



For Sale

110 Cardinal Drive
Hillsborough, NC

±1.65 Acre Commercial Lot

Johnny Wehmann

919.287.3218

jwehmann@realestateassoc.com

Executive Summary



PROPERTY OVERVIEW

Real Estate Associates is pleased to offer for sale a ± 1.65 acre retail pad perfect for a commercial building, retail, or food establishment. The lot is located in a high traffic corridor near the intersection of I-85 and Old NC-86 in Hillsborough with convenient access to I-40, UNC Hospital, Holiday Inn Express, food and beverage options, retail stores, and several large residential subdivisions and apartment communities.

PROPERTY HIGHLIGHTS

- Raised elevation overlooking McDonald's
- Originally built by McDonald's as overflow parking
- Sits near signalized intersection
- Pad site is 5" mix of concrete and steel
- Property borders Exit 164 of I-85 (AADT 56,500).
- Only 1.3 miles off Exit 261 of I-40 (AADT 71,000).
- Long term ground lease may be considered

OFFERING SUMMARY

Sale Price:

\$750,000

Lot Size:

± 1.65 Acres

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No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.

Additional Photos



Aerial Map



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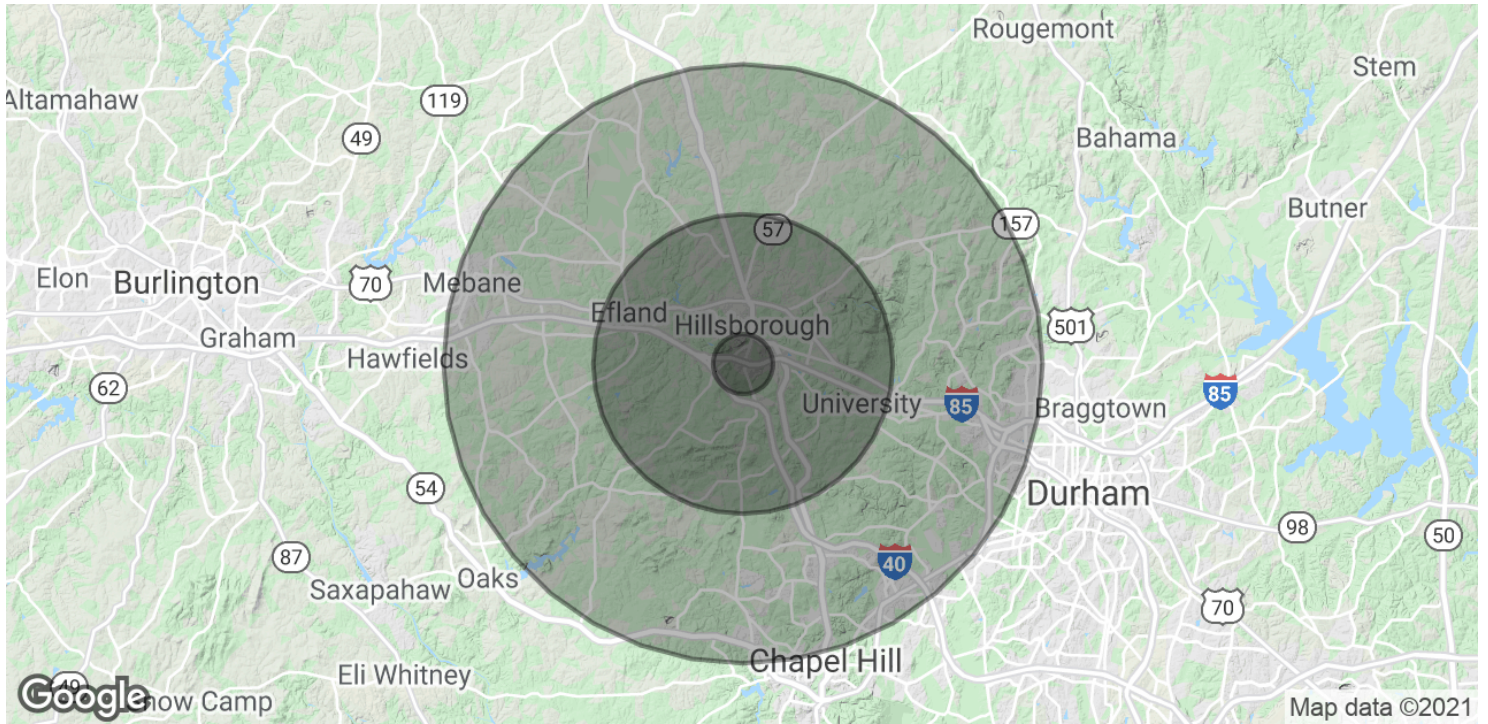
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Retailer Map



Demographics Report



POPULATION

2020 Total Population

Average age

2 MILE

10,328

40

5 MILE

26,850

41.7

10 MILE

152,981

38.8

HOUSEHOLDS & INCOME

Total households

Average HH Size

Average HH income

4,146

2.4

\$91,962

10,562

2.5

\$96,475

63,510

2.4

\$102,172

* Demographic data derived from © CoStar Realty Information, Inc. 2021

Contact the Advisor

JOHNNY WEHMANN

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PROFESSIONAL BACKGROUND

Hometown: Chapel Hill, North Carolina

Johnny Wehmann brings a 14-year background of diverse real estate experience to Real Estate Associates. While Johnny practices commercial brokerage throughout the Triangle, he has found a niche working in Chatham, Durham and Orange Counties. Before joining REA, Johnny was working as a commercial real estate broker with Sperry Van Ness. Prior to that he was at Meridian Realty in Winston-Salem where he worked in commercial property management with a focus on retail and office properties; his clients ranging from local landlords to private equity fund managers. Johnny also spent several years as a Property Manager/Broker-in-Charge focusing on Multi-Family housing with developer/owner, Ticon Properties.

Outside of work, Johnny enjoys spending time with friends and family. He can regularly be found at local music venues and sporting events. He especially loves going on outdoor adventures with his wife Catherine, daughter Laney, and their two dogs, Dash and Emmie.

EDUCATION

- Bachelors of Science Degree in Economics, East Carolina University
- Graduate, NC Realtors® Leadership Academy

MEMBERSHIPS & AFFILIATIONS

- Licensed Real Estate Broker, North Carolina
- Rising Star Award, Orange-Chatham Association of Realtors®
- Member, Triangle Commercial Association of Realtors®
- Member, Orange-Chatham Association of Realtors®
- Member, Chapel Hill-Carrboro Chamber of Commerce
- Member, Chapel Hill Young Professionals
- Member, Bull City Business Leaders
- Volunteer, Mental Health Association of the Triangle