

PICKETT
SPROUSE
COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

OFFICE FOR LEASE

405 Meadowlands Dr. Hillsborough, NC 27278

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405 Meadowlands Dr. Hillsborough, NC 27278

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Property Summary

405 Meadowlands Dr. Hillsborough, NC 27278

Property Overview

Located in the Meadowlands Office Park in Hillsborough, this single story 6,500 SF former medical clinic is available now. The business park has easy access to I-85 (Exit 165) and the amenities of the Historic District for restaurants and entertainment. The Triangle Sportsplex offers full exercise facilities with a short walk on Meadowlands Drive. This one acre site includes 32 parking spaces.

Offering Summary

Entire Building

Lease Rate	\$16/SF + Utilities & TICAM (\$3/SF est.)
Building Size	6,500 SF

Smaller Units

Lease Rate	\$20/SF + Prorated Utilities & TICAM (\$3/SF est.)
Building Size	1,833-3,150 SF

Location Highlights

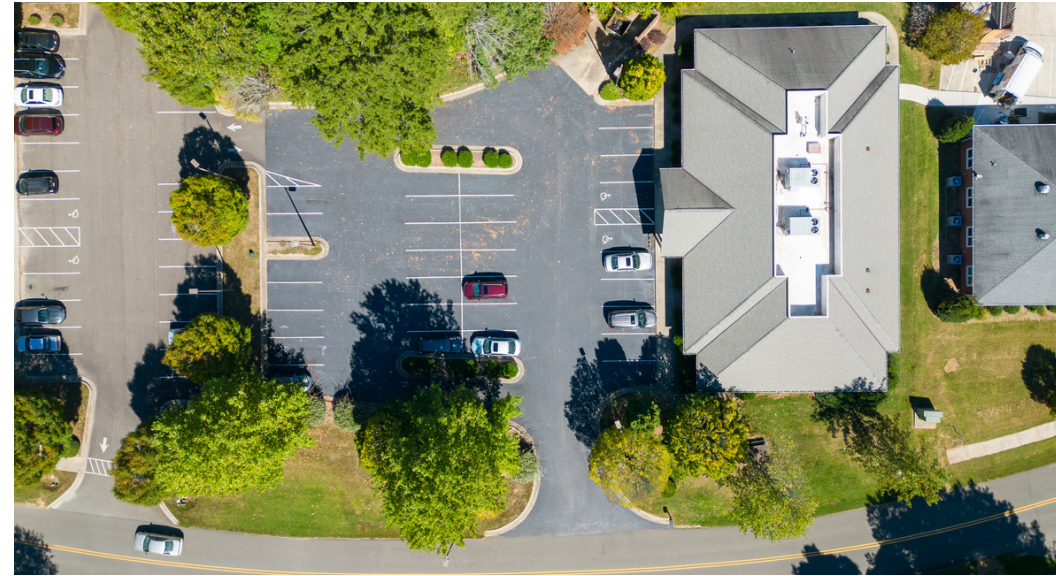
- Walmart, Home Depot, and Hampton Pointe Shopping Center are 1/2 mile south of the site in the SW quadrant on I-85
- Short drive to Historic District and amenities
- 12 Minutes to Durham and Chapel Hill

Zoning

- Hillsborough Jurisdiction and Utilities
- Orange County PIN No. 9874-70-5773
- High Intensity Commercial (HIC)
- Uses include Health Care, Daycare, Schools, and Office
- Medical specialties and holistic health groups would work well

Photos & Video

405 Meadowlands Dr. Hillsborough, NC 27278



[Click Here to Watch a Video of the Property](#)

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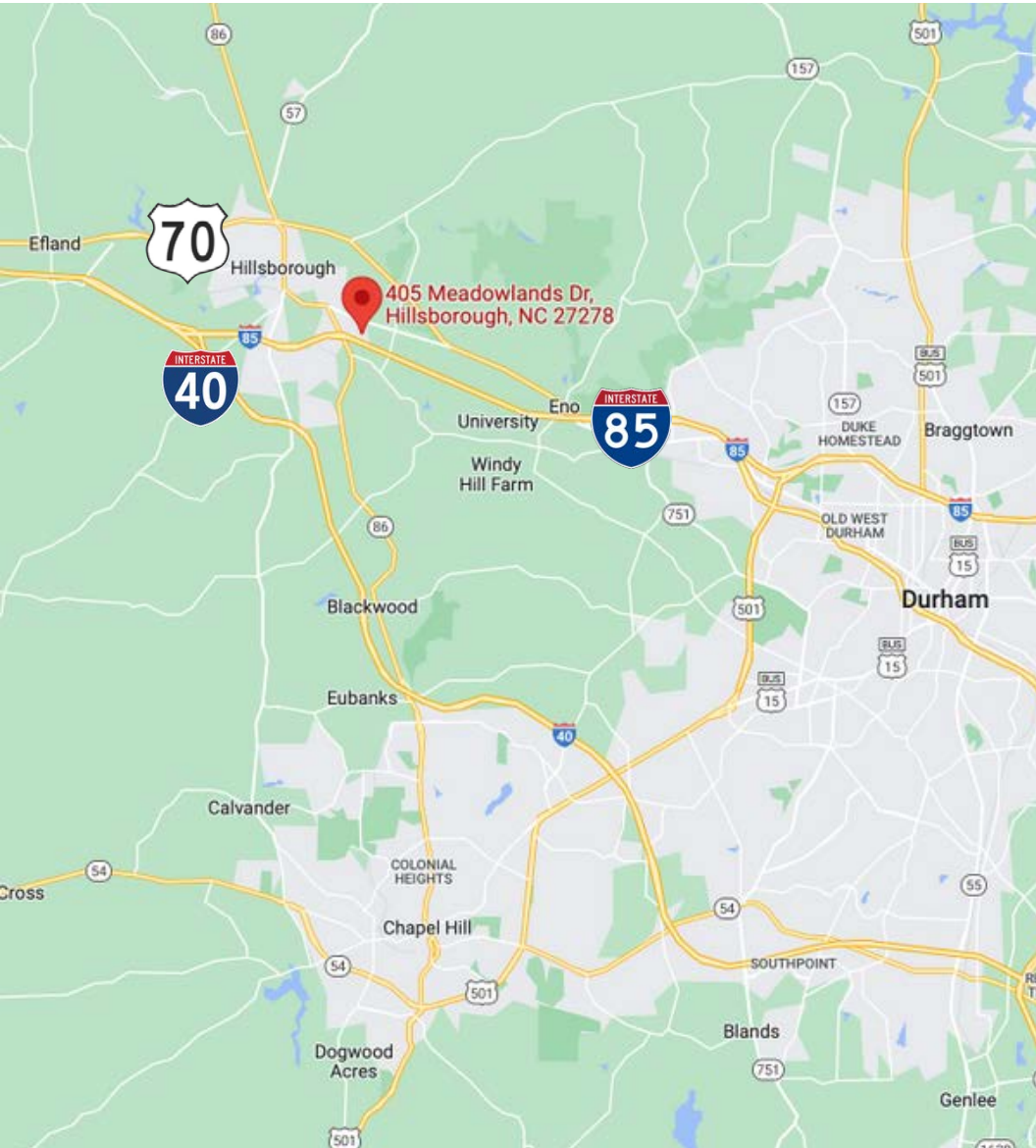


[Click Here to Watch a Video of the Property](#)

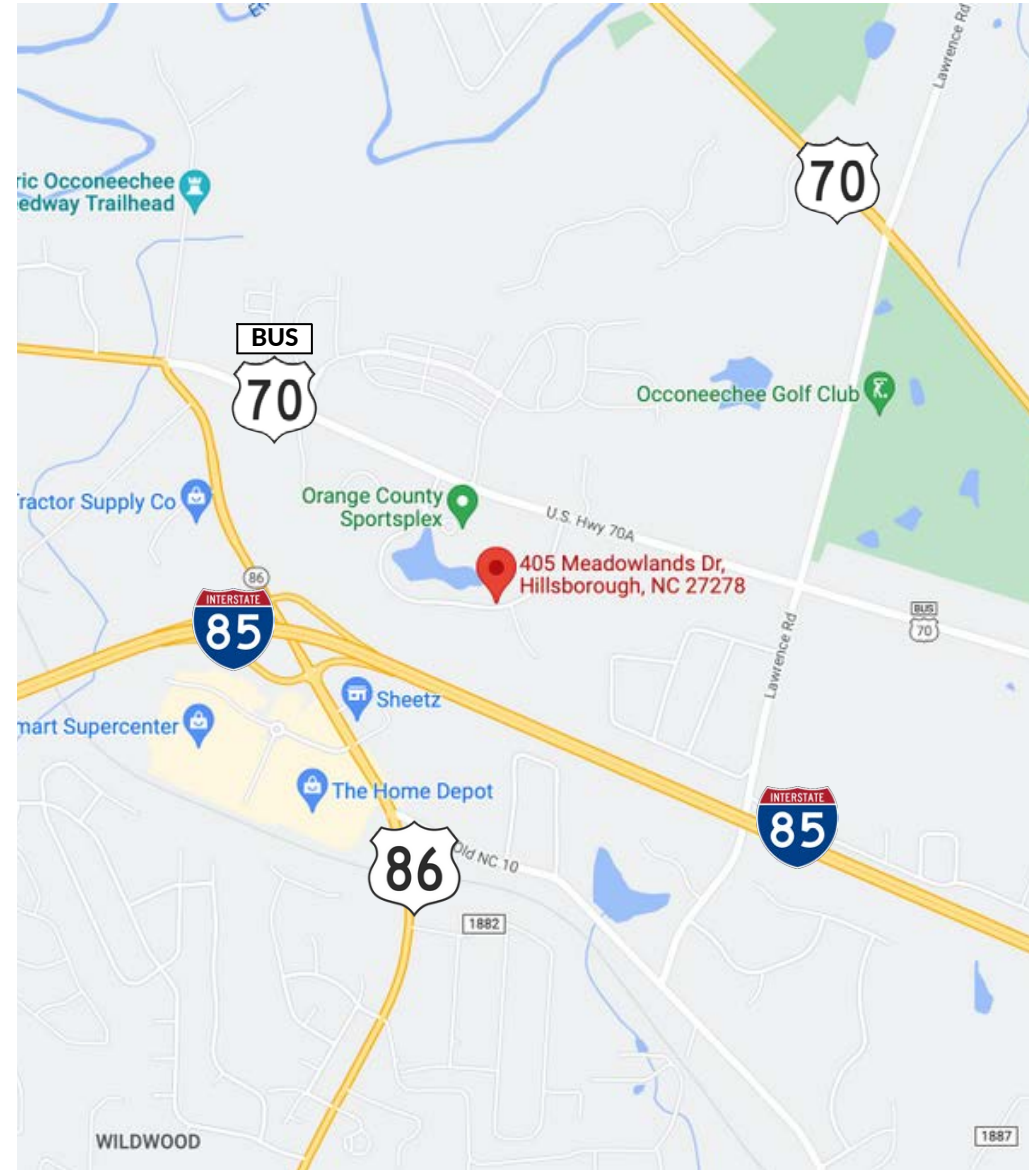
Map

405 Meadowlands Dr. Hillsborough, NC 27278

REGIONAL MAP



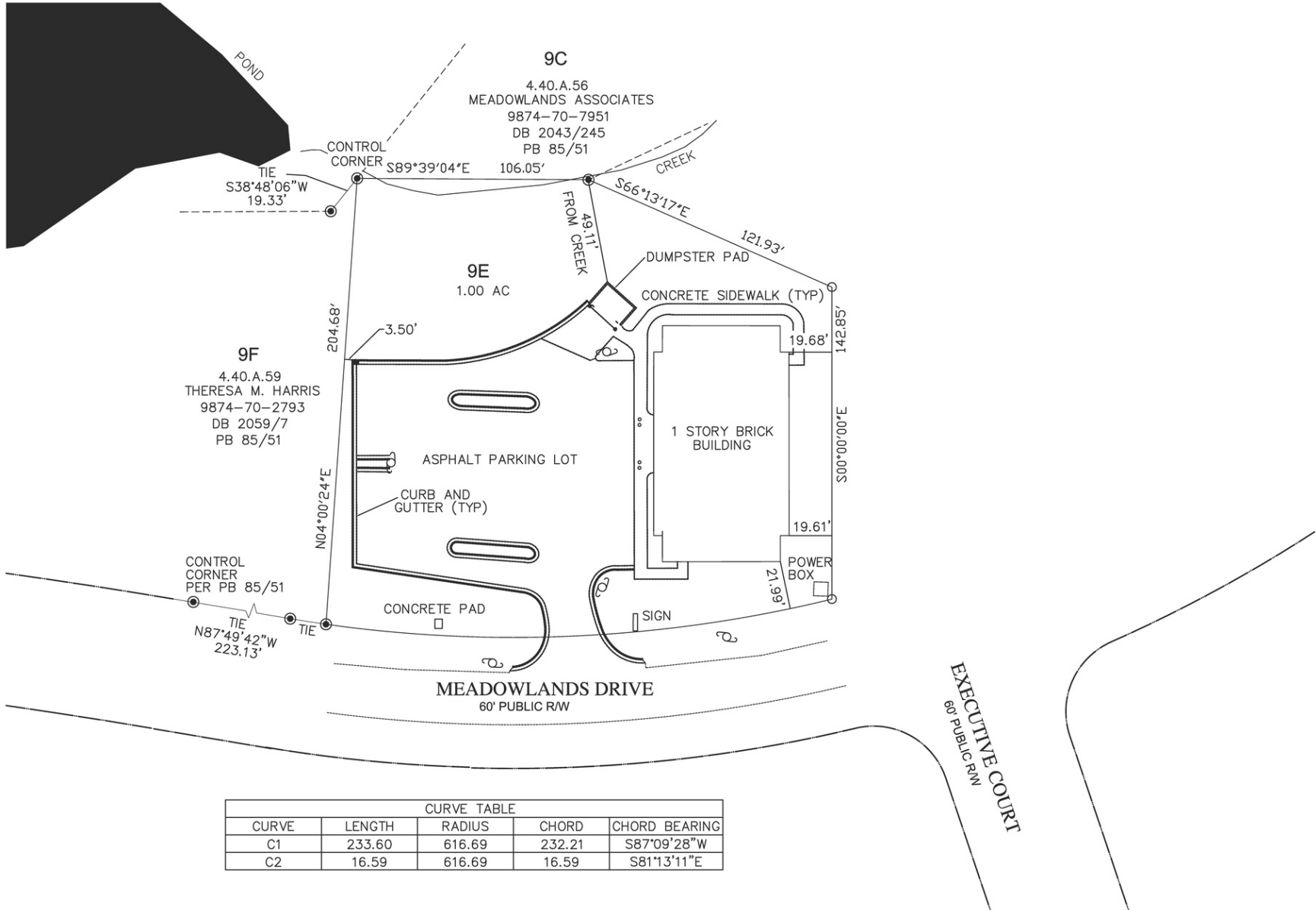
LOCAL MAP



Site Plan

405 Meadowlands Dr. Hillsborough, NC 27278

SITE PLAN

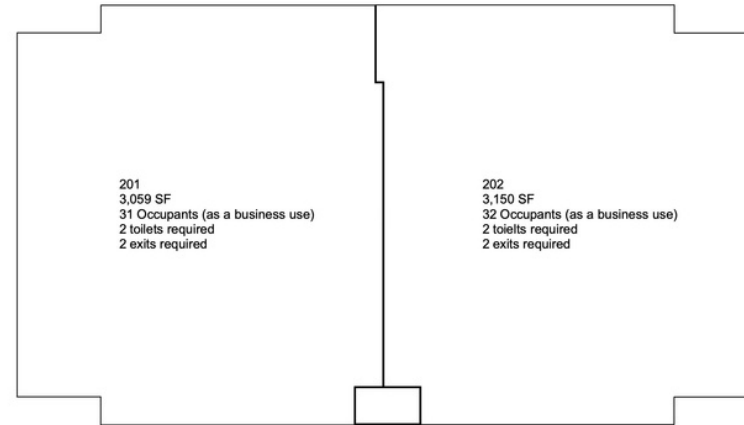
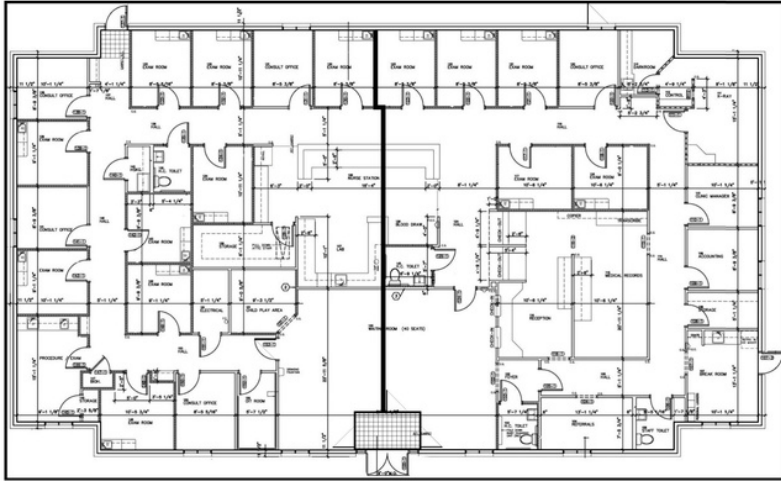


Floor Plan

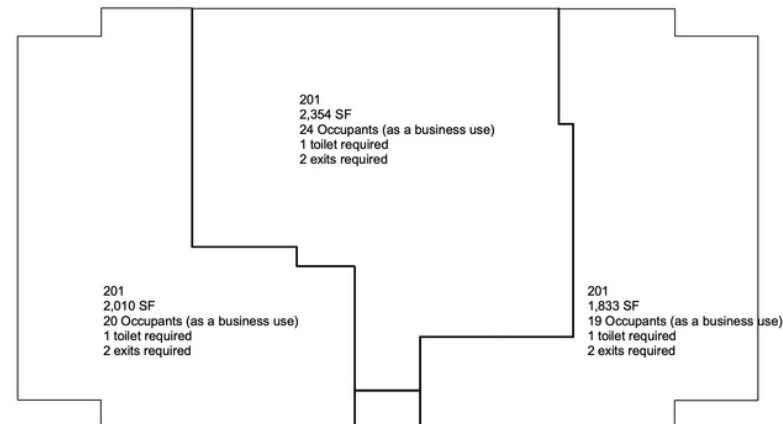
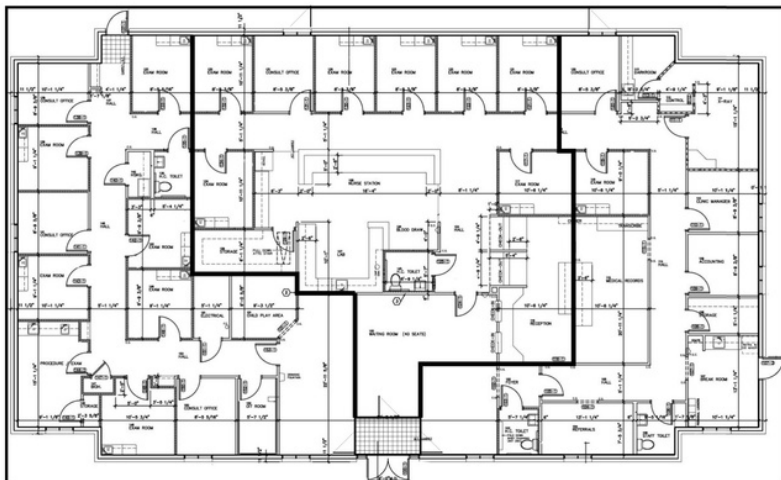
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OPTIONS

**405 MEADOWLANDS DR
HILLSBOROUGH, NC**



**405 MEADOWLANDS DR
HILLSBOROUGH, NC**



For
REVIEW ONLY
Not For
CONSTRUCTION

General Note:
Build in accordance with
the North Carolina State
Building Code, 2018 Edition
and the ANSI A117.1-2009
Accessibility Code

Office Building Alterations
405 Meadowlands Drive
Hillsborough, North Carolina

REVISIONS

NO.	DATE	BY
1		
2		
3		

Preliminary Floor Plans

Barber Architects
BA
Barber Architects, Inc.
1000 S. Salisbury Street, Suite 200
Raleigh, NC 27601
919.877.1111
www.barberarchitects.com

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DATE 07/01/22
DRAWN BY TB
JOB NO. 2228

SHEET NO.
A-1

Points of Interest

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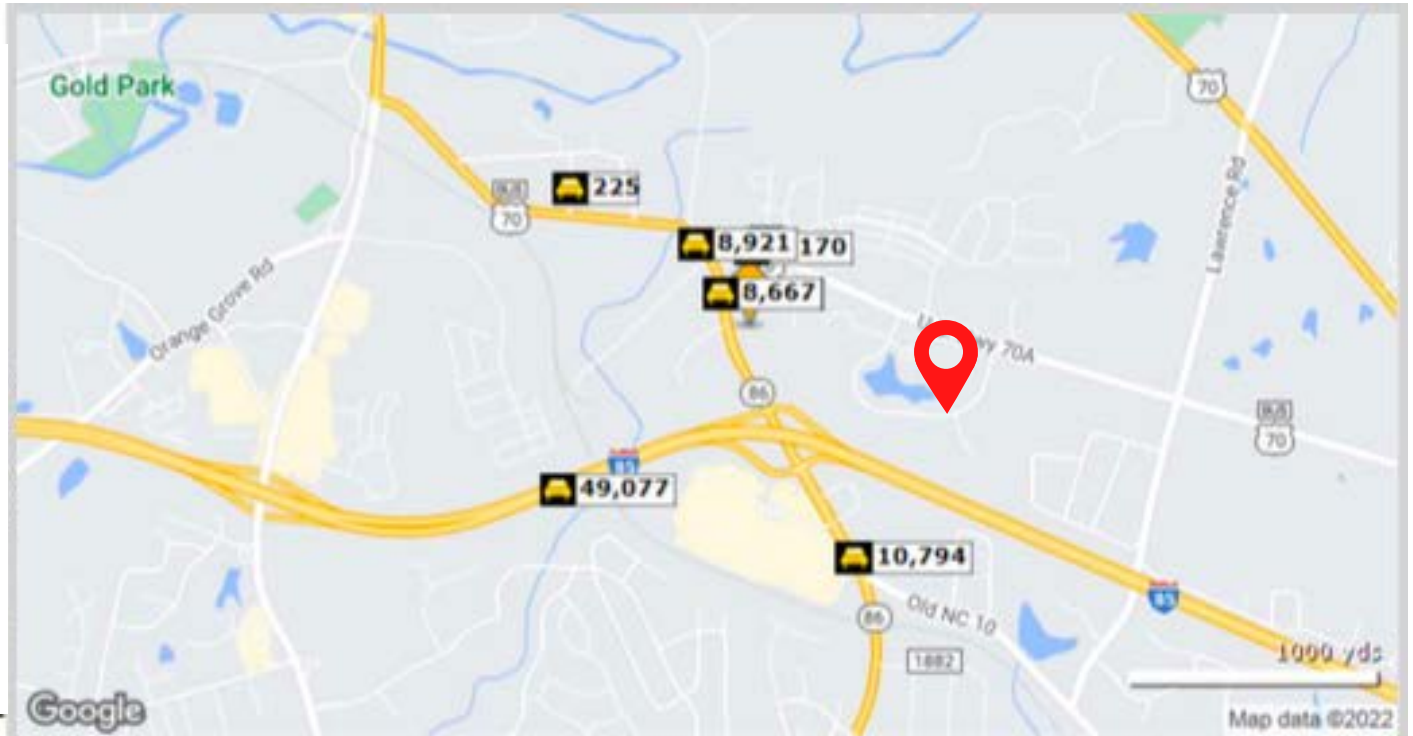
Demographics

405 Meadowlands Dr. Hillsborough, NC 27278

Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	3,197	18,529	28,162
2022 Estimate	2,963	17,513	26,642
2010 Census	2,130	14,714	22,530
Growth 2022 - 2027	7.90%	5.80%	5.71%
Growth 2010 - 2022	39.11%	19.02%	18.25%
2022 Population by Hispanic Origin	308	1,638	2,796
2022 Population	2,963	17,513	26,642
White	2,478 83.63%	14,023 80.07%	21,585 81.02%
Black	309 10.43%	2,436 13.91%	3,556 13.35%
Am. Indian & Alaskan	35 1.18%	180 1.03%	258 0.97%
Asian	52 1.75%	318 1.82%	448 1.68%
Hawaiian & Pacific Island	5 0.17%	21 0.12%	24 0.09%
Other	85 2.87%	535 3.05%	771 2.89%
U.S. Armed Forces	3	15	16
Households			
2027 Projection	1,184	7,212	11,107
2022 Estimate	1,091	6,802	10,483
2010 Census	754	5,701	8,829
Growth 2022 - 2027	8.52%	6.03%	5.95%
Growth 2010 - 2022	44.69%	19.31%	18.73%
Owner Occupied	860 78.83%	4,943 72.67%	7,800 74.41%
Renter Occupied	231 21.17%	1,859 27.33%	2,682 25.58%
2022 Households by HH Income	1,090	6,805	10,484
Income: <\$25,000	142 13.03%	910 13.37%	1,484 14.15%
Income: \$25,000 - \$50,000	234 21.47%	1,267 18.62%	2,081 19.85%
Income: \$50,000 - \$75,000	152 13.94%	1,067 15.68%	1,577 15.04%
Income: \$75,000 - \$100,000	160 14.68%	970 14.25%	1,406 13.41%
Income: \$100,000 - \$125,000	113 10.37%	709 10.42%	1,040 9.92%
Income: \$125,000 - \$150,000	78 7.16%	341 5.01%	619 5.90%
Income: \$150,000 - \$200,000	108 9.91%	699 10.27%	1,040 9.92%
Income: \$200,000+	103 9.45%	842 12.37%	1,237 11.80%
2022 Avg Household Income	\$99,474	\$105,783	\$103,546
2022 Med Household Income	\$77,656	\$79,085	\$76,778

Traffic Count Report

405 Meadowlands Dr. Hillsborough, NC 27278



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	State Rd 86	Cornerstone Ct	0.08 S	2022	9,146	MPSI	.11
2	State Rd 86	Cornerstone Ct	0.08 S	2018	8,667	MPSI	.11
3	US Hwy 70A E	US Hwy 70 Bus	0.02 NW	2020	6,578	MPSI	.19
4	US Hwy 70A E	Hwy 70 Bus	0.02 NW	2022	6,170	MPSI	.19
5	State Hwy 86	Valley Forge Rd	0.04 SE	2020	9,853	MPSI	.24
6	State Hwy 86	Valley Forge Rd	0.04 SE	2022	8,921	MPSI	.24
7	Tuscarora Dr	US Hwy 70A E	0.06 S	2018	225	MPSI	.53
8	I- 85	State Rd 86	0.53 E	2022	49,077	MPSI	.57
9	State Hwy 86 S	Old Nc 10	0.03 SE	2022	10,533	MPSI	.58
10	State Hwy 86 S	Old Nc 10	0.03 SE	2020	10,794	MPSI	.58