

Second-Generation Retail For Lease in Chapel Hill

140 W FRANKLIN ST, SUITE 185, CHAPEL HILL, NC 27516



FORMER EYE-CARE CENTER

PICKETT
SPROUSE

COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

CALCULUS
COMMERCIAL

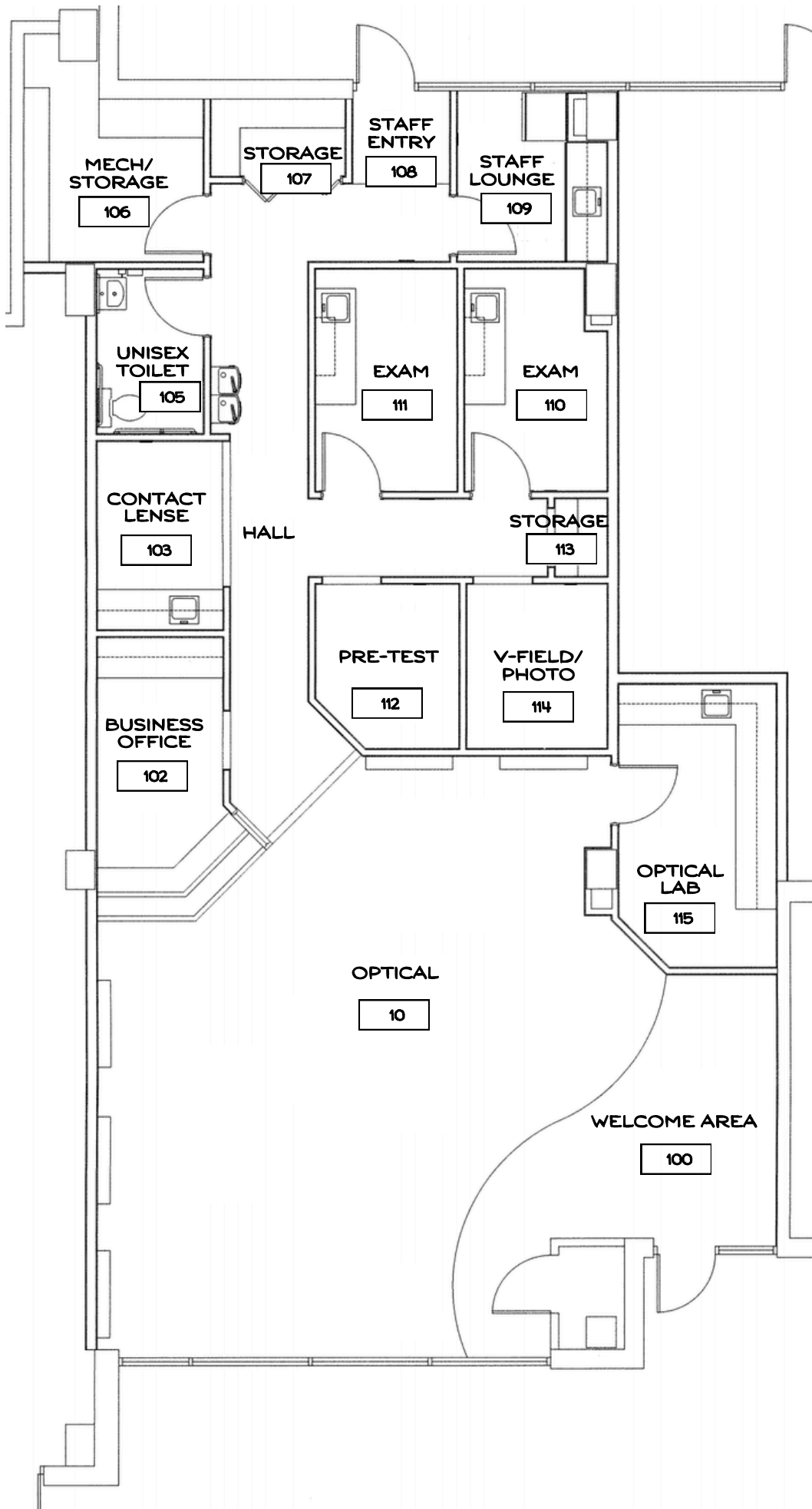
Prime Retail Space on Franklin Street

Take advantage of this high-visibility retail space in the heart of Chapel Hill's bustling Franklin Street corridor.

This 2,121 SF former eye care center is move-in ready with existing exam rooms, a reception area, and retail display space.

- **Prime location** near UNC-Chapel Hill, surrounded by top retailers and restaurants
- **Turnkey setup** ideal for medical, retail, service-based, or kitchen concepts
- Can be connected to a **shared grease trap**, allowing for food service use
- **Lease rate:** \$24/SF + \$9.58/SF TICAM
- **Strong foot traffic** from students, professionals, and visitors
- Convenient **on-site parking** located underneath the building





MECH/
STORAGE

106

STORAGE

107

STAFF
ENTRY

108

STAFF
LOUNGE

109

UNISEX
TOILET

105

EXAM

111

EXAM

110

CONTACT
LENSE

103

HALL

STORAGE

113

PRE-TEST

112

V-FIELD/
PHOTO

114

BUSINESS
OFFICE

102

OPTICAL
LAB

115

OPTICAL

10

WELCOME AREA

100

Points of Interest

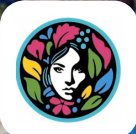
Located on Franklin Street, Chapel Hill's main commercial corridor, this retail space is surrounded by a mix of popular restaurants, boutique shops, and national retailers. Just minutes from UNC-Chapel Hill, the area sees high foot traffic from students, faculty, and visitors. With strong visibility, on-site parking, and a built-in customer base, this prime location offers an excellent opportunity for retail or service-based businesses looking to thrive in a dynamic environment.



Memorial Hall



137 E Franklin St Development



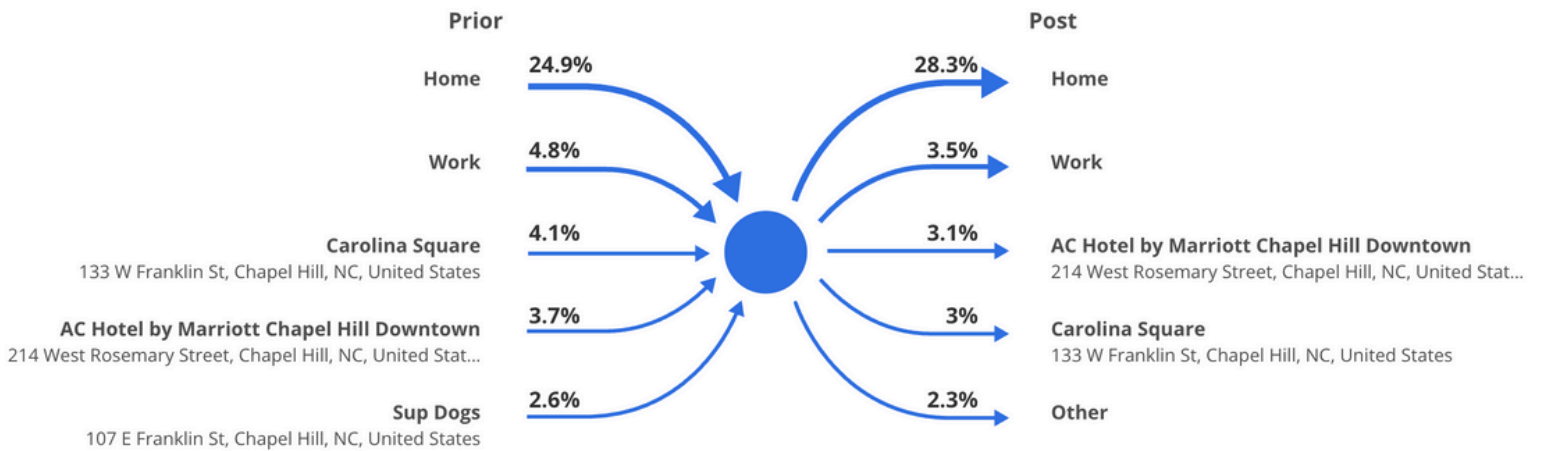
SUBJECT



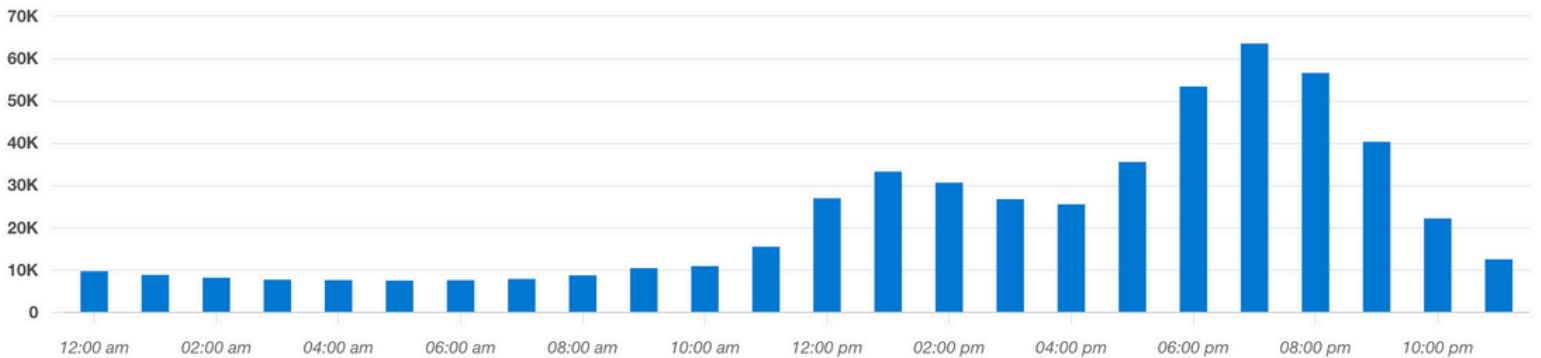
W Franklin Street
11K Cars Per Day

W Rosemary St
7K Cars Per Day

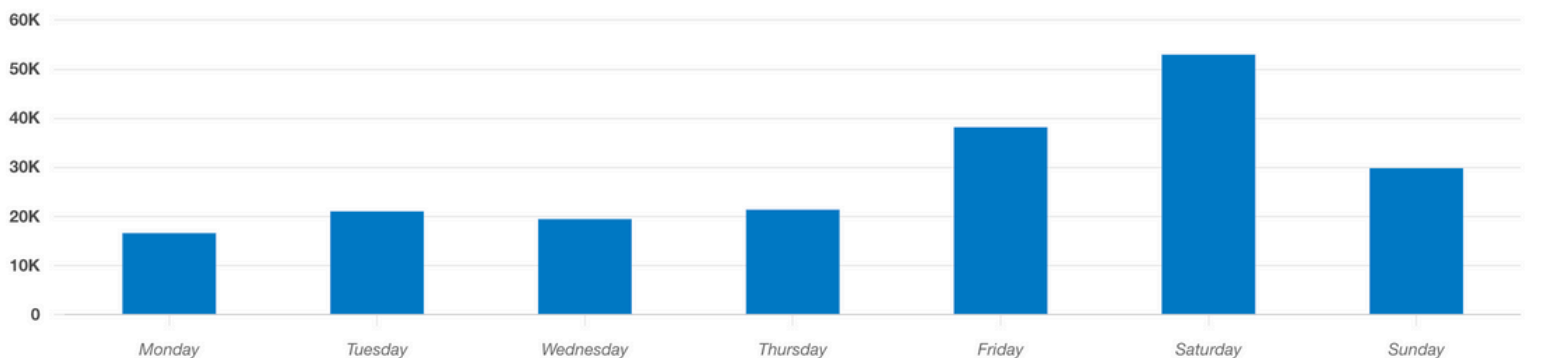
VISIT BREAKDOWN



HOURLY VISITS



DAILY VISITS



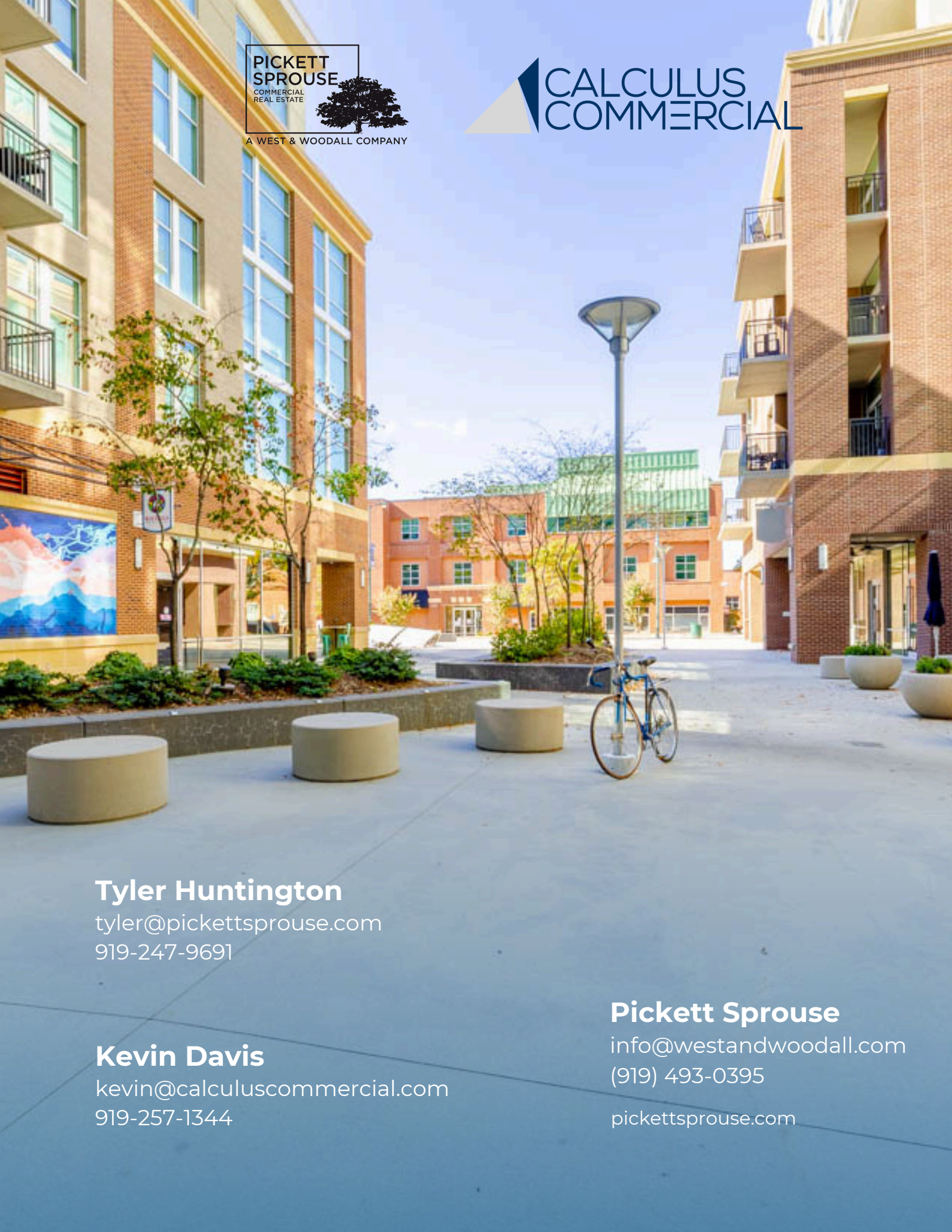
POPULATION DEMOGRAPHICS

	1 mile	5 mile	10 mile
2023 Population	18,736	111,207	286,710
2028 Population Projection	18,893	112,529	293,165
2023 Households	5,550	43,788	117,514
2028 Household Projection	5,610	44,365	120,327

Around 77% of visitors are young singles starting out and some starter families living a city lifestyle

	1 mile	5 mile	10 mile
Avg Household Income	\$94,607	\$117,336	\$105,663
Median Household Income	\$51,942	\$81,866	\$73,859





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