

FORMER

**#6668-Morrisville**

1101 Shiloh Glenn Dr.  
Morrisville, NC 27560

**135,758 GSF****Land Size: 15.34 Acres****Levels: 1****Owned/Leased: Owned****Property Info**

- Centrally located in the Triangle just off I-540, in close proximity to the I-40 interchange
- Area retailers include Walmart Supercenter, Target, Dick's Sporting Goods, BJ's Wholesale Club, Harris Teeter, and Frank Theaters
- Over 4,600 businesses and 105,000 employees within a five mile radius
- Well positioned to serve the Research Triangle Park area along the I-40 corridor

**2017 Demographic Summary**

TOTAL POPULATION	104,308
DAYTIME POPULATION	165,603
AVERAGE HH INCOME	\$113,639
AVERAGE AGE	35.0

**TRAFFIC COUNTS**

I-540	45,000 AADT
CHAPEL HILL RD	25,000 AADT

**LOCAL CONTACTS****REAGAN CRABTREE, CCIM**

Senior Vice President  
+1 919 831 8258

**DREW LOGAN**

Senior Vice President  
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555 Fayetteville Street  
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Raleigh, NC 27601

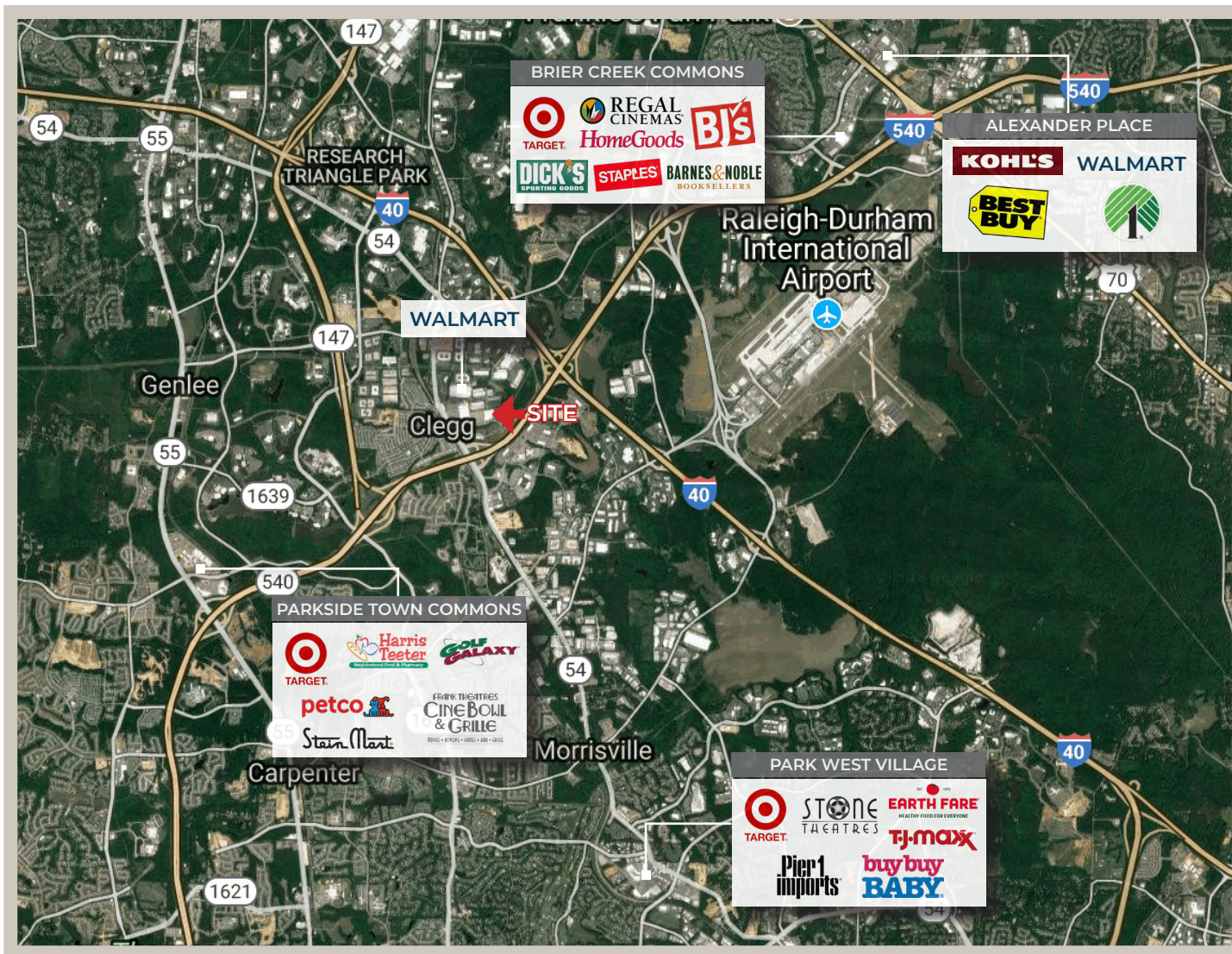
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