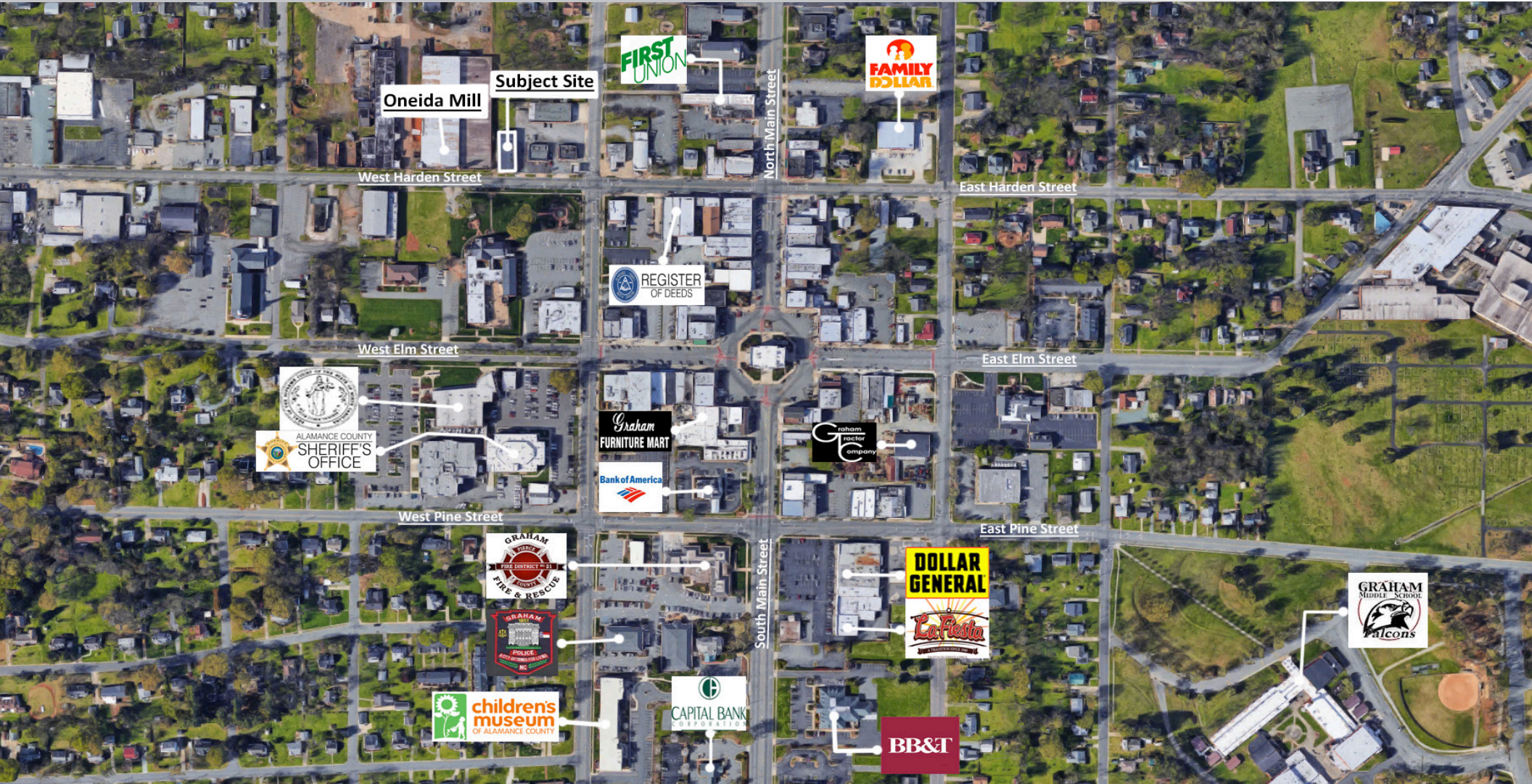


205 West Harden Street, Graham, NC



Pedro J. Carreño  
Infinito Real Estate Group, L.L.C.  
pc@infinitoresources.com  
P.O. Box 2366  
Chapel Hill, NC 27515  
Tel: 516-967-5294

## Location and Surroundings

### Close Proximity to:

Downtown Burlington	2.8 Miles
Alamance Community College	3.3 Miles
Duke University Hospital	28.4 Miles
UNC Chapel Hill	26.8 Miles
Research Triangle Park	39.3 Miles
RDU Airport	13.8 Miles
Downtown Raleigh	54 Miles
Downtown Durham	31 Miles
Downtown Chapel Hill	27.8 Miles
Downtown Greensboro	23 Miles
PTI Airport	37.4 Miles
Wilmington	188 Miles
Charlotte	114 Miles
Danville, VA	41.4 Miles
NC State University	51.8 Miles

- Conveniently located directly off Highway 54 and parallel to major Interstate 40/85.
- Traffic averaging around 2,000 cars per day on West Harden Street and 120,000 cars per day on Interstate 85/40. Which makes this location in a prime area for high volume business.
- Many other businesses and government offices off the same road makes for excellent visual exposure.





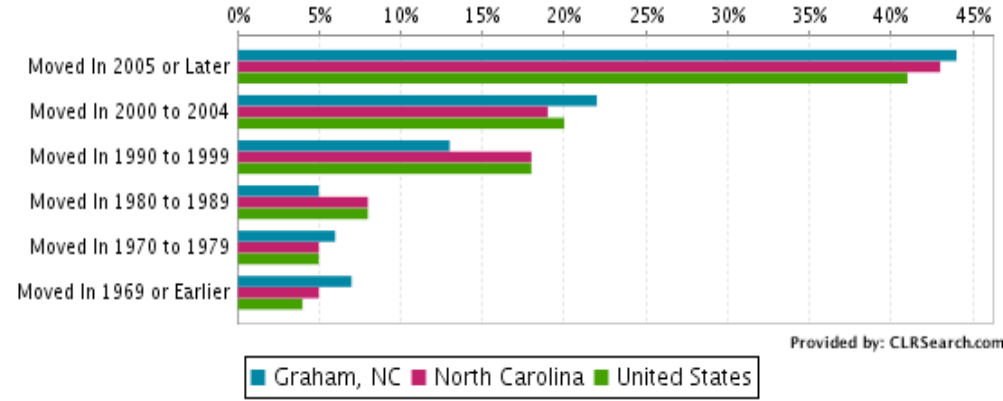
## Why Graham, NC?

### Facts

- Graham is located in the Carolina Corridor, where major interstates 85 (north and south) and 40 (east and west) intersect, linking two of the fastest growing metropolitan areas on the east coast. Graham offers a high quality of life while maintaining a small town atmosphere.
- The town commissioners passed a law that prohibited the railroad tracks from coming within one mile of the courthouse. The proposed railroad tracks were moved north of town and the shops were built two miles to the west, which gave birth to Burlington.

Median Income	\$43,091
Population	29,827
Population Density	321
Median Age	38
Family Households	39%
Profit/Loss from Businesses	+\$9,559
Houses/Condos	12,290
Urban Population	18,709
Rural Population	9,593

### 2012 Household Statistics, Move In Date by Year for Graham, NC



### History

The City of Graham has an interesting history surrounding its origins. Graham is located in the direct center of Alamance County. This occurred as a result of the decision to split Orange County. In the early 1800's Orange County was composed of both present day Alamance and Orange Counties. Some people believed that the county was too large and decided to split the county in two, creating Alamance County.

photo-historyOnce the County was established, a County Seat needed to be created, the City of Graham was the result of this effort. Graham was centered around a courthouse square and in the summer of 1849 the first lots went up for sale that surrounded the courthouse. In 1851, just two years later, the Town of Graham was incorporated. Graham was named for the outgoing governor, Willaim A. Graham of Hillsborough. Sixty-eight lots were surveyed off which were sold over the next 20 years. The original 75 acres was purchased for \$603.

