

**Pickett-Sprouse**

REAL ESTATE

**919.493.0395**

**PICKETT-SPROUSE.COM**

*Suites For Lease  
Outparcel For Sale*



## OAKDALE VILLAGE

New Neighborhood Center in Hillsborough, NC

**Oakdale Village** is a new neighborhood center located at the corner of Churton Street (Old NC 86) and Oakdale Drive in historic Hillsborough, NC. Conveniently located just off Interstate 85 (Daniel Boone exit) and only a short distance from Interstate 40. Oakdale Village is only minutes away from the new UNC Hospital facility at Waterstone.

**OUTPARCEL AVAILABLE:** Corner outparcel with drive-thru also available for build-to-suit or purchase.

- 10,487 SF total building
- 1,260 SF to 1,400 SF bays
- Outdoor dining area for restaurant end cap
- Vanilla shell space provided
- Attractive masonry façade with tenant signage
- Ample easily accessible parking
- \$18.00 per SF with standard vanilla upfit plus TICAM (+ \$500/mo for outdoor dining area)



### CONTACT

**Robert M. Sprouse**

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On the web at pickett-sprouse.com

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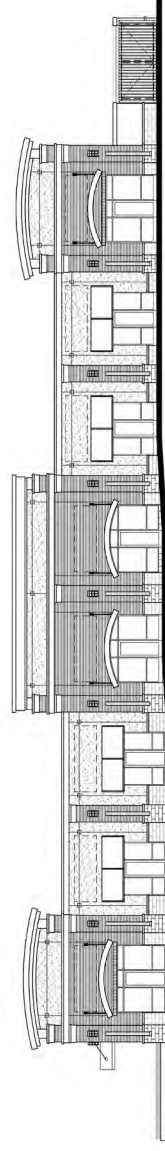
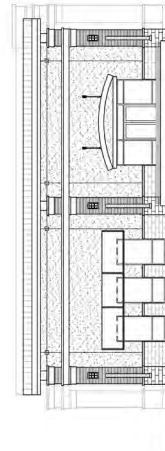
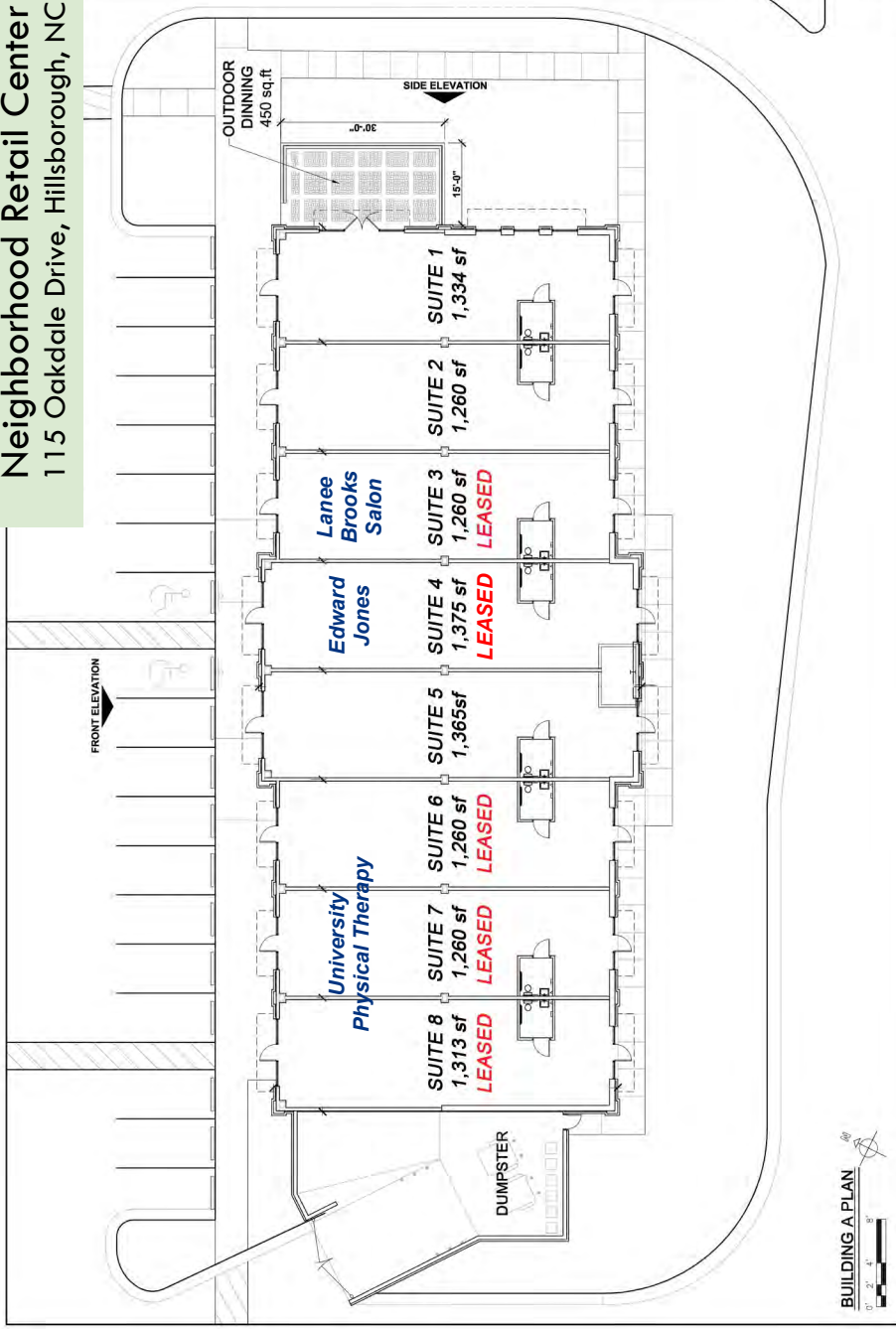
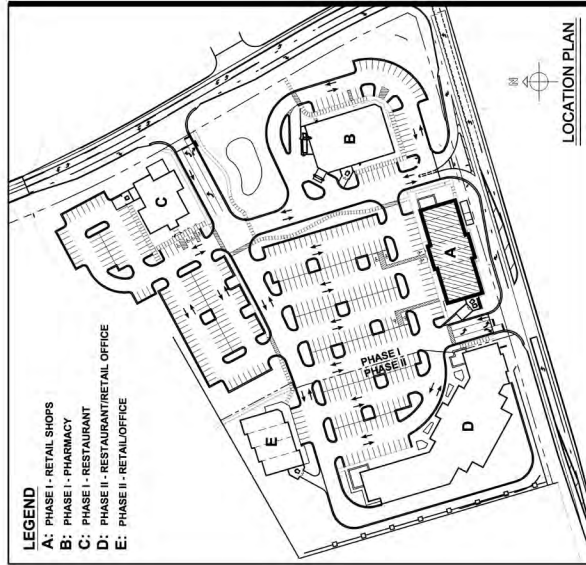
# OAKDALE VILLAGE

Neighborhood Retail Center  
115 Oakdale Drive, Hillsborough, NC

Marketing by:

**Pickett-Sprouse**

**REAL ESTATE**  
(919) 493-0395 [www.pickett-sprouse.com](http://www.pickett-sprouse.com)



DEVELOPER MAY MODIFY OR CHANGE (IN WHOLE OR PART) DESIGNS AND SELECTION OF MATERIALS PERMITTED BY PERMITS. DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE. RENDERING IS A CONCEPTUAL REPRESENTATION ONLY.



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- Corner Out Parcel approved for an 11,000 SF drug store with one of the few drive-thrus approved by the Town of Hillsborough
- Entire site rough-graded
- All road improvements and stormwater requirements completed
- Much of the site infrastructure is in place that not only supports existing buildings, but a large part of that needed for Phase Two
- 10,487 SF retail center
- 5,600 SF UNC Medical Clinic
- 31,700 SF approved for Phase Two



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**R E A L E S T A T E**

# OAKDALE VILLAGE

New Neighborhood Center in Hillsborough, NC

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## OAKDALE VILLAGE

New Neighborhood Center in Hillsborough, NC

### DEMOGRAPHICS

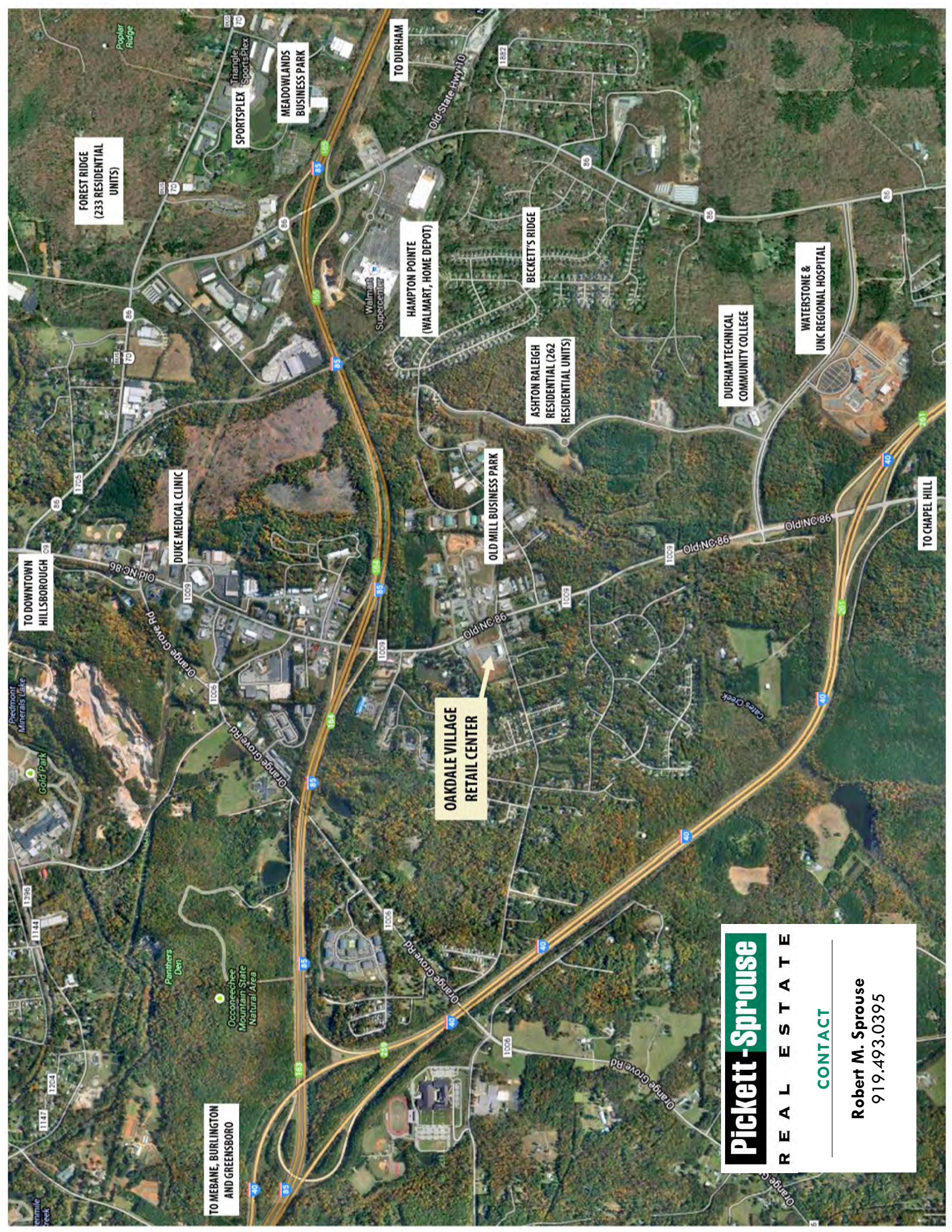
	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Estimated Population	3,633	14,507	22,595	152,804
Households	1,407	5,699	8,825	62,975
Avg Household Income	\$62,374	\$73,947	\$77,259	82,114

- 262 Single family and townhome units under construction in Waterstone
- 233 Single family and townhome units under construction in Forest Ridge development on Business US 70

2011 Traffic Count : 17,000 vehicles per day

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FOREST RIDGE  
(233 RESIDENTIAL  
UNITS)

MEADOWLANDS  
BUSINESS PARK

Triangle  
Sports Plex

TO DURHAM

HAMPTON POINTE  
(WALMART, HOME DEPOT)

BECKETT'S RIDGE

ASHTON RALEIGH  
RESIDENTIAL (262  
RESIDENTIAL UNITS)

DURHAM TECHNICAL  
COMMUNITY COLLEGE

WATERSTONE &  
UNC REGIONAL HOSPITAL

DUKE MEDICAL CLINIC

OLD MILL BUSINESS PARK

OAKDALE VILLAGE  
RETAIL CENTER

TO CHAPEL HILL

TO DOWNTOWN  
HILLSBOROUGH

TO MEBANE, BURLINGTON  
AND GREENSBORO

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