

## Are you thinking about doing it?

Following your dream. Becoming your own boss.  
Creating your own happiness. Being part of something bigger than yourself. Creating a legacy.  
Living life on your terms. **Starting your own business.**

## Do it Downtown.

Whatever your reasons,  
**Downtown Burlington is the perfect place to do it. Here are some reasons why:**

- Lots of available properties with unique features like 20 foot ceilings, exposed brick, and historic architecture
- Some of the area's most affordable prices & rents
- Federal and state tax credits for historic properties that lower the cost of renovations by up to 40%
- Local grants to help even more
- You'll become part of a community, not just a face in the crowd
- Downtown is back in style—be on the leading edge of the next big thing



PO Box 761, 200 S. Main Street  
Burlington, NC 27216

Visit us at [www.burlingtondowntown.com](http://www.burlingtondowntown.com)

## Great Places to Eat Downtown

**Ariel's Diner**, 140 E. Davis St.  
**Boston's Sandwich Shop**, 238 W. Front St.  
**Company Shops Market**, 268 E. Front St.  
**Danny's Café**, 110 W. Front St.  
**Occasions**, 286 E. Front St.  
**Stavros Grill**, 331 Maple Avenue  
**Subway Sandwiches**, 260B W. Davis St.  
**Zack's Hotdogs**, 201 W. Davis St.

## Fun Places to Shop Downtown

**The Attic on Main**, 321 S. Main St.  
**Bella's House**, 244 E. Front St.  
**BJ's Gifts and Accessories**, 418 S. Spring St.  
**Burlington Women's Thrift Store**, 317 S. Main St.  
**Buttons and Bows Children's Boutique**, 132 W. Front St.  
**The Company Shops Florist**, 301 S. Main St.  
**David Owens Photography**, 239 E. Front St.  
**The Gingham Daisy**, 102 E. Front St.  
**The Glass Angel**, 224 E. Front St.  
**J&L Bicycle Company**, 216 E. Front St.  
**Mary Katherine's**, 102 E. Front Street  
**Moorefield's Florist**, 138 E. Front St.  
**Nest**, 346 Worth St.  
**The Old Timey Place**, 342 Worth St.  
**The Parlour Floor**, 133 E. Front Street  
**The Salvation Army Family Store**, 260 W. Davis St.

If you have a property that you would like promoted, please call the BDC at 336.222.5002 or email [amorris@burlingtondowntown.com](mailto:amorris@burlingtondowntown.com). These listings are provided as a service to the downtown community. The BDC is not a real estate broker and does not guarantee accuracy.



Winter 2012

A listing of properties currently available for sale or lease in Downtown Burlington. Please Call 336-222-5002 for other opportunities not listed here.



For Sale:  
**612 S. Main St**  
**\$1.2 million**  
47,026 sq ft.  
1.65 acres  
336.222.1264

May Hosiery Building. A unique visual landmark in Downtown Burlington. Next door to LabCorp's new corporate headquarters. Available for State Historic Tax Credits.



For Lease: Please call  
327 S. Main Street  
Zoning: B-3  
336.584.3790  
336.229.5391

Great South Main Street location with great windows for prime visibility. The former photography studio has a great, open floor plan. Minimal up-fit would be needed for a new tenant to utilize the space for retail.



For Lease (2nd Story):  
Please call for pricing  
239 E. Front Street  
Zoning: B-3  
336.263.0686

Newly renovated! This upper story office space is perfect for the startup or established business looking to be located in Downtown. David Owens Photography is located on the first floor. Space is across from Company Shops Market and Bella's House.

## Available Properties



For Sale or Lease :  
 241 S. Main Street  
 5220 sq ft  
 Zoning: B-3  
 336.675.8833

This South Main Street space is located in the heart of Downtown Burlington. Inside is extremely open, and could accommodate many different business concepts. The Attic on Main and Arts Alive are located on the same block.



For Sale: \$ 379,000  
 736 S. Main Street  
 10,815 sq ft  
 .48 acres  
 30 parking spaces

This is an excellent Retail Industrial or Commercial location. The McPherson Hardware Building has much history and is in an excellent location in Downtown Burlington. There is a walk in cooler and plenty of office space. Tenant in place.



For Lease (2nd Story):  
 247 E. Front Street  
 900 sq feet  
 \$350/mo.  
 Zoning: B-3  
 803.315.1043

Great upper story space for rent. Suitable as an office. Windows run across the entire front of the space. Located above Iron Dragon Kung Fu and across the street from Bella's House and Company Shops Market.



For Sale: \$98,500  
**132 E. Davis**  
 5952 sq feet  
 Zoning: B-3

This is a classic downtown retail building that was a shoe store in its former life. There is a coffee shop in a portion of the building that is on a month to month rental basis. The second floor of the eastern half of the building has a separate outside entrance.



For Sale: **\$129,500**  
**108 Lexington Avenue**  
 2,241 sq ft  
 0.30 acres  
 Zoning: B-2  
 336.222.1264

Great visibility from Webb Avenue. Corner of Lexington and Webb Ave. Near Company Shops Market and Occasion's. Would make a unique restaurant conversion.



For Sale or Lease:  
 408 S. Spring Street  
 5000 sq ft  
 \$900/mo.  
 Zoning: B-3  
 336.570.8562

Lots of potential with this versatile space on Spring Street. Move-in ready for offices, but could easily be converted into a large retail space. Both first and second floors included in rental price. Building is located next to BJ's Jewelry and Gifts and just down the street from May Memorial Library.



For Lease: Please call  
**404 S. Spring Street**  
 3,800 sq ft  
 Zoning: B-3  
 336.213.2329

This desirable corner location would be the perfect home for a wine bar bakery or restaurant. Windows line Spring and Davis Streets allowing for great natural light and exposure. May Memorial Library is located directly across the street, and downtown retailers such as BJ's Gifts and Jewelry and Rare Breed Tattoo are located in the same block.