

# FOR SALE OR LEASE

100 TIMBERHILL PLACE, SUITE 115-117  
CHAPEL HILL NC 27514



\*Photo Courtesy of CoStar

## OPPORTUNITY

This +/- **3,580 SF** office condo suite is now available for Sale or Lease near the intersection of Hwy 86 and Interstate 40 just off Weaver Dairy Road. Currently occupied as a physical therapist practice, the property offers easy first floor accessibility.

## BROKER CONTACT

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## PROPERTY HIGHLIGHTS



### AVAILABLE SPACE:

- +/- 3,580 Square Feet
- ▶ Five (5) Treatment Rooms or Offices
- ▶ Lab Area
- ▶ Open Rehab Area
- ▶ Reception Area
- ▶ Three (3) Offices
- ▶ Work/Break Area
- ▶ Two (2) Restrooms



### ZONING:

Mixed Use Office - MU-OI-1



### SIGNAGE:

Directory and exterior building/door signage available



### PARKING:

75 Free Surface Spaces Available  
Ratio of 5.10/1,000 SF



### NEARBY AMENITIES

Near restaurants, banking, and retail amenities

**Walk Score:** Somewhat Walkable (60)

**Transit Score:** Some Transit (34)



### PRICING:

**Sale Price:** \$715,950.00

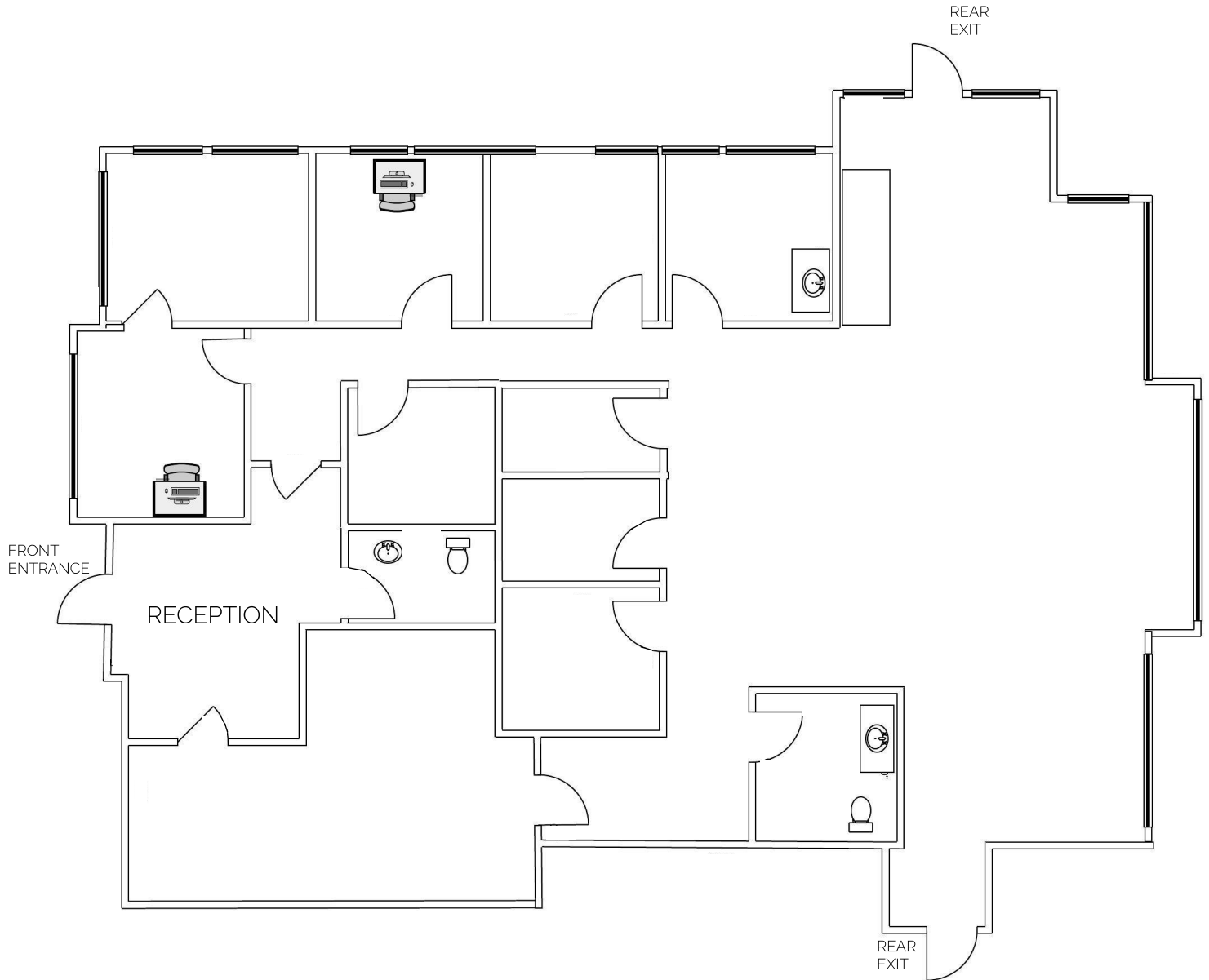
**Lease Rate:** \$23.00 per RSF Modified Gross (tenant responsible for utilities, janitorial).

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## FLOOR PLAN



*\*FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY & IS NOT TO SCALE*

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## PROPERTY PHOTOS



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ADJACENT TO CHAPEL HILL NORTH & LOCATED LESS THAN HALF A MILE TO I-40 BETWEEN TIMBERLYNE CENTER AND CARRAWAY VILLAGE

CARRAWAY VILLAGE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,200	26,426	99,845
Households	2,790	10,708	38,787
Median Income	\$110,734	\$90,856	\$64,760
Average Age	39.3	38.1	34.8

TRAFFIC COUNTS	VPD (VEHICLES PER DAY)
WEAVER DAIRY RD & PERKINS DRIVE	13,817
MARTIN LUTHER KING & PERKINS DRIVE	28,952