

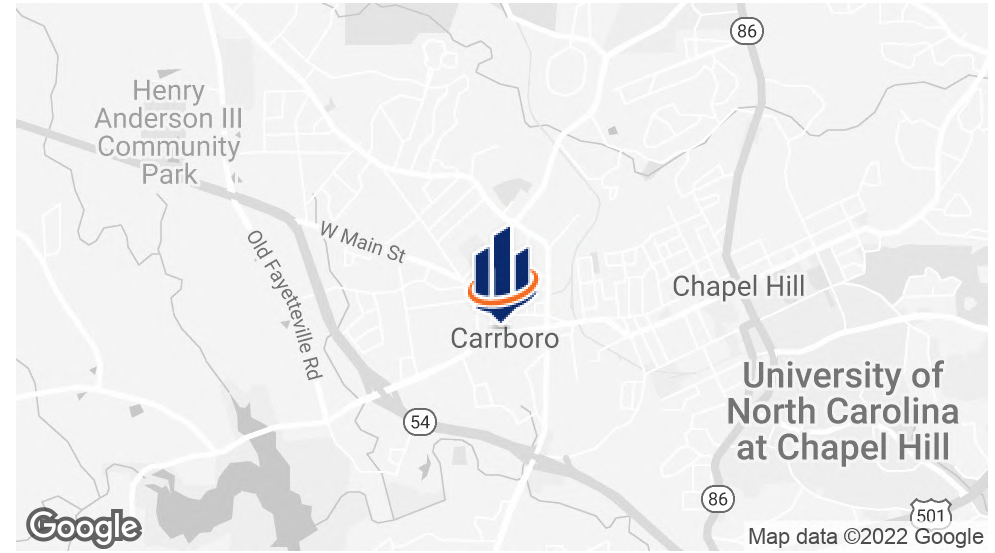


FOR SALE

104 JONES FERRY ROAD, SUITE C  
CARRBORO, NC 27510



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>USABLE SF:</b>	±582 SF
<b>RENTABLE SF:</b>	±676 SF
<b>APN:</b>	9778763005
<b>BUILDING CLASS:</b>	A
<b>SALE PRICE:</b>	\$125,000

## PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for sale Suite C at 104 Jones Ferry Road, a ±582 SF office condominium located in downtown Carrboro, NC.

The office includes a reception area with two offices and a break/storage room. The interior finishes include drywall/paint, textured ceilings, wooden doors, a shared HVAC split system heat pump, cabinets, as well as adequate plumbing and electrical systems. There are also shared restrooms.

## PROPERTY HIGHLIGHTS

- Nice location in downtown Carrboro, which is just minutes from UNC-Chapel Hill, in a highly developed area with planned ongoing infill development.
- Great regional access considering the close proximity to several US highways and Interstate 40.

**BRIAN FABRICATORE, GRI**

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**104 JONES FERRY ROAD, SUITE C** | Carrboro, NC 27510



## EXTERIOR PHOTOS



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# INTERIOR PHOTOS



**BRIAN FABRICATORE, GRI**

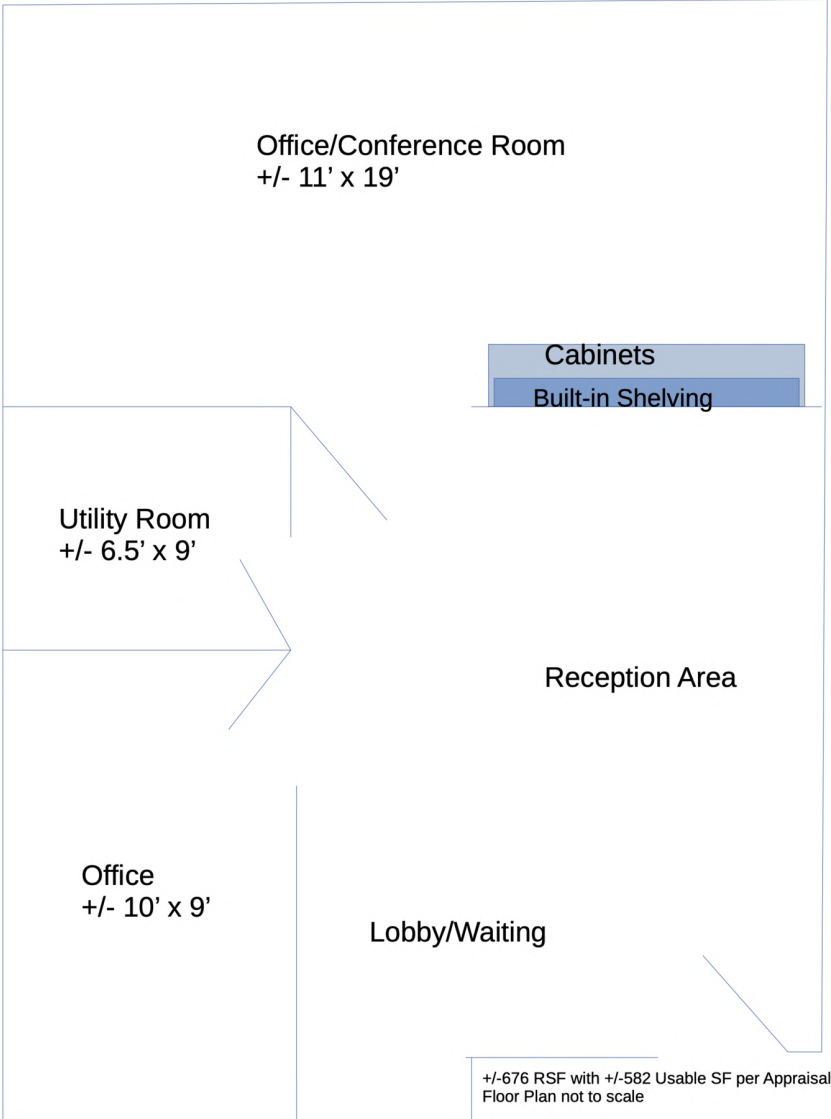
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**FLOOR PLANS**



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# TRAFFIC COUNTS MAP



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# RETAILER MAP



**BRIAN FABRICATORE, GRI**

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# DEMOGRAPHICS MAP & REPORT

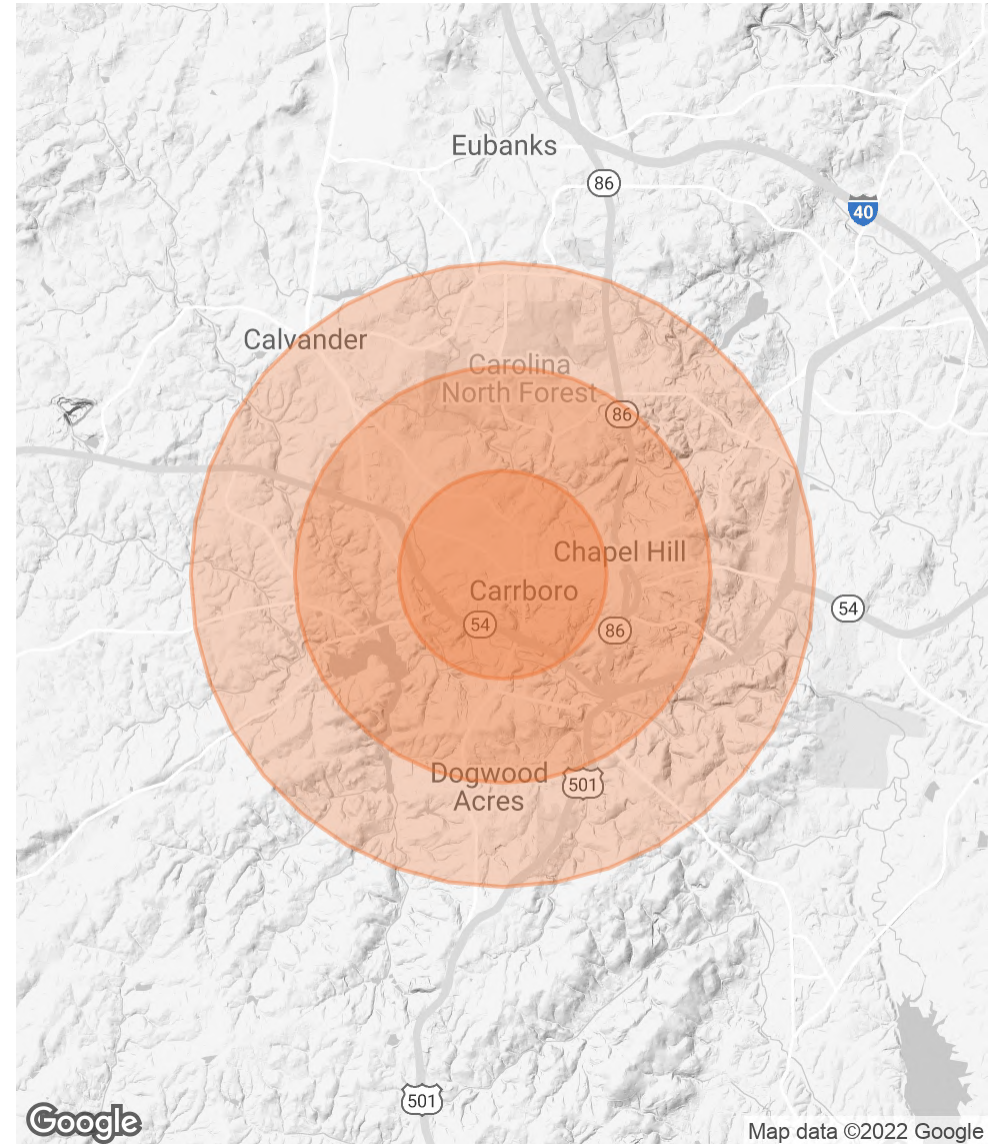
## POPULATION

	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	11,927	36,195	58,113
<b>AVERAGE AGE</b>	29.5	27.5	28.1
<b>AVERAGE AGE (MALE)</b>	30.6	28.3	28.8
<b>AVERAGE AGE (FEMALE)</b>	28.5	27.0	27.9

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	5,469	13,412	20,848
<b># OF PERSONS PER HH</b>	2.2	2.7	2.8
<b>AVERAGE HH INCOME</b>	\$47,898	\$58,408	\$68,903
<b>AVERAGE HOUSE VALUE</b>	\$244,921	\$363,234	\$420,129

\* Demographic data derived from 2020 ACS - US Census



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## ADVISOR BIO



### BRIAN FABRICATORE, GRI

Associate Advisor

brian.fabricatore@svn.com

**Direct:** 919.287.3214 | **Cell:** 919.323.1689

## PROFESSIONAL BACKGROUND

Brian brings many years of experience of Business Brokerage and Commercial Real Estate to SVN | Real Estate Associates, focusing on the retail sector of commercial real estate. Being a past business and commercial property owner himself with decades of hands-on experience, including restaurant ownership, retail management and commercial real estate sales and leasing, Brian knows and understands the needs, challenges, and concerns of the business owner or property owner. This background gives him a unique advantage to navigate through all stages of the selling process. Selling, buying, or leasing a property is often the most important financial event in an owner's life, which is why you need an experienced broker you can trust. Brian will assist you every step of the way - from listing to closing - with exceptional integrity and professionalism and looks forward to helping you achieve your goals.

## EDUCATION

- Licensed Real Estate Broker, North Carolina
- Graduate Real Estate Institute, GRI
- Member, Triangle Commercial Association of REALTORS®
- Member, North Carolina Association of REALTORS®
- Member, National Association of REALTORS®

## MEMBERSHIPS

- Past Volunteer, Meals on Wheels, Durham, NC
- Past Treasurer, Italian American Business and Professional Societ , Richmond, VA

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