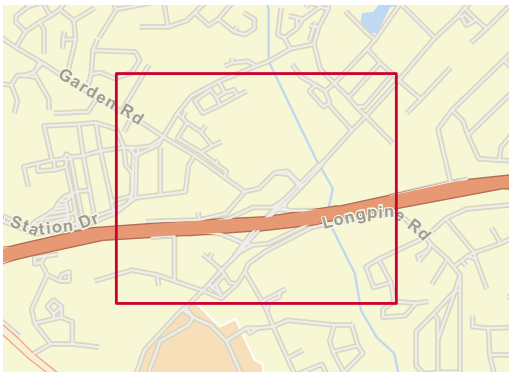
Rings: 1, 3, 5 mile radii





Average Daily Traffic Volume

- Up to 8,000 vehicles per day
- 8,001 - 15,000
- 15,001 - 50,000
- 50,001 - 70,000
- 70,001 - 100,000
- More than 100,000 per day



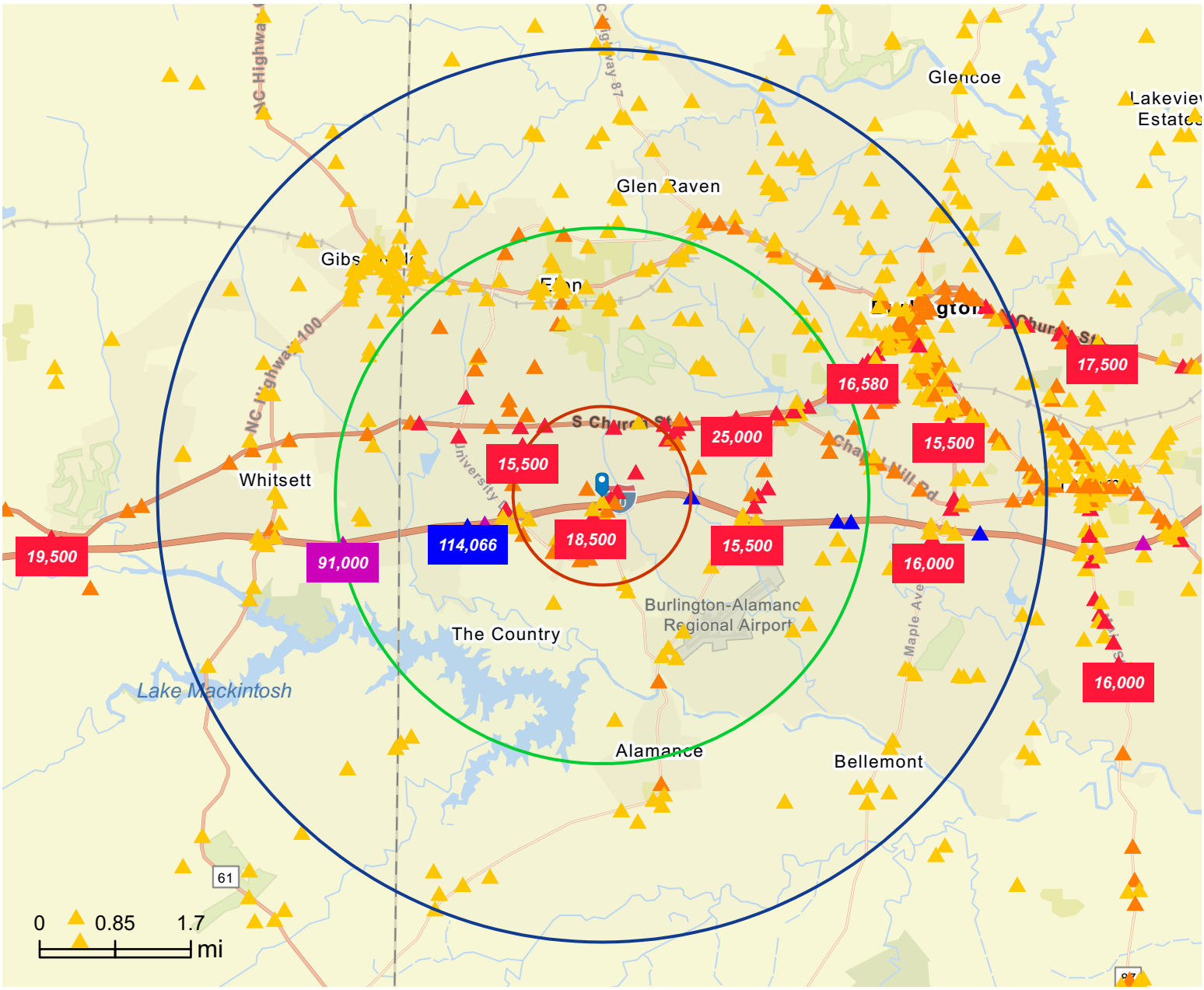
Source: Traffic Counts (2025)

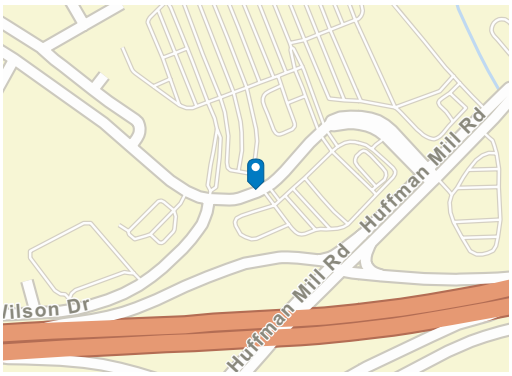
© 2026 Esri

Traffic Count Map

3137 Garden Rd, Burlington, North Carolina, 27215

Rings: 1, 3, 5 mile radii





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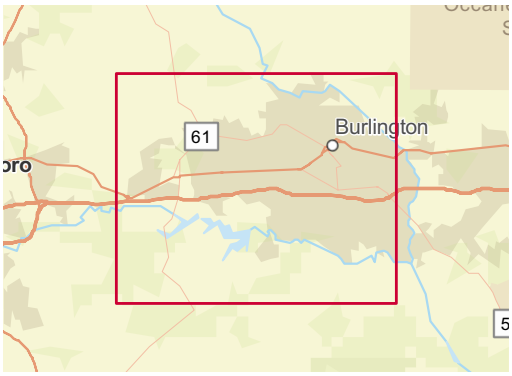

Source: Traffic Counts (2025)

© 2026 Esri

Demographic and Income Profile

3137 Garden Rd, Burlington, North Carolina, 27215
Ring: 1 mile radius

Prepared by Esri
Latitude: 36.06908
Longitude: -79.49851

Summary	Census 2010	Census 2020	2025	2030
Population	4,674	5,702	6,482	6,896
Households	2,258	2,833	3,239	3,481
Families	1,251	1,578	1,720	1,825
Average Household Size	2.05	1.99	1.98	1.96
Owner Occupied Housing Units	1,153	1,313	1,482	1,636
Renter Occupied Housing Units	1,105	1,520	1,757	1,846
Median Age	41.5	40.6	41.6	42.9

Trends: 2025-2030 Annual Rate	Area	State	National
Population	1.25%	0.80%	0.42%
Households	1.45%	1.10%	0.64%
Families	1.19%	0.94%	0.54%
Owner HHs	2.00%	1.21%	0.91%
Median Household Income	1.39%	2.61%	2.53%

	2025		2030	
Households by Income	Number	Percent	Number	Percent
<$15,000	223	6.9%	217	6.2%
$15,000 - $24,999	157	4.8%	142	4.1%
$25,000 - $34,999	199	6.1%	176	5.1%
$35,000 - $49,999	476	14.7%	478	13.7%
$50,000 - $74,999	811	25.0%	848	24.4%
$75,000 - $99,999	356	11.0%	397	11.4%
$100,000 - $149,999	639	19.7%	739	21.2%
$150,000 - $199,999	207	6.4%	258	7.4%
$200,000+	171	5.3%	227	6.5%
Median Household Income	$65,757		$70,458	
Average Household Income	$88,505		$95,442	
Per Capita Income	$42,486		$46,202	

	Census 2010		Census 2020		2025		2030	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	249	5.3%	284	5.0%	316	4.9%	329	4.8%
5 - 9	240	5.1%	310	5.4%	309	4.8%	307	4.5%
10 - 14	256	5.5%	303	5.3%	344	5.3%	322	4.7%
15 - 19	249	5.3%	263	4.6%	292	4.5%	309	4.5%
20 - 24	388	8.3%	484	8.5%	522	8.1%	543	7.9%
25 - 34	593	12.7%	853	15.0%	991	15.3%	1,020	14.8%
35 - 44	568	12.2%	635	11.1%	718	11.1%	781	11.3%
45 - 54	605	12.9%	713	12.5%	782	12.1%	856	12.4%
55 - 64	602	12.9%	683	12.0%	789	12.2%	787	11.4%
65 - 74	407	8.7%	621	10.9%	712	11.0%	782	11.3%
75 - 84	328	7.0%	374	6.6%	508	7.8%	616	8.9%
85+	190	4.1%	177	3.1%	199	3.1%	243	3.5%

	Census 2010		Census 2020		2025		2030	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	3,529	75.5%	3,732	65.5%	4,030	62.2%	4,134	60.0%
Black Alone	638	13.6%	1,072	18.8%	1,320	20.4%	1,466	21.3%
American Indian Alone	12	0.3%	24	0.4%	27	0.4%	28	0.4%
Asian Alone	250	5.3%	267	4.7%	343	5.3%	395	5.7%
Pacific Islander Alone	3	0.1%	6	0.1%	8	0.1%	10	0.1%
Some Other Race Alone	139	3.0%	245	4.3%	308	4.8%	353	5.1%
Two or More Races	103	2.2%	356	6.2%	446	6.9%	509	7.4%
Hispanic Origin (Any Race)	232	5.0%	474	8.3%	600	9.3%	686	9.9%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 22, 2026

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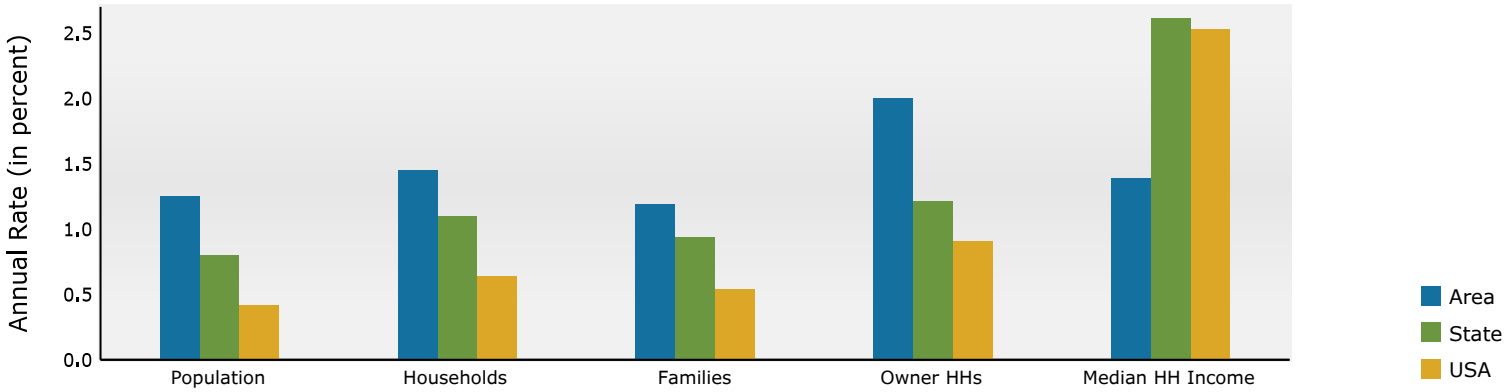
Demographic and Income Profile

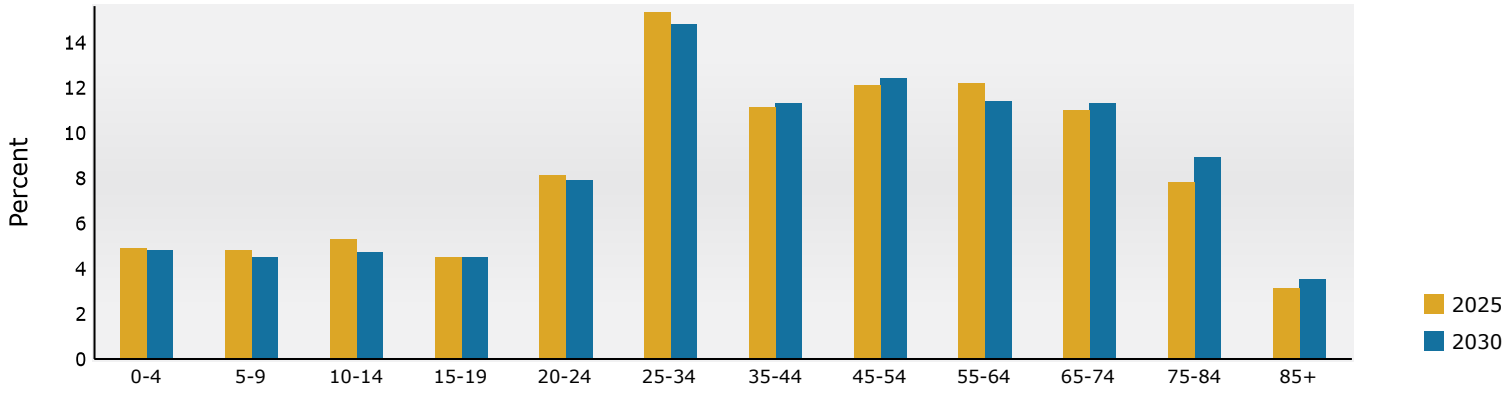
3137 Garden Rd, Burlington, North Carolina, 27215
Ring: 1 mile radius

Prepared by Esri
Latitude: 36.06908
Longitude: -79.49851

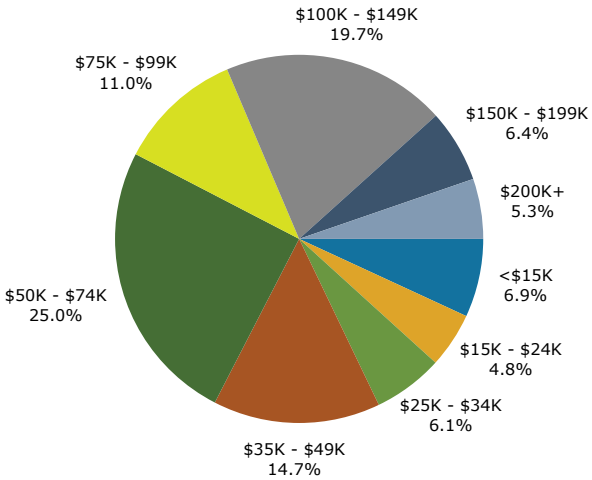
Trends 2025-2030



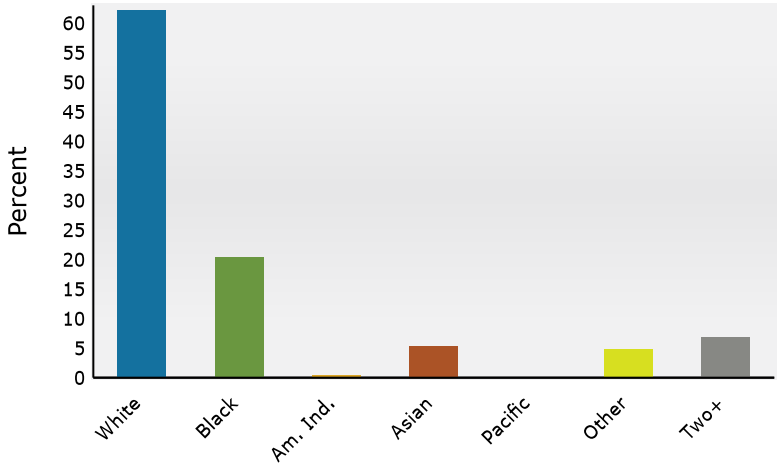
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin:9.3%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 22, 2026

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Demographic and Income Profile

3137 Garden Rd, Burlington, North Carolina, 27215
Ring: 3 mile radius

Prepared by Esri
Latitude: 36.06908
Longitude: -79.49851

Summary	Census 2010	Census 2020	2025	2030
Population	33,524	40,206	44,078	46,404
Households	13,526	15,679	17,456	18,503
Families	8,187	9,613	10,399	10,912
Average Household Size	2.29	2.31	2.30	2.30
Owner Occupied Housing Units	8,512	9,629	10,567	11,334
Renter Occupied Housing Units	5,014	6,050	6,889	7,169
Median Age	38.9	38.4	39.1	40.5

Trends: 2025-2030 Annual Rate	Area	State	National
Population	1.03%	0.80%	0.42%
Households	1.17%	1.10%	0.64%
Families	0.97%	0.94%	0.54%
Owner HHs	1.41%	1.21%	0.91%
Median Household Income	2.07%	2.61%	2.53%

	2025		2030	
Households by Income	Number	Percent	Number	Percent
<$15,000	1,074	6.2%	1,010	5.5%
$15,000 - $24,999	960	5.5%	812	4.4%
$25,000 - $34,999	877	5.0%	764	4.1%
$35,000 - $49,999	2,032	11.6%	1,912	10.3%
$50,000 - $74,999	3,797	21.8%	3,847	20.8%
$75,000 - $99,999	2,235	12.8%	2,375	12.8%
$100,000 - $149,999	3,613	20.7%	4,118	22.3%
$150,000 - $199,999	1,530	8.8%	1,898	10.3%
$200,000+	1,338	7.7%	1,768	9.6%
Median Household Income	$74,905		$82,974	
Average Household Income	$100,645		$110,198	
Per Capita Income	$40,638		$44,993	

	Census 2010		Census 2020		2025		2030	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,544	4.6%	1,822	4.5%	2,005	4.5%	2,095	4.5%
5 - 9	1,708	5.1%	1,976	4.9%	2,088	4.7%	2,049	4.4%
10 - 14	1,856	5.5%	1,981	4.9%	2,232	5.1%	2,206	4.8%
15 - 19	3,244	9.7%	4,260	10.6%	4,257	9.7%	4,352	9.4%
20 - 24	3,697	11.0%	4,265	10.6%	4,307	9.8%	4,399	9.5%
25 - 34	3,239	9.7%	4,458	11.1%	5,198	11.8%	5,363	11.6%
35 - 44	3,874	11.6%	3,971	9.9%	4,754	10.8%	5,095	11.0%
45 - 54	4,259	12.7%	4,447	11.1%	4,730	10.7%	5,037	10.9%
55 - 64	4,003	11.9%	4,699	11.7%	5,013	11.4%	5,007	10.8%
65 - 74	2,590	7.7%	4,242	10.6%	4,653	10.6%	5,037	10.9%
75 - 84	2,295	6.8%	2,657	6.6%	3,305	7.5%	3,919	8.4%
85+	1,213	3.6%	1,429	3.6%	1,536	3.5%	1,846	4.0%

	Census 2010		Census 2020		2025		2030	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	27,369	81.6%	28,752	71.5%	29,965	68.0%	30,621	66.0%
Black Alone	3,834	11.4%	6,105	15.2%	7,464	16.9%	8,240	17.8%
American Indian Alone	74	0.2%	148	0.4%	156	0.4%	163	0.4%
Asian Alone	853	2.5%	1,255	3.1%	1,647	3.7%	1,892	4.1%
Pacific Islander Alone	19	0.1%	32	0.1%	38	0.1%	44	0.1%
Some Other Race Alone	811	2.4%	1,592	4.0%	1,955	4.4%	2,209	4.8%
Two or More Races	564	1.7%	2,323	5.8%	2,853	6.5%	3,236	7.0%
Hispanic Origin (Any Race)	1,603	4.8%	3,081	7.7%	3,807	8.6%	4,320	9.3%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 22, 2026

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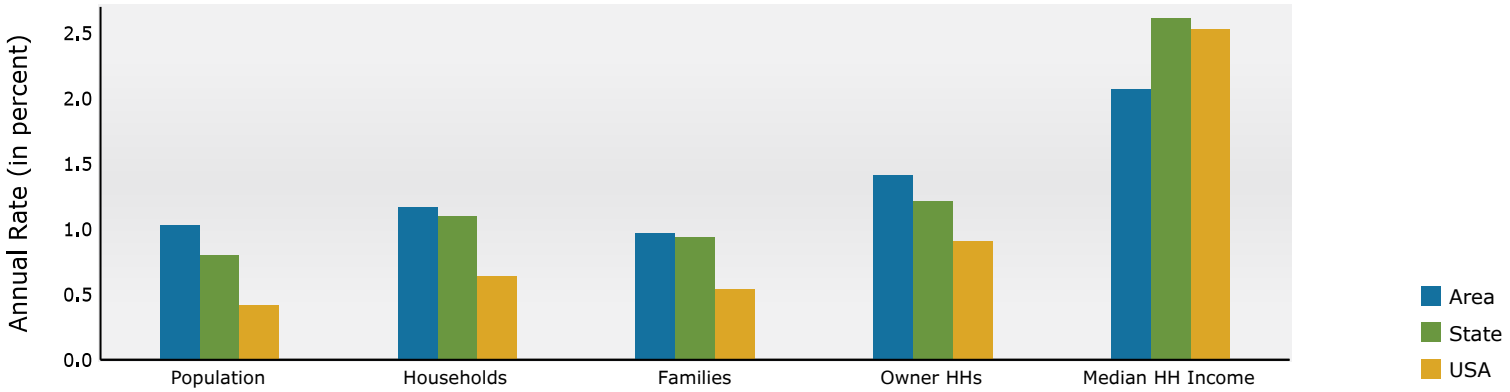
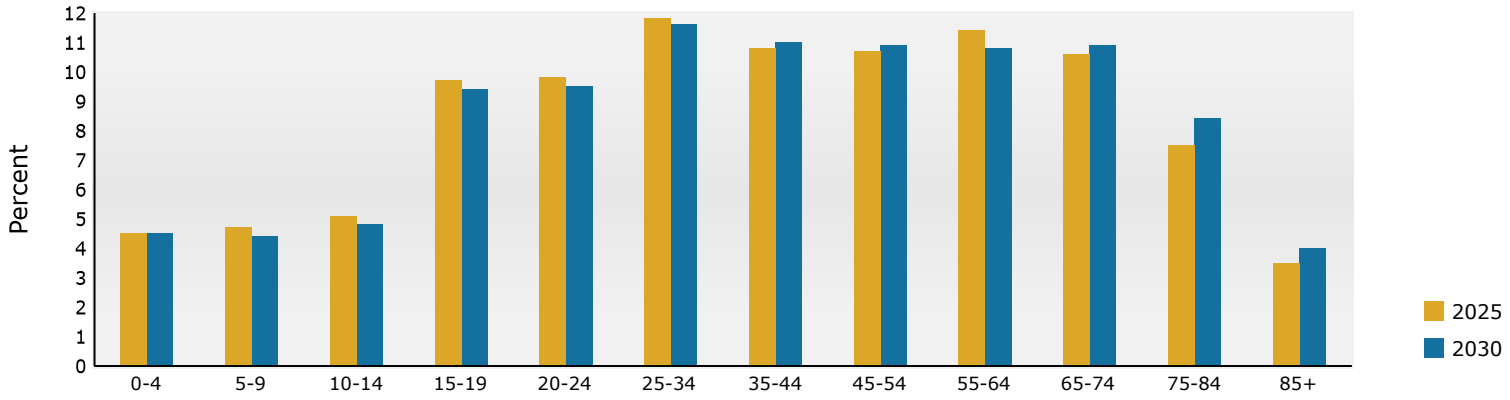
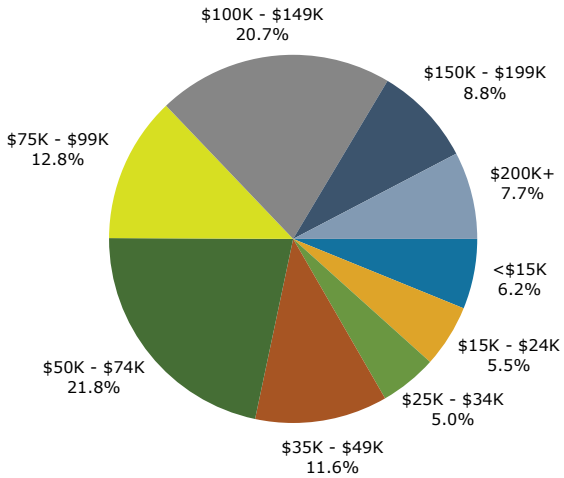
Trends 2025-2030



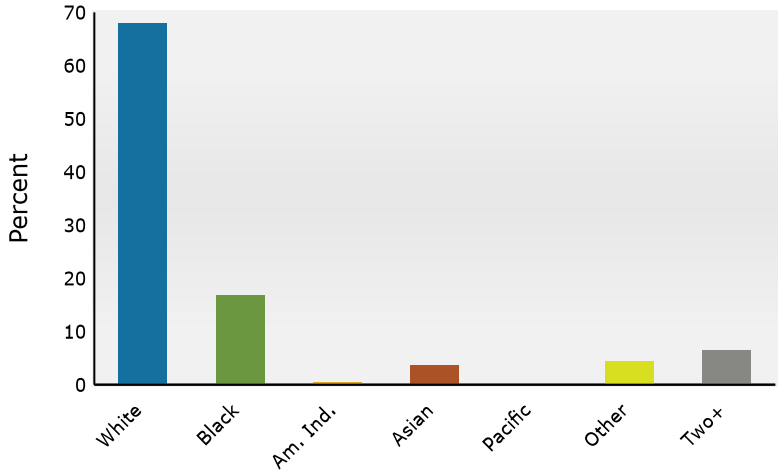
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin:8.6%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 22, 2026

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Demographic and Income Profile

3137 Garden Rd, Burlington, North Carolina, 27215
Ring: 5 mile radius

Prepared by Esri
Latitude: 36.06908
Longitude: -79.49851

Summary	Census 2010	Census 2020	2025	2030
Population	71,684	83,479	89,310	94,370
Households	28,918	32,880	35,741	38,180
Families	17,925	20,546	21,728	23,016
Average Household Size	2.36	2.38	2.35	2.34
Owner Occupied Housing Units	17,445	19,674	21,501	23,272
Renter Occupied Housing Units	11,473	13,206	14,240	14,908
Median Age	37.3	37.7	38.5	39.8

Trends: 2025-2030 Annual Rate	Area	State	National
Population	1.11%	0.80%	0.42%
Households	1.33%	1.10%	0.64%
Families	1.16%	0.94%	0.54%
Owner HHs	1.60%	1.21%	0.91%
Median Household Income	2.18%	2.61%	2.53%

	2025		2030	
Households by Income	Number	Percent	Number	Percent
<$15,000	3,333	9.3%	3,127	8.2%
$15,000 - $24,999	2,543	7.1%	2,176	5.7%
$25,000 - $34,999	2,400	6.7%	2,134	5.6%
$35,000 - $49,999	4,177	11.7%	3,997	10.5%
$50,000 - $74,999	7,323	20.5%	7,585	19.9%
$75,000 - $99,999	4,599	12.9%	5,005	13.1%
$100,000 - $149,999	6,746	18.9%	8,025	21.0%
$150,000 - $199,999	2,517	7.0%	3,261	8.5%
$200,000+	2,104	5.9%	2,869	7.5%
Median Household Income	$67,576		$75,263	
Average Household Income	$89,593		$99,090	
Per Capita Income	$35,948		$40,174	

	Census 2010		Census 2020		2025		2030	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,284	6.0%	4,494	5.4%	4,720	5.3%	4,913	5.2%
5 - 9	4,355	6.1%	4,956	5.9%	4,916	5.5%	4,847	5.1%
10 - 14	4,351	6.1%	4,933	5.9%	5,209	5.8%	5,094	5.4%
15 - 19	5,869	8.2%	7,429	8.9%	7,502	8.4%	7,684	8.1%
20 - 24	6,662	9.3%	7,298	8.7%	7,531	8.4%	7,766	8.2%
25 - 34	8,243	11.5%	10,137	12.1%	11,029	12.3%	11,582	12.3%
35 - 44	9,247	12.9%	9,274	11.1%	10,629	11.9%	11,347	12.0%
45 - 54	9,493	13.2%	9,937	11.9%	10,175	11.4%	10,846	11.5%
55 - 64	8,208	11.5%	10,089	12.1%	10,510	11.8%	10,505	11.1%
65 - 74	5,214	7.3%	8,141	9.8%	8,997	10.1%	10,016	10.6%
75 - 84	3,888	5.4%	4,661	5.6%	5,823	6.5%	6,933	7.3%
85+	1,872	2.6%	2,129	2.6%	2,269	2.5%	2,837	3.0%

	Census 2010		Census 2020		2025		2030	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	50,317	70.2%	50,557	60.6%	51,677	57.9%	52,898	56.1%
Black Alone	13,829	19.3%	17,895	21.4%	20,236	22.7%	21,976	23.3%
American Indian Alone	432	0.6%	602	0.7%	613	0.7%	647	0.7%
Asian Alone	1,305	1.8%	1,838	2.2%	2,330	2.6%	2,679	2.8%
Pacific Islander Alone	35	0.0%	57	0.1%	67	0.1%	77	0.1%
Some Other Race Alone	4,274	6.0%	6,987	8.4%	7,968	8.9%	8,885	9.4%
Two or More Races	1,492	2.1%	5,543	6.6%	6,418	7.2%	7,207	7.6%
Hispanic Origin (Any Race)	7,602	10.6%	11,308	13.5%	12,935	14.5%	14,444	15.3%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 22, 2026

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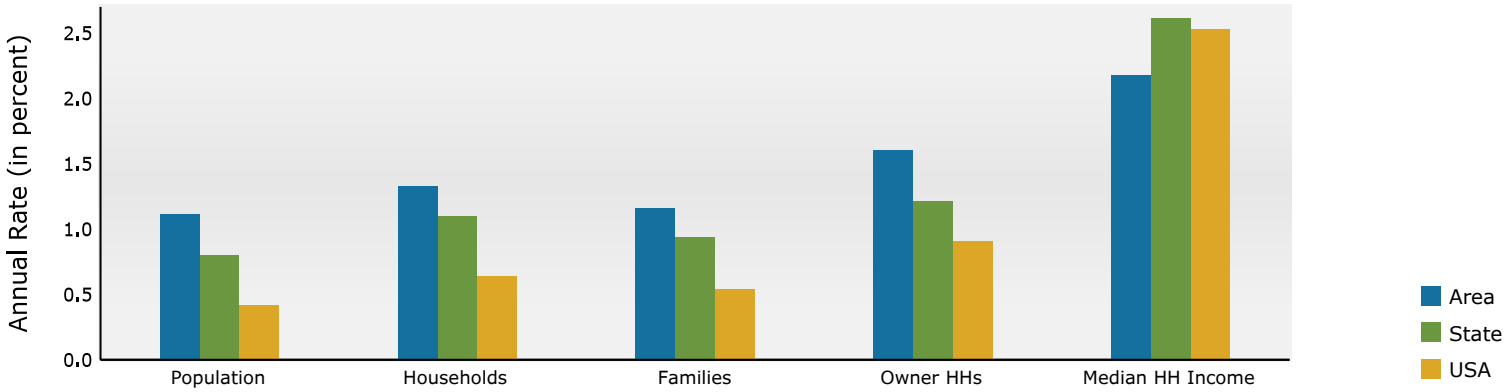
Demographic and Income Profile

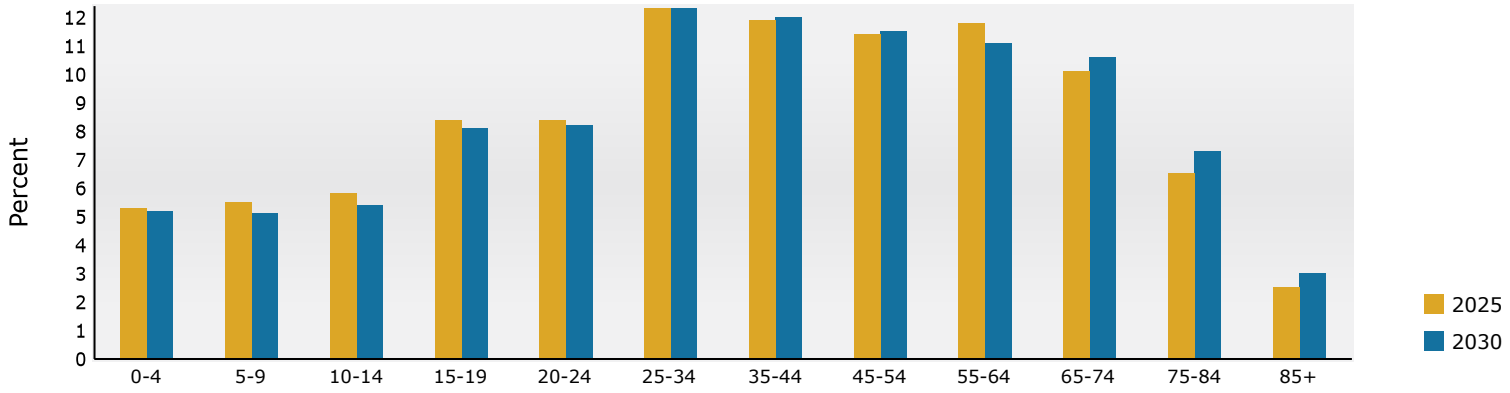
3137 Garden Rd, Burlington, North Carolina, 27215
Ring: 5 mile radius

Prepared by Esri
Latitude: 36.06908
Longitude: -79.49851

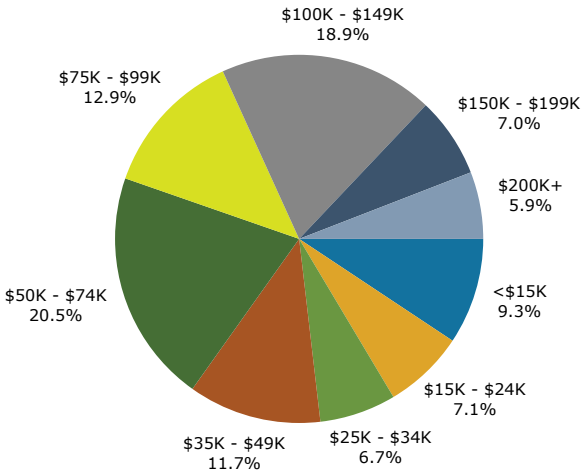
Trends 2025-2030



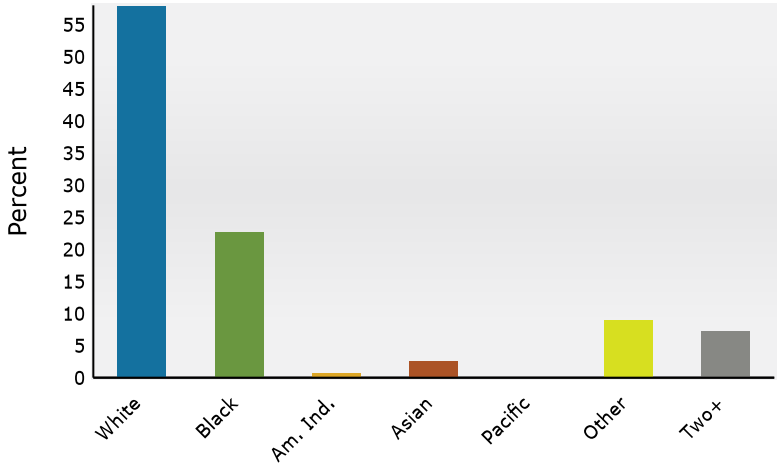
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin:14.5%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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