

**Pickett-Sprouse**

REAL ESTATE

919.493.0395

PICKETT-SPROUSE.COM



## **BUILD-TO-SUIT OR GROUND LEASE** **165 East Street, Downtown Pittsboro, Chatham County, NC**

**Location:** Downtown Pittsboro, NC parcel is located on north side of East Street (165 East Street); US 64 Business about one block east of traffic circle and courthouse.

**Site:** 1.75 acres, rectangular site 360' x 210'

**Available:** Immediate occupancy, former Ford dealership

**Frontage:** Corner lot with 360' on East Street and 210' on North Masonic Street; direct access to both.

**Physical Features:** Paved lot except for former Ford auto dealership buildings.

**Zoning:** Commercial permitting retail, bank, automotive, convenience store or restaurant use.

**Utilities:** All City though limitations on restaurant use and high sewerage uses.

**Best Use:** Single tenant retail buildings; site could accommodate up to two retail stores.

**Ground Lease:** N N N @ \$6,250 per month.

**Build-to-Suit:** Rates and terms to be negotiated within a long term lease.



Please contact:

**JERRY GAMBILL**

jgambill@pickett-sprouse.com

**(919)493-0395**

Visit us at pickett-sprouse.com

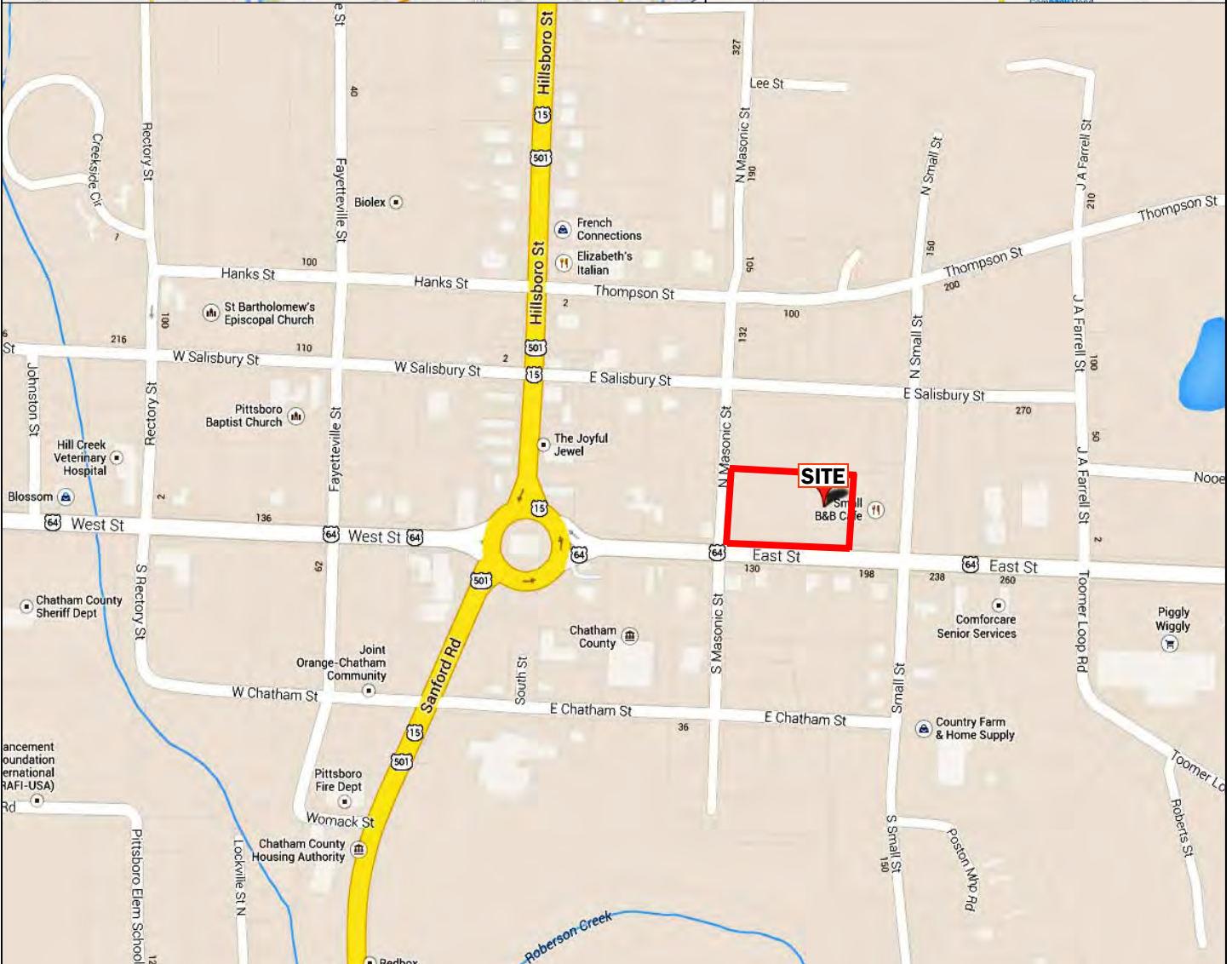
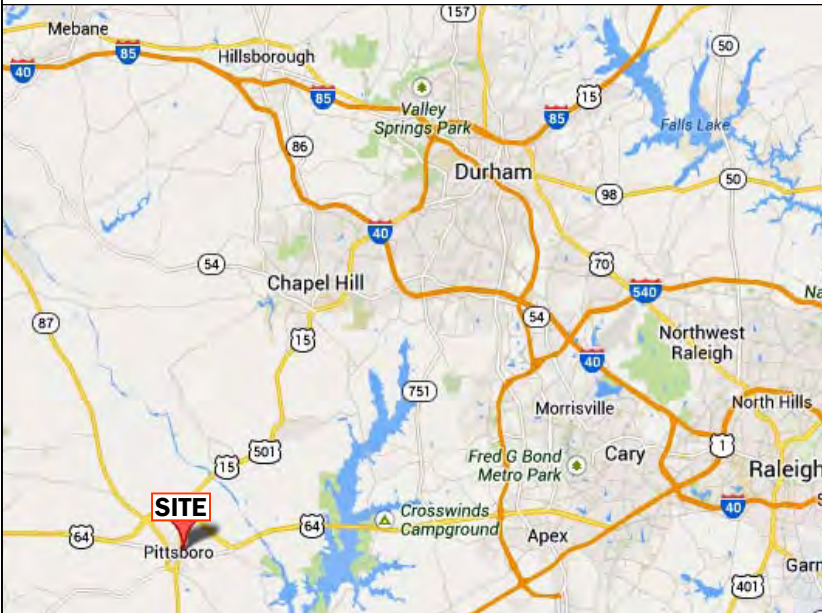
INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE.  
3805-A UNIVERSITY DR. • PO BOX 52118 • DURHAM, NC 27717 • 919.493.0395 • 919.493.1523 (FAX) • WWW.PICKETT-SPROUSE.COM

**Pickett-Sprouse**

**REAL ESTATE**

165 East Street, Pittsboro, NC  
1.75 Acres Available

**JERRY GAMBILL**  
jgambill@pickett-sprouse.com  
**(919)493-0395**





Looking west along East Street, subject on right



East side of property

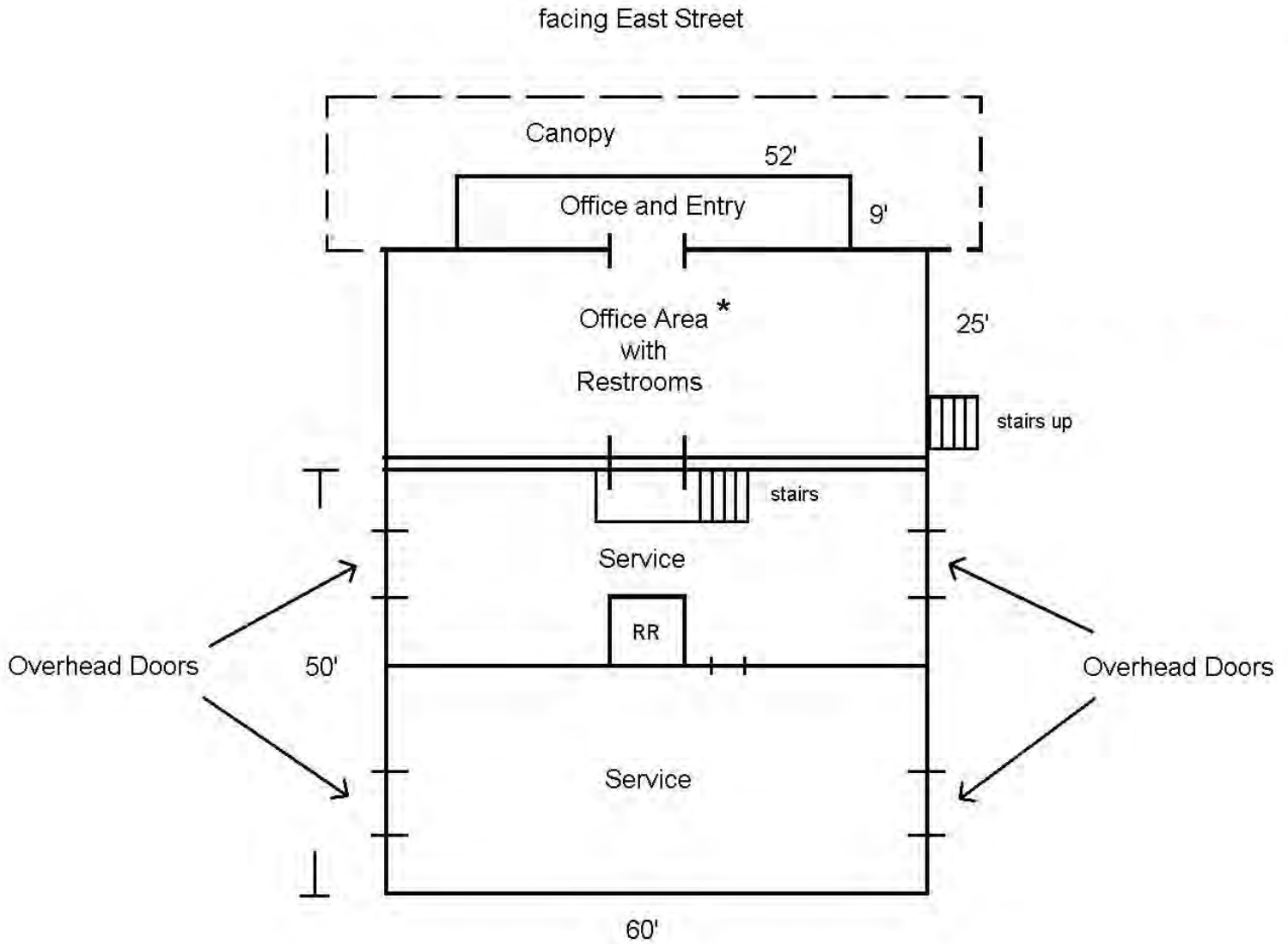


Looking east along East Street



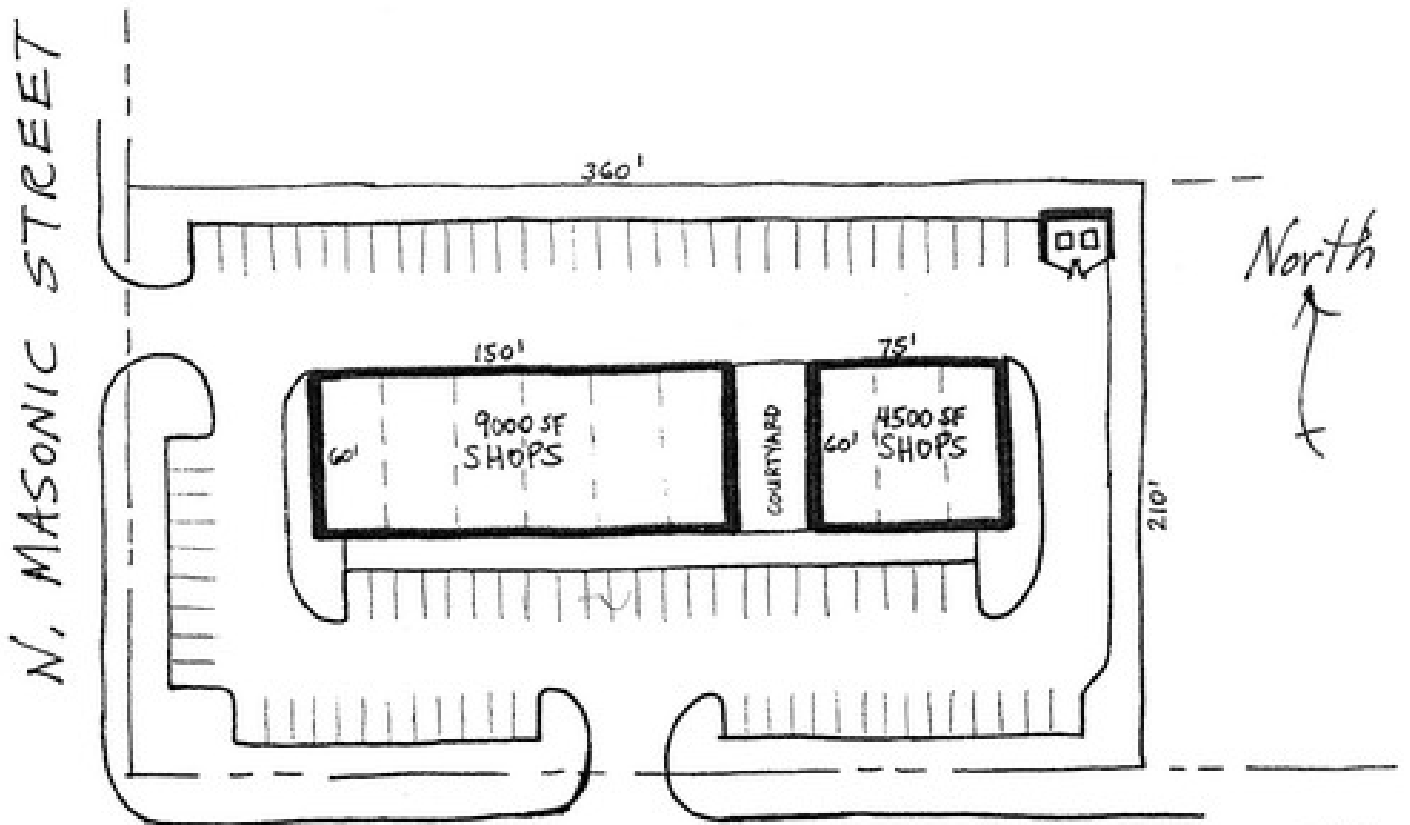
Looking north along Masonic Street





\*Office area is partitioned into several offices.

± 4,968 SF Building  
Office—± 1,968 SF  
Service—± 3,000 SF  
Plus adjacent ± 500 SF mobile office



U.S. 64 BUSINESS - EAST ST.

13,500 SF RETAIL  
90 SPACES  
6.6/1000 SF

**SCHEME 1**  
165 EAST STREET  
PITTSBORO, NC 27312

## Demographic and Income Profile

165 East St, Pittsboro, NC, 27312  
Ring: 1 mile radius

Latitude: 35.720253775  
Longitude: -79.17459058

Summary	Census 2010	2013	2018			
Population	3,095	3,217	3,437			
Households	1,289	1,343	1,443			
Families	852	884	944			
Average Household Size	2.29	2.29	2.29			
Owner Occupied Housing Units	1,004	1,023	1,099			
Renter Occupied Housing Units	285	320	344			
Median Age	43.9	44.9	46.5			
Trends: 2013 - 2018 Annual Rate	Area	State	National			
Population	1.33%	1.06%	0.71%			
Households	1.45%	1.09%	0.74%			
Families	1.32%	0.91%	0.63%			
Owner HHs	1.44%	1.24%	0.94%			
Median Household Income	3.30%	3.63%	3.03%			
Households by Income	2013		2018			
	Number	Percent	Number	Percent		
<\$15,000	207	15.4%	194	13.4%		
\$15,000 - \$24,999	137	10.2%	95	6.6%		
\$25,000 - \$34,999	126	9.4%	94	6.5%		
\$35,000 - \$49,999	184	13.7%	181	12.5%		
\$50,000 - \$74,999	244	18.2%	307	21.3%		
\$75,000 - \$99,999	198	14.7%	264	18.3%		
\$100,000 - \$149,999	160	11.9%	196	13.6%		
\$150,000 - \$199,999	60	4.5%	78	5.4%		
\$200,000+	28	2.1%	35	2.4%		
Median Household Income	\$51,243		\$60,283			
Average Household Income	\$66,752		\$75,919			
Per Capita Income	\$27,885		\$31,805			
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	175	5.7%	171	5.3%	173	5.0%
5 - 9	184	5.9%	187	5.8%	188	5.5%
10 - 14	162	5.2%	183	5.7%	205	6.0%
15 - 19	159	5.1%	156	4.8%	182	5.3%
20 - 24	118	3.8%	139	4.3%	143	4.2%
25 - 34	341	11.0%	320	9.9%	321	9.3%
35 - 44	462	14.9%	459	14.3%	430	12.5%
45 - 54	528	17.1%	508	15.8%	515	15.0%
55 - 64	454	14.7%	519	16.1%	561	16.3%
65 - 74	253	8.2%	311	9.7%	421	12.2%
75 - 84	172	5.6%	177	5.5%	204	5.9%
85+	88	2.8%	90	2.8%	97	2.8%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,380	76.9%	2,453	76.3%	2,584	75.2%
Black Alone	539	17.4%	567	17.6%	608	17.7%
American Indian Alone	9	0.3%	10	0.3%	12	0.3%
Asian Alone	37	1.2%	41	1.3%	49	1.4%
Pacific Islander Alone	1	0.0%	1	0.0%	2	0.1%
Some Other Race Alone	85	2.7%	99	3.1%	128	3.7%
Two or More Races	43	1.4%	46	1.4%	55	1.6%
Hispanic Origin (Any Race)	175	5.7%	200	6.2%	261	7.6%

**Data Note:** Income is expressed in current dollars.

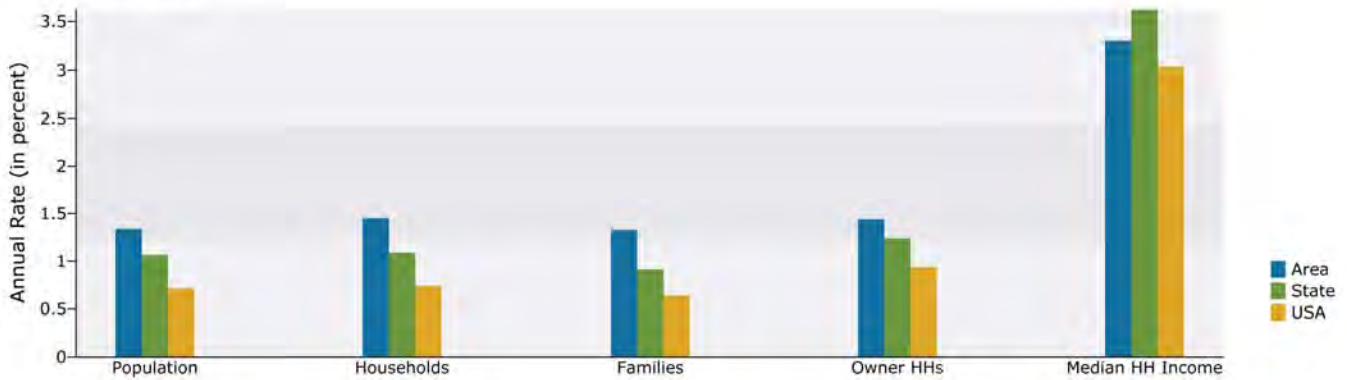
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

## Demographic and Income Profile

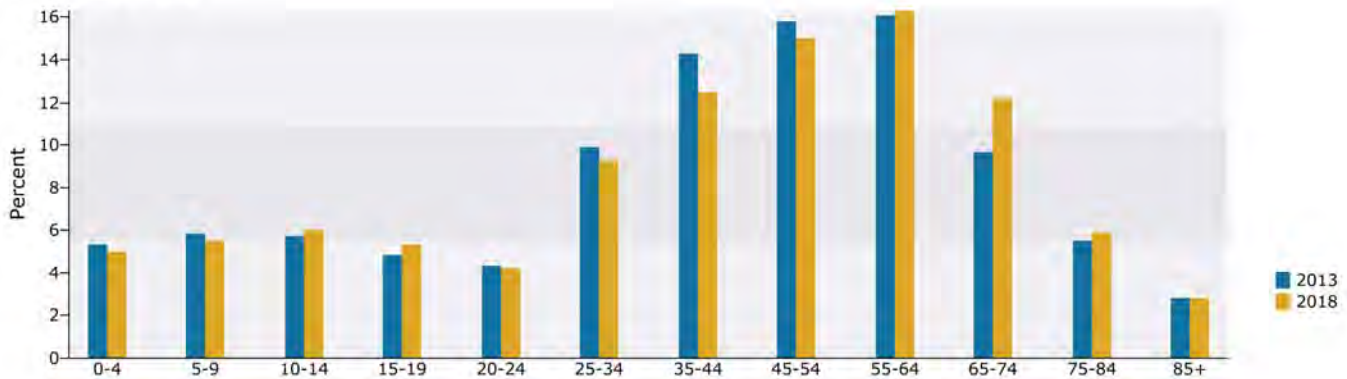
165 East St, Pittsboro, NC, 27312  
Ring: 1 mile radius

Latitude: 35.720253775  
Longitude: -79.17459058

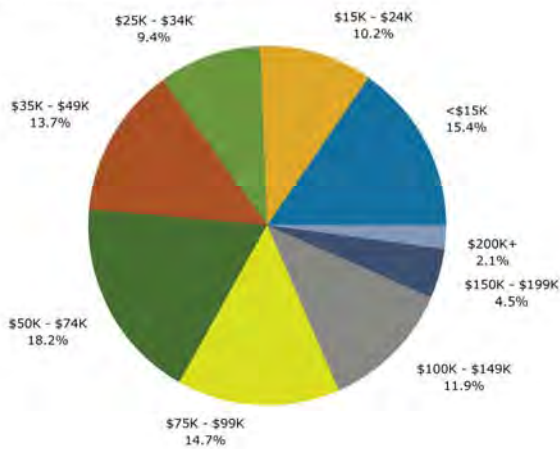
Trends 2013-2018



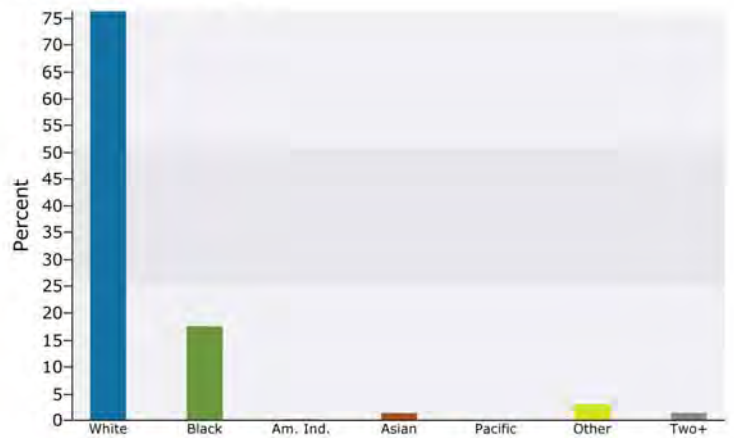
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 6.2%

## Demographic and Income Profile

165 East St, Pittsboro, NC, 27312  
Ring: 5 mile radius

Latitude: 35.720253775  
Longitude: -79.17459058

Summary	Census 2010		2013		2018	
Population	8,714		9,074		9,718	
Households	3,625		3,785		4,077	
Families	2,395		2,489		2,664	
Average Household Size	2.31		2.31		2.30	
Owner Occupied Housing Units	2,827		2,889		3,112	
Renter Occupied Housing Units	798		896		965	
Median Age	43.9		44.9		46.5	
Trends: 2013 - 2018 Annual Rate	Area	State	National			
Population	1.38%	1.06%	0.71%			
Households	1.50%	1.09%	0.74%			
Families	1.37%	0.91%	0.63%			
Owner HHS	1.50%	1.24%	0.94%			
Median Household Income	3.23%	3.63%	3.03%			
Households by Income	2013				2018	
	Number		Percent		Number	Percent
<\$15,000	575		15.2%		538	13.2%
\$15,000 - \$24,999	365		9.6%		253	6.2%
\$25,000 - \$34,999	342		9.0%		254	6.2%
\$35,000 - \$49,999	519		13.7%		496	12.2%
\$50,000 - \$74,999	736		19.4%		906	22.2%
\$75,000 - \$99,999	565		14.9%		763	18.7%
\$100,000 - \$149,999	425		11.2%		538	13.2%
\$150,000 - \$199,999	182		4.8%		236	5.8%
\$200,000+	77		2.0%		94	2.3%
Median Household Income	\$52,120		\$61,104			
Average Household Income	\$67,213		\$76,351			
Per Capita Income	\$28,194		\$32,126			
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	487	5.6%	477	5.3%	485	5.0%
5 - 9	517	5.9%	526	5.8%	532	5.5%
10 - 14	460	5.3%	520	5.7%	584	6.0%
15 - 19	450	5.2%	445	4.9%	516	5.3%
20 - 24	334	3.8%	391	4.3%	399	4.1%
25 - 34	945	10.8%	896	9.9%	903	9.3%
35 - 44	1,307	15.0%	1,292	14.2%	1,214	12.5%
45 - 54	1,486	17.1%	1,442	15.9%	1,472	15.2%
55 - 64	1,302	14.9%	1,472	16.2%	1,587	16.3%
65 - 74	716	8.2%	886	9.8%	1,202	12.4%
75 - 84	473	5.4%	485	5.3%	562	5.8%
85+	237	2.7%	243	2.7%	260	2.7%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,692	76.8%	6,914	76.2%	7,305	75.2%
Black Alone	1,537	17.6%	1,616	17.8%	1,734	17.8%
American Indian Alone	25	0.3%	27	0.3%	31	0.3%
Asian Alone	100	1.1%	109	1.2%	133	1.4%
Pacific Islander Alone	3	0.0%	4	0.0%	5	0.1%
Some Other Race Alone	232	2.7%	272	3.0%	352	3.6%
Two or More Races	125	1.4%	132	1.5%	158	1.6%
Hispanic Origin (Any Race)	487	5.6%	563	6.2%	730	7.5%

Data Note: Income is expressed in current dollars.

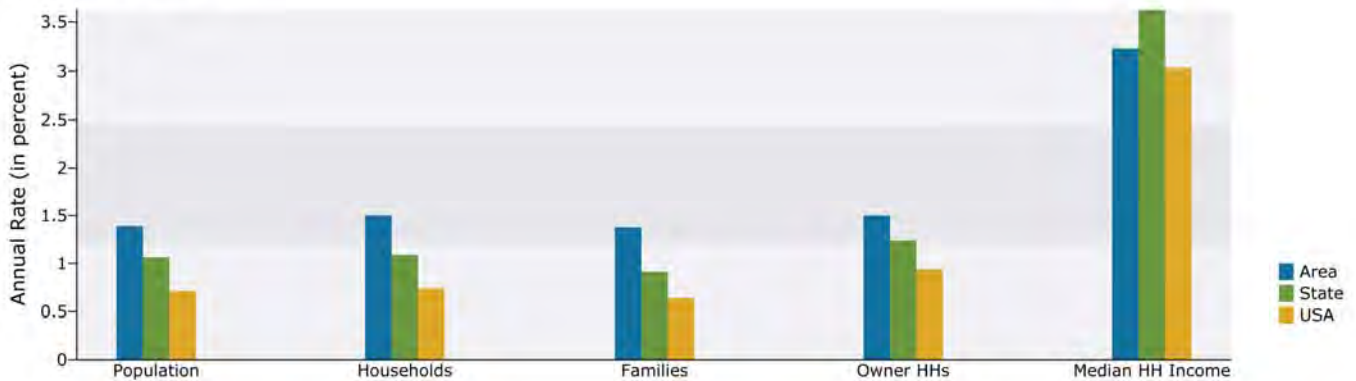
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

**Demographic and Income Profile**

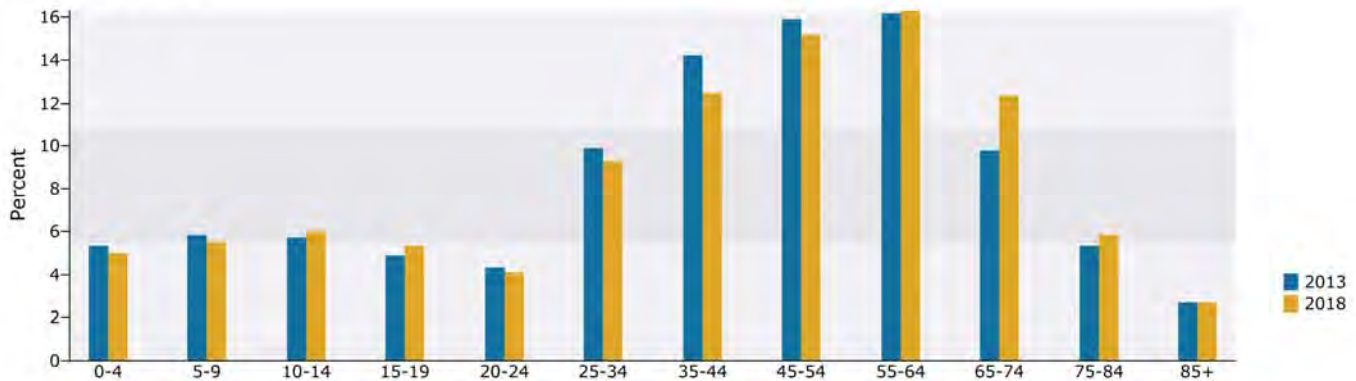
165 East St, Pittsboro, NC, 27312  
Ring: 5 mile radius

Latitude: 35.720253775  
Longitude: -79.17459058

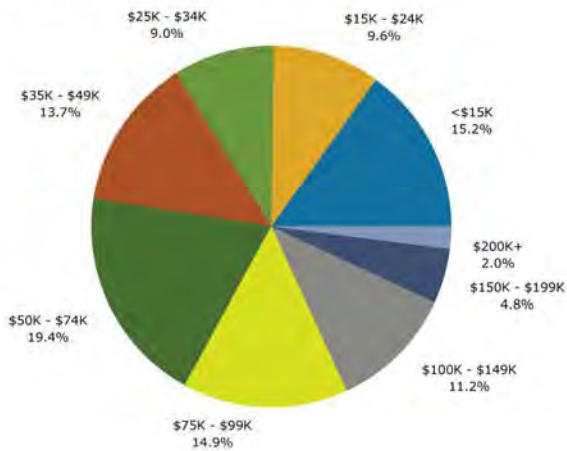
Trends 2013-2018



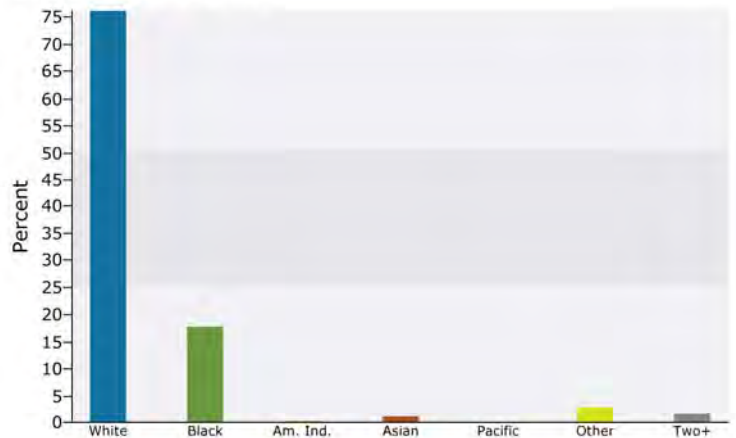
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 6.2%

## Demographic and Income Profile

165 East St, Pittsboro, NC, 27312  
Ring: 10 mile radius

Latitude: 35.720253775  
Longitude: -79.17459058

Summary	Census 2010		2013		2018	
Population	28,547		29,951		32,395	
Households	12,043		12,654		13,729	
Families	8,190		8,554		9,215	
Average Household Size	2.33		2.33		2.33	
Owner Occupied Housing Units	9,751		10,059		10,976	
Renter Occupied Housing Units	2,292		2,595		2,754	
Median Age	45.5		46.4		47.6	
Trends: 2013 - 2018 Annual Rate	Area		State		National	
Population	1.58%		1.06%		0.71%	
Households	1.64%		1.09%		0.74%	
Families	1.50%		0.91%		0.63%	
Owner HHs	1.76%		1.24%		0.94%	
Median Household Income	3.46%		3.63%		3.03%	
Households by Income	2013				2018	
	Number		Percent		Number	Percent
<\$15,000	1,629		12.9%		1,510	11.0%
\$15,000 - \$24,999	1,126		8.9%		780	5.7%
\$25,000 - \$34,999	1,174		9.3%		868	6.3%
\$35,000 - \$49,999	1,470		11.6%		1,355	9.9%
\$50,000 - \$74,999	2,541		20.1%		3,034	22.1%
\$75,000 - \$99,999	1,848		14.6%		2,530	18.4%
\$100,000 - \$149,999	1,712		13.5%		2,224	16.2%
\$150,000 - \$199,999	756		6.0%		949	6.9%
\$200,000+	399		3.2%		478	3.5%
Median Household Income	\$56,872		\$67,429		\$67,429	
Average Household Income	\$75,106		\$85,726		\$85,726	
Per Capita Income	\$31,867		\$36,458		\$36,458	
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,573	5.5%	1,541	5.1%	1,598	4.9%
5 - 9	1,735	6.1%	1,756	5.9%	1,783	5.5%
10 - 14	1,597	5.6%	1,779	5.9%	1,988	6.1%
15 - 19	1,405	4.9%	1,472	4.9%	1,733	5.3%
20 - 24	999	3.5%	1,194	4.0%	1,297	4.0%
25 - 34	2,687	9.4%	2,678	8.9%	2,889	8.9%
35 - 44	4,050	14.2%	3,909	13.1%	3,685	11.4%
45 - 54	4,822	16.9%	4,793	16.0%	4,835	14.9%
55 - 64	4,513	15.8%	4,932	16.5%	5,347	16.5%
65 - 74	2,731	9.6%	3,271	10.9%	4,280	13.2%
75 - 84	1,777	6.2%	1,868	6.2%	2,094	6.5%
85+	658	2.3%	760	2.5%	865	2.7%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	23,224	81.4%	24,227	80.9%	25,916	80.0%
Black Alone	3,778	13.2%	3,965	13.2%	4,254	13.1%
American Indian Alone	89	0.3%	99	0.3%	122	0.4%
Asian Alone	309	1.1%	345	1.2%	431	1.3%
Pacific Islander Alone	4	0.0%	5	0.0%	6	0.0%
Some Other Race Alone	708	2.5%	835	2.8%	1,088	3.4%
Two or More Races	435	1.5%	476	1.6%	578	1.8%
Hispanic Origin (Any Race)	1,466	5.1%	1,722	5.7%	2,259	7.0%

Data Note: Income is expressed in current dollars.

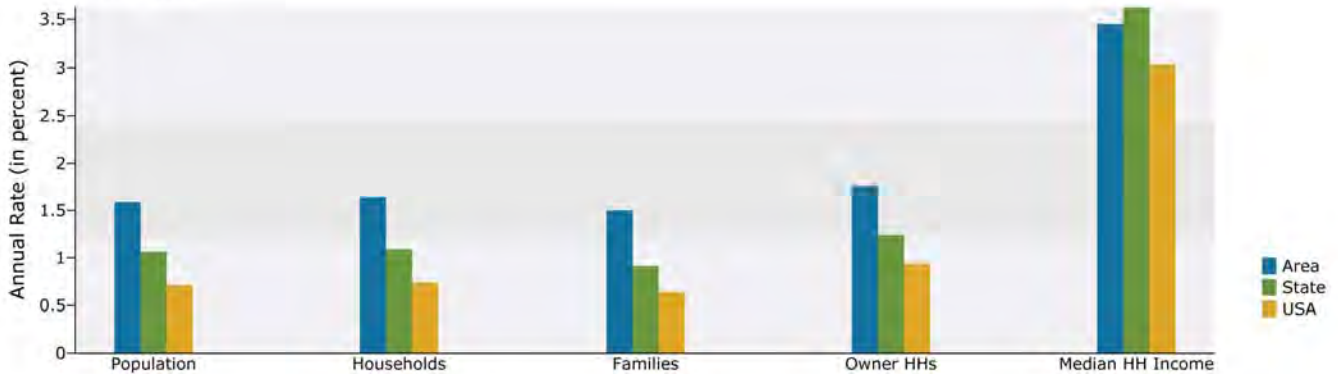
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

**Demographic and Income Profile**

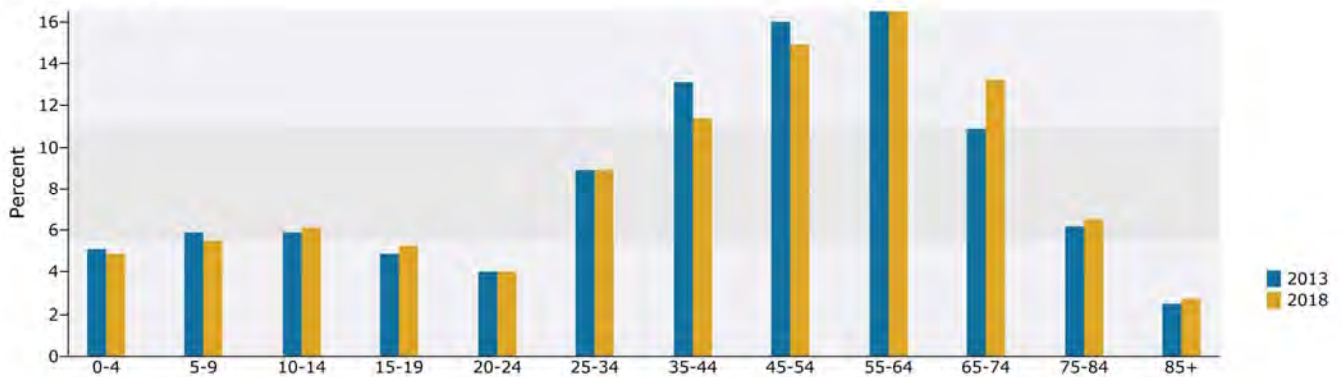
165 East St, Pittsboro, NC, 27312  
Ring: 10 mile radius

Latitude: 35.720253775  
Longitude: -79.17459058

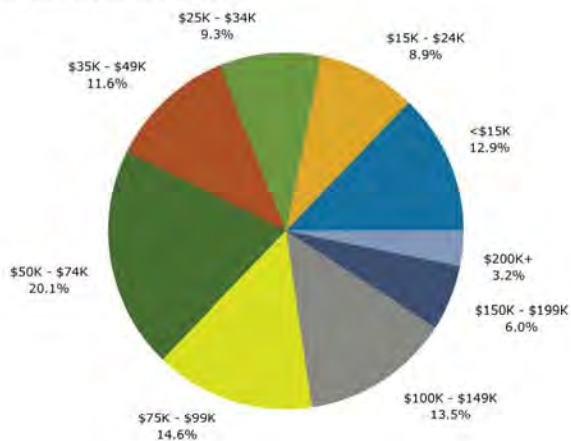
Trends 2013-2018



Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 5.7%