

FOR LEASE
2802 Eric Lane
Burlington, NC 27215



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
336-379-8771

Contact: Austin Hill, Broker
ahill@bipinc.com
P: 336-541-5510

2802 Eric Lane, Burlington, NC 27215

For Lease: Office Condo

Lease Rate: \$2,750/month

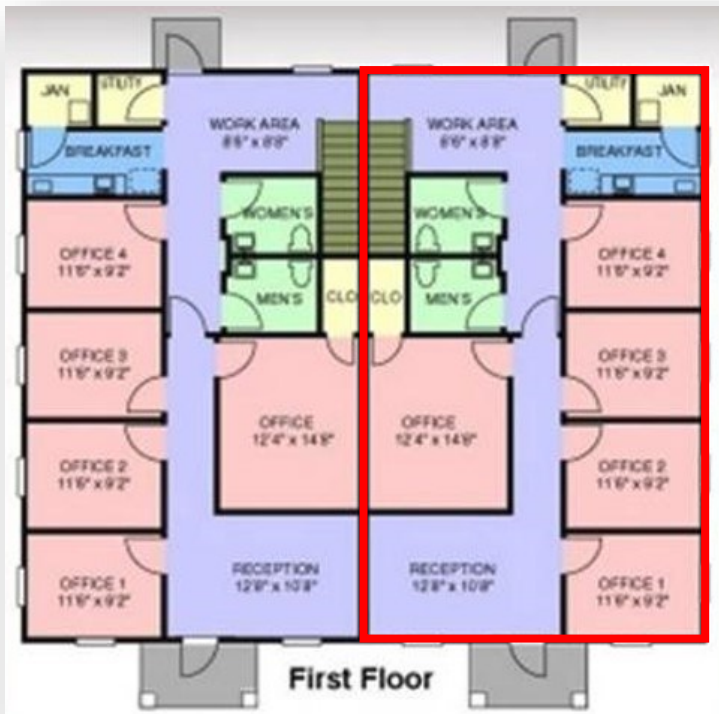
Lease Structure: Modified Gross

Size: 1,922 +/- square feet

Year Built: 2006 (Reno. 2021)

Available: October 1, 2025

Extremely well-maintained, brick-veneer end-unit nestled in Eric Lane Business Park, located in West Burlington. 1,922 +/- square feet of functional, updated workspace with finished conference room on upper level. Excellent location and quick access to I-40/I-85, convenient to Greensboro and the Triangle. Surrounded by national retail, restaurants, and an established commercial corridor.



POPULATION



1 Mile	3 Miles	5 Miles
5,689	40,841	99,755

AVERAGE HH INCOME



1 Mile	3 Miles	5 Miles
\$55,288	\$59,632	\$71,821

TRAFFIC

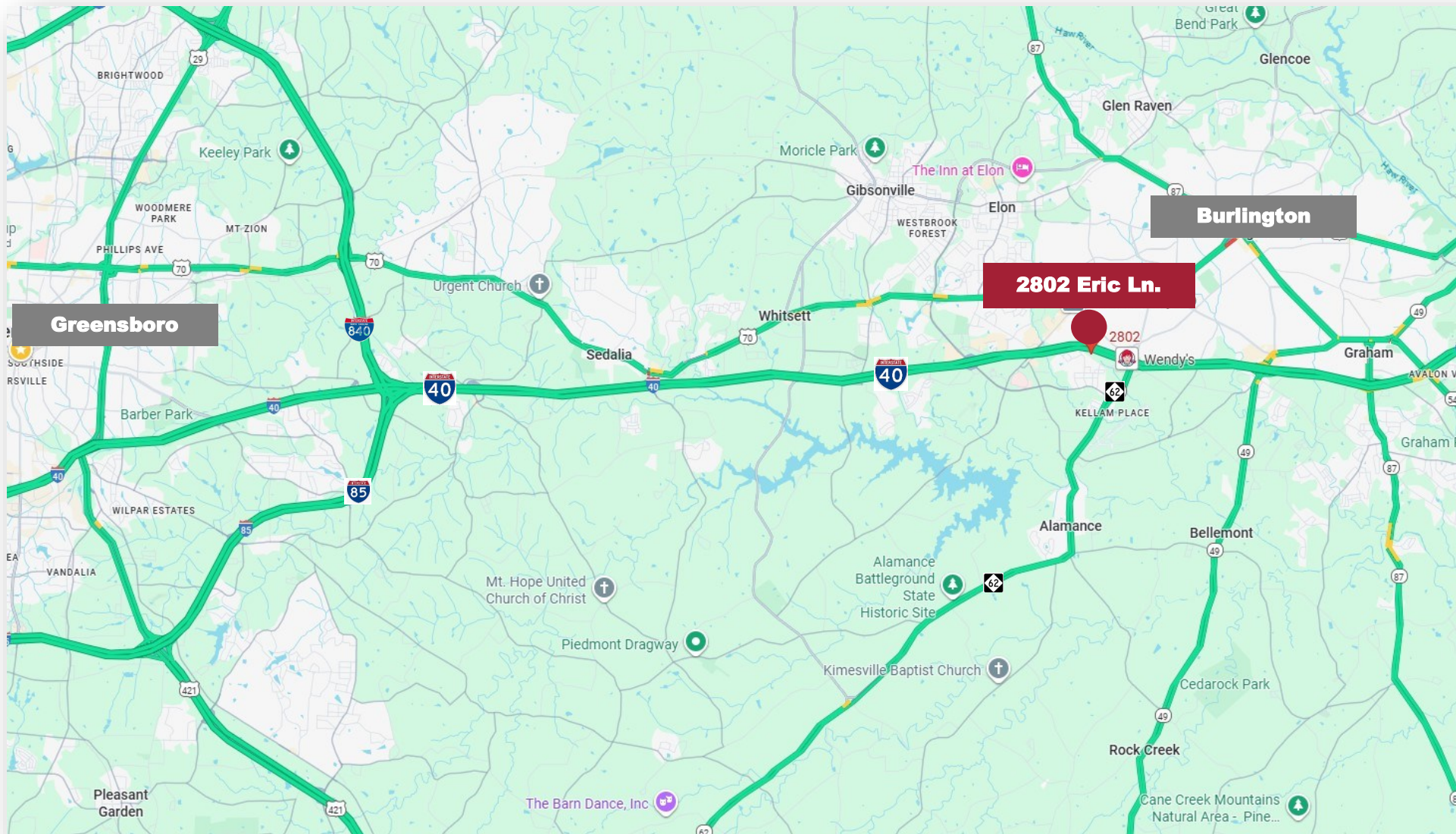


Eric Lane & Hwy 62
16,670 Vehicles Per Day









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The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.