

Chapel Hill Commercial Opportunity

106 S. Estes Drive, Chapel Hill, NC 27514

FOR SALE OR BUILD-TO-SUIT
CHAPEL HILL, NC

Rare Chapel Hill freestanding building opportunity in one of the market's busiest, most desirable retail areas.

- HIGHLIGHTS**
- ± 0.62 Acres
 - Plans approved for a new 3,200 SF building
 - Owner will sell site or do a build-to-suit
 - 24 parking spaces with new building
 - Potential uses include Retail, Restaurant, Office/Medical Office
 - If restaurant use, outdoor deck/seating area has been approved

PRICE \$995,000
LEASE RATE Negotiable



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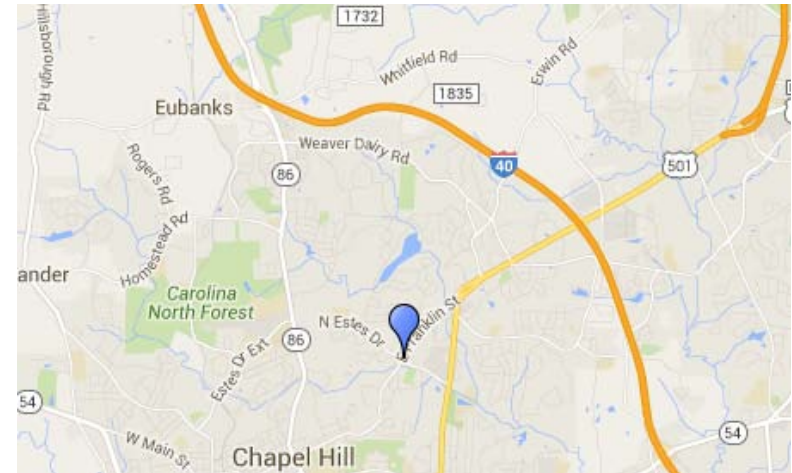


RENDERINGS



PROPERTY DETAILS

ADDRESS	106 S. Estes Drive Chapel Hill, NC 27514
PARCEL ID	9799021622, Orange County
ACREAGE	± 0.62 Acres
ZONING	Commercial (CC), Town of Chapel Hill
EXISTING BUILDING SIZE	± 2,108 SF (Former Pizza Hut)
EXISTING PARKING	± 41 spaces
TRAFFIC COUNTS	15,000 Vehicles per Day (Estes Dr) 23,000 Vehicles per Day (Franklin St)
FRONTAGE	130 feet (Estes Drive)



2015 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,168	66,918	117,472
NUMBER OF HOUSEHOLDS	2,731	25,394	47,245
AVERAGE HOUSEHOLD INCOME	\$115,731	\$92,112	\$95,680

