

LAND FOR SALE



# PERKINS DRIVE

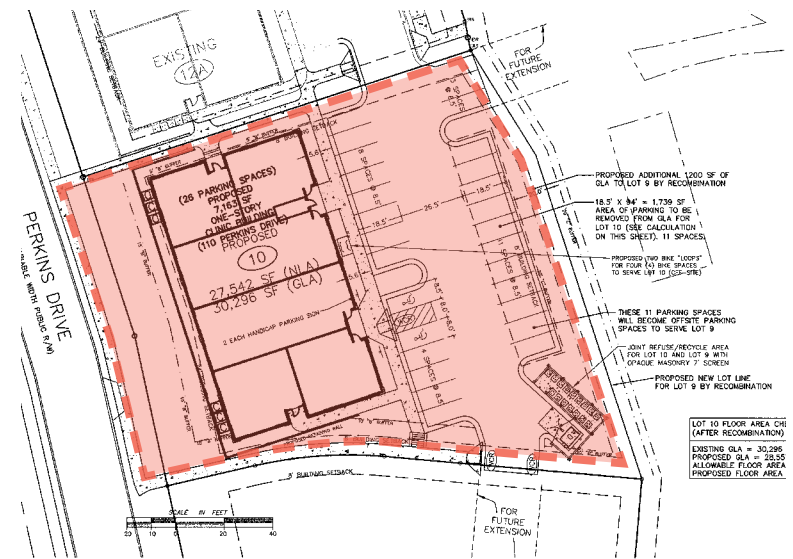
110 Perkins Drive, Chapel Hill, NC

## UNIQUE OPPORTUNITY TO FAST TRACK DEVELOPMENT WITH APPROVED SITE + PLANS

The immediate area has a dense medical presence within the neighboring commercial properties. Less than half a mile from I-40, the site is centralized and convenient, located at the intersection of Martin Luther King Jr Parkway and Weaver Dairy Road, which serve as the area's main thoroughfares and connectors to other tertiary markets. Walkable and nearby amenities include Timberlyne Shopping Center, Chapel Hill North, and Caraway Village (currently underway) providing approximately 352,167 SF of retail, eateries, and services.

### PROPERTY HIGHLIGHTS

- » 0.61 acres with approved site plan for 7,163 SF building with 36 parking spaces
- » PIN: 9880363150
- » All utilities available
- » Zoning: MU-OI-1



### SALES PRICE

\$399,000

### CONTACT:

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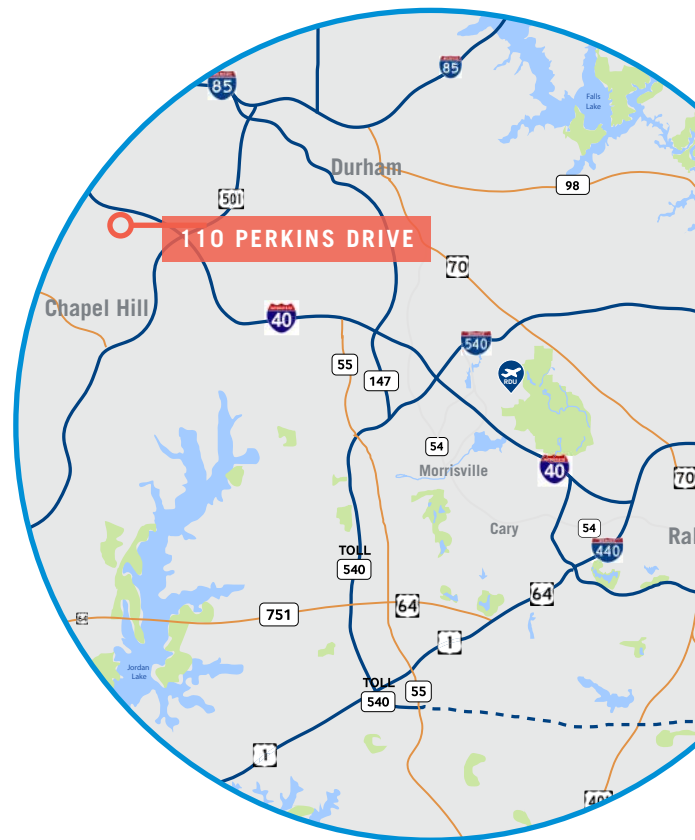
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL BUSINESSES	242	1,430	3,638
TOTAL EMPLOYEES	2,806	28,138	92,995
POPULATION	6,312	32,488	96,759
HOUSEHOLDS	2,224	12,733	37,272
MEDIAN HOUSEHOLD INCOME	\$110,998	\$80,630	\$58,471



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