

FOR SALE
EASTOWNE BUSINESS CONDOS

205 & 207 PROVIDENCE ROAD, CHAPEL HILL, NC 27514



**LEE &
ASSOCIATES**

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RALEIGH DURHAM

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OFFICE CONDOS FOR SALE

EASTOWNE BUSINESS CONDOS

205 & 207 Providence Road, Chapel Hill, NC 27514



PROPERTY DESCRIPTION

One Office Condo- +/-1,320 Total SF for Sale in Chapel Hill, NC.

PROPERTY HIGHLIGHTS

- UNDER CONTRACT-Unit 205: +/- 1,552 SF (1035 SF Upper Level & 517 SF Lower Level)
- Unit 207: +/- 1,320 SF (1020 SF Upper Level & 300 SF Lower Level)
- Property Taxes: Unit 207: \$3,279
- Quarterly QA Dues: Unit 207: \$690.04
- Unit includes 4 offices, conference room, break area, reception area, rest room; lower level finished office and storage area
- Exterior facade is currently being replaced as per the renderings shown
- Great Eastowne Location on the bus line

OFFERING SUMMARY

Sale Price:	Unit 207: \$231,000
Number of Units:	1
Lot Size:	0 Acres
Building Size:	1,320 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,899	17,383	45,000
Total Population	4,479	39,317	111,649
Average HH Income	\$101,936	\$99,748	\$88,065

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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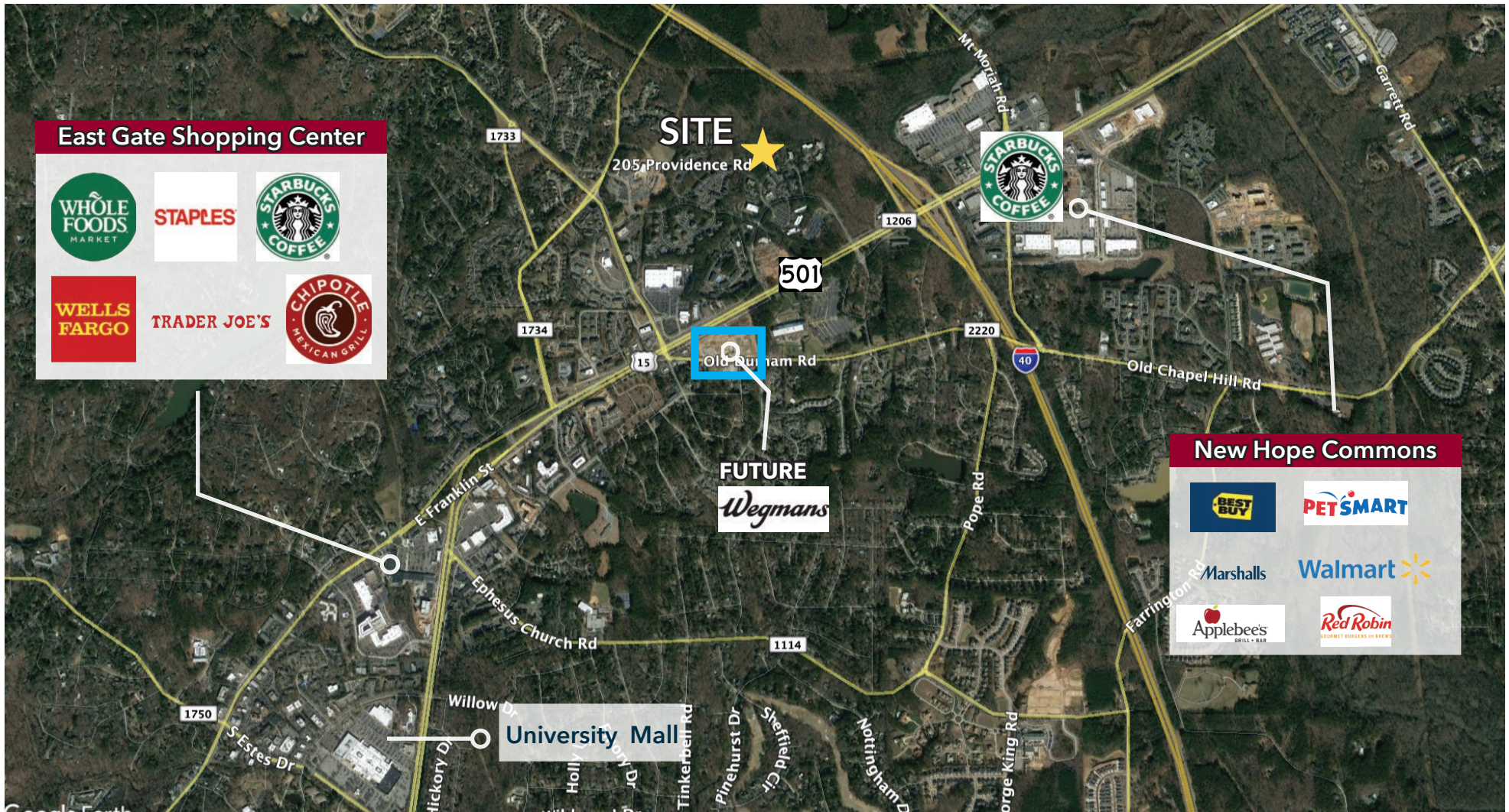
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10 Minute Drive from Site



Duke UNIVERSITY

10 Minute Drive from Site

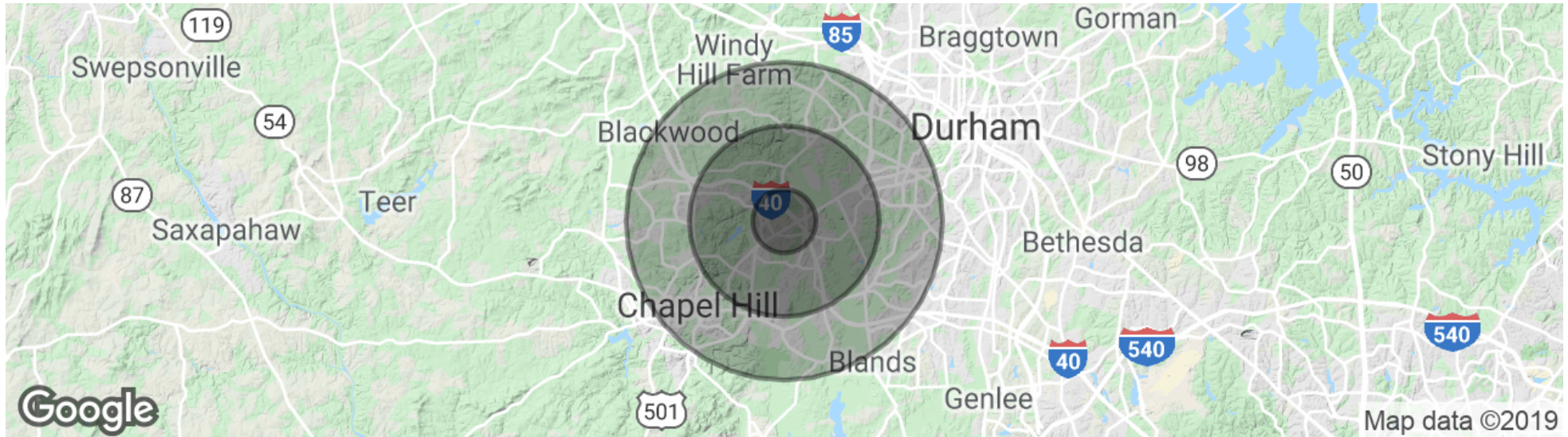
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,479	39,317	111,649
Median age	36.5	36.7	33.6
Median age (Male)	32.8	34.0	32.0
Median age (Female)	39.5	38.6	35.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,899	17,383	45,000
# of persons per HH	2.4	2.3	2.5
Average HH income	\$101,936	\$99,748	\$88,065
Average house value	\$387,809	\$379,117	\$384,462

* Demographic data derived from 2010 US Census

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