



RETAIL PROPERTY FOR LEASE

137 E FRANKLIN ST

CHAPEL HILL, NC 27514



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF: 16,603 SF

Lease Rate: \$24.00 SF/yr (6.38 NNN)

Building Size: 36,667 SF

AVAILABLE SPACES SF

Retail 9,716 SF

Office/Warehouse 9,369 SF

PROPERTY OVERVIEW

Located in the heart of downtown Chapel Hill within walking distance of UNC, surrounded by retail, dining, and lodging amenities.

PROPERTY HIGHLIGHTS

- LEED Certified by the US Green Building Council
- Ample parking available, as well as an on-site bike storage room
- CVS sublease – until 12/31/33

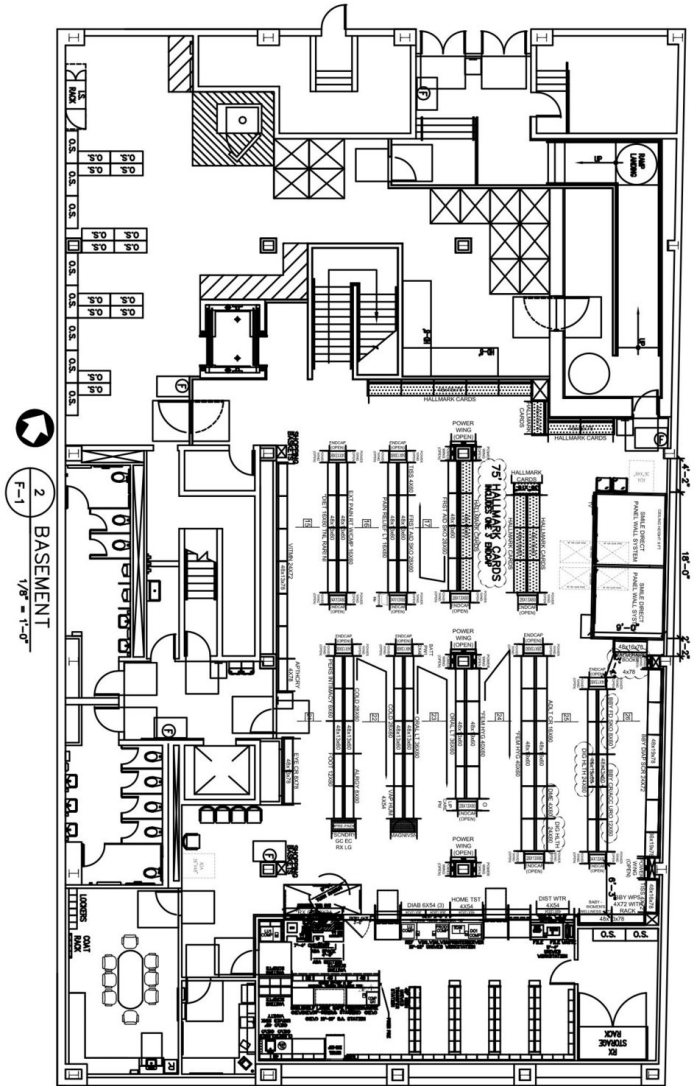
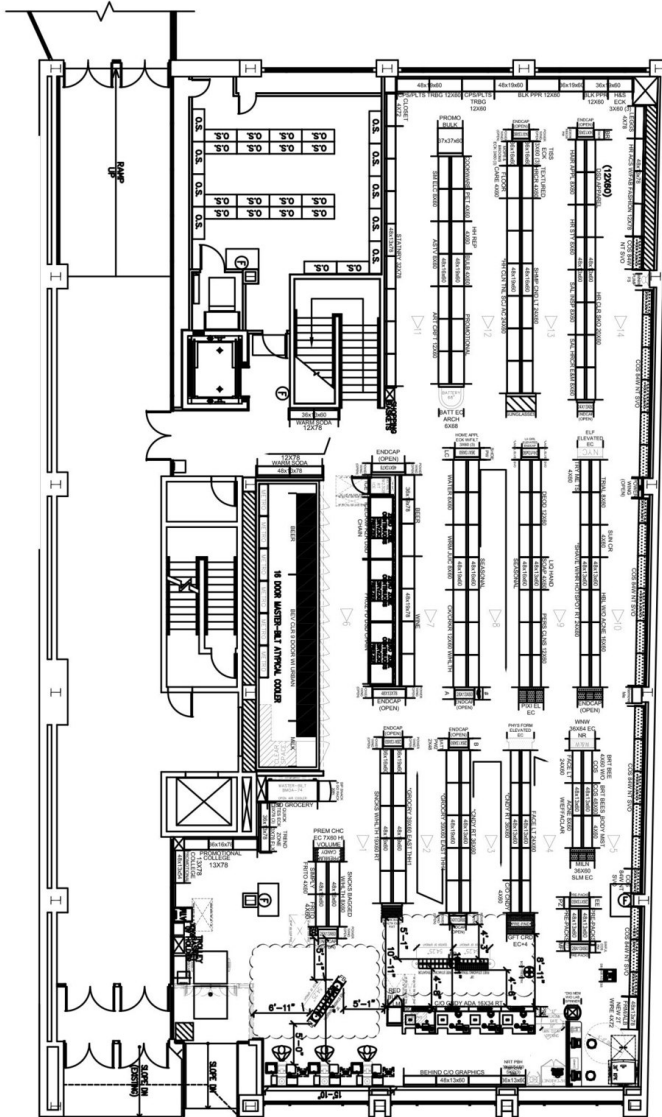
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	5,538	27,037	44,644
Total Population:	20,709	72,350	112,906
Average HH Income:	\$92,009	\$122,770	\$133,499

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RETAIL + OFFICE/WAREHOUSE



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LOCAL AREA



137 E FRANKLIN ST

CHAPEL HILL, NC 27514

INTERIOR PHOTOS





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