

OFFICE BUILDING FOR LEASE

MEDICAL OFFICE FOR LEASE IN CHAPEL HILL

120 Banks Drive, Suite 100 | Chapel Hill, NC 27514

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COMMERCIAL REAL ESTATE

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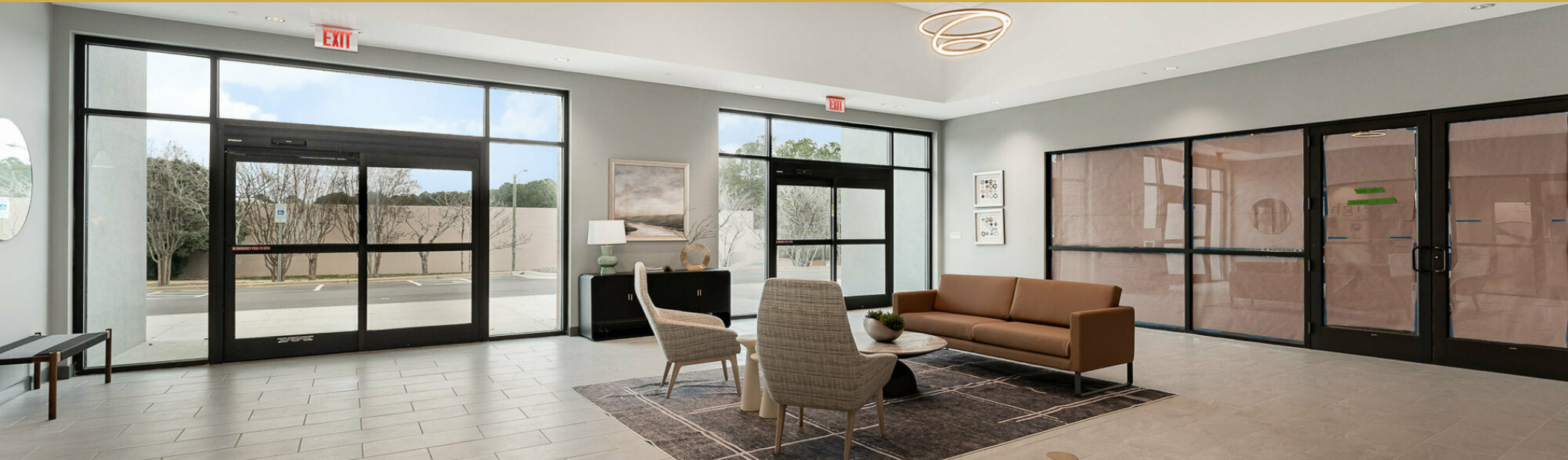
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PROPERTY DESCRIPTION

Last remaining space.

Join a thriving community of medical professionals in the area, surrounded by numerous healthcare practices and services. Opportunity to lease ±3,427 SF of medical office space in one of Chapel Hill's premier healthcare corridors. The suite is currently in cold dark shell condition, offering tenants a rare chance to design and build out a fully customized space tailored to their specific practice needs.

PROPERTY HIGHLIGHTS

- Build-to-suit opportunity for medical users (cold dark shell)
- Adjacent to Wake Radiology and Behavioral Innovations
- Ample parking with a 4.5/1000 sq ft ratio
- Modern amenities, inviting lobby and complete gut renovation in 2023
- Strong surrounding healthcare presence driving referrals

OFFERING SUMMARY

Lease Rate:	\$30 SF/yr (NNN)
Number of Available Suites:	1
Renable SF/Core Factor:	3,427SF/4200 SF
Building Size:	20,106 SF
TICAM:	\$4.00
TI:	\$60.00/SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,381	14,493	38,486
Total Population	5,708	35,902	99,531
Average HH Income	\$160,580	\$157,377	\$134,703

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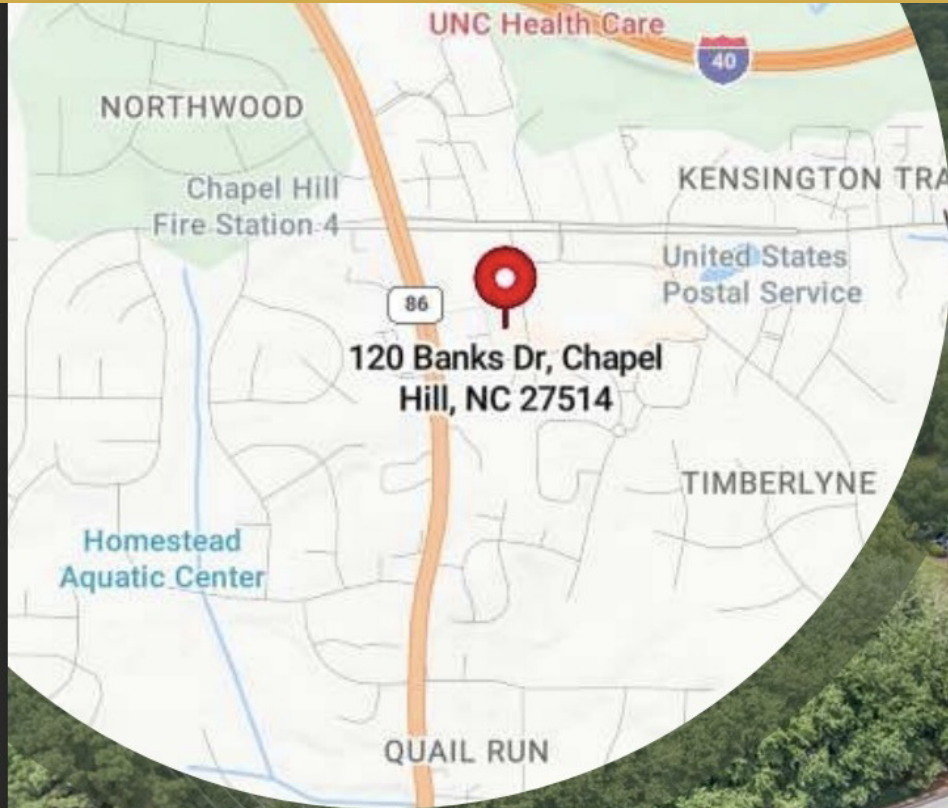
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numerous healthcare practices and services.



WEAVER DAIRY ROAD

TIMBERLYNE SHOPPING CENTER

BANKS DRIVE



120
BANKS
DRIVE

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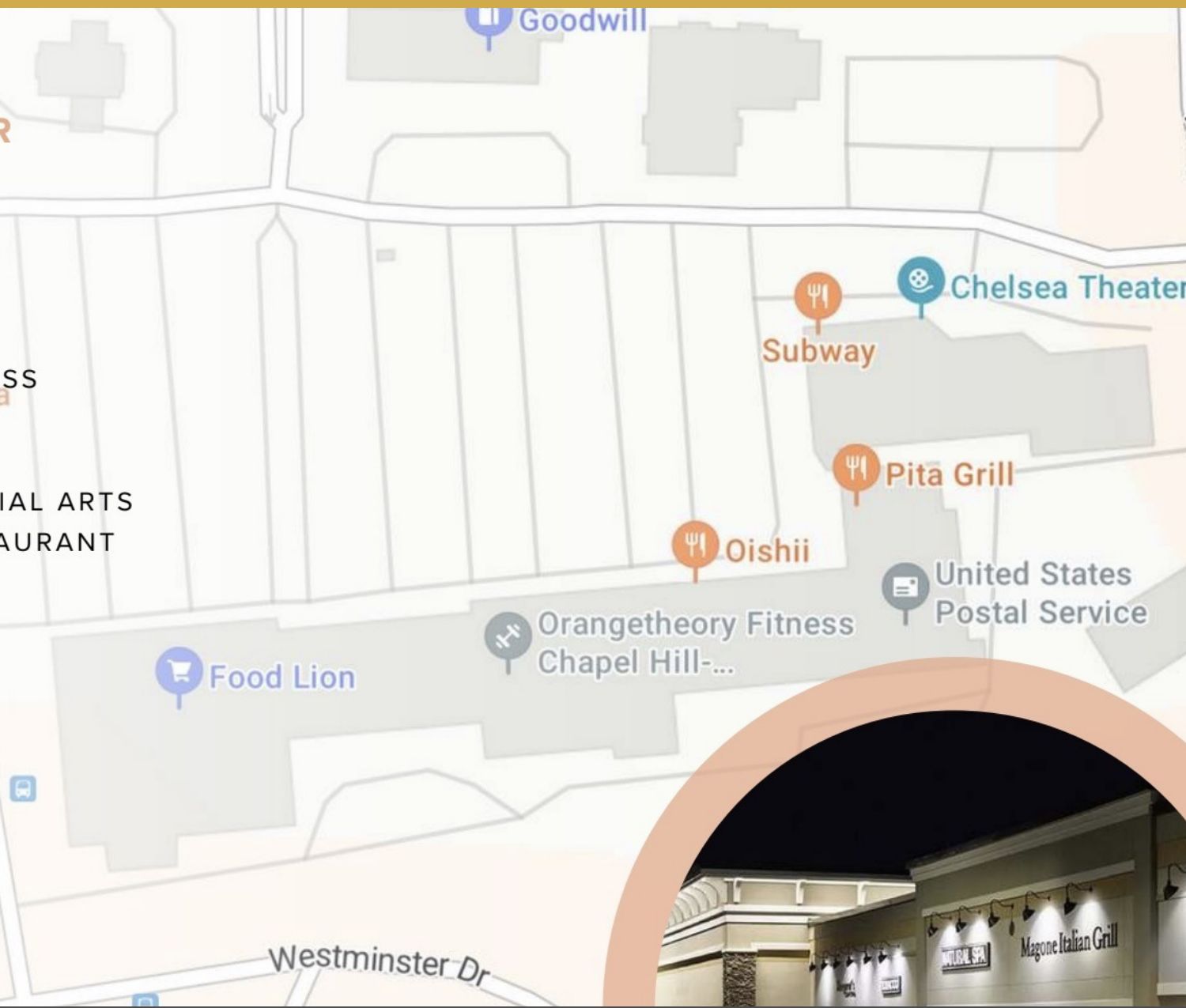
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TIMBERLYNE SHOPPING CENTER

This shopping center offers a variety of restaurants and amenities, all within walking distance

- FOOD LION
- ORANGE THEORY FITNESS
- CROSSFIT CHAPEL HILL
- CHINA WOK
- MASTER CHANGS MARTIAL ARTS
- MAGONE ITALIAN RESTAURANT
- OISHII
- QUEEN OF PHO
- PITA GRILL
- YOPOP
- SUBWAY

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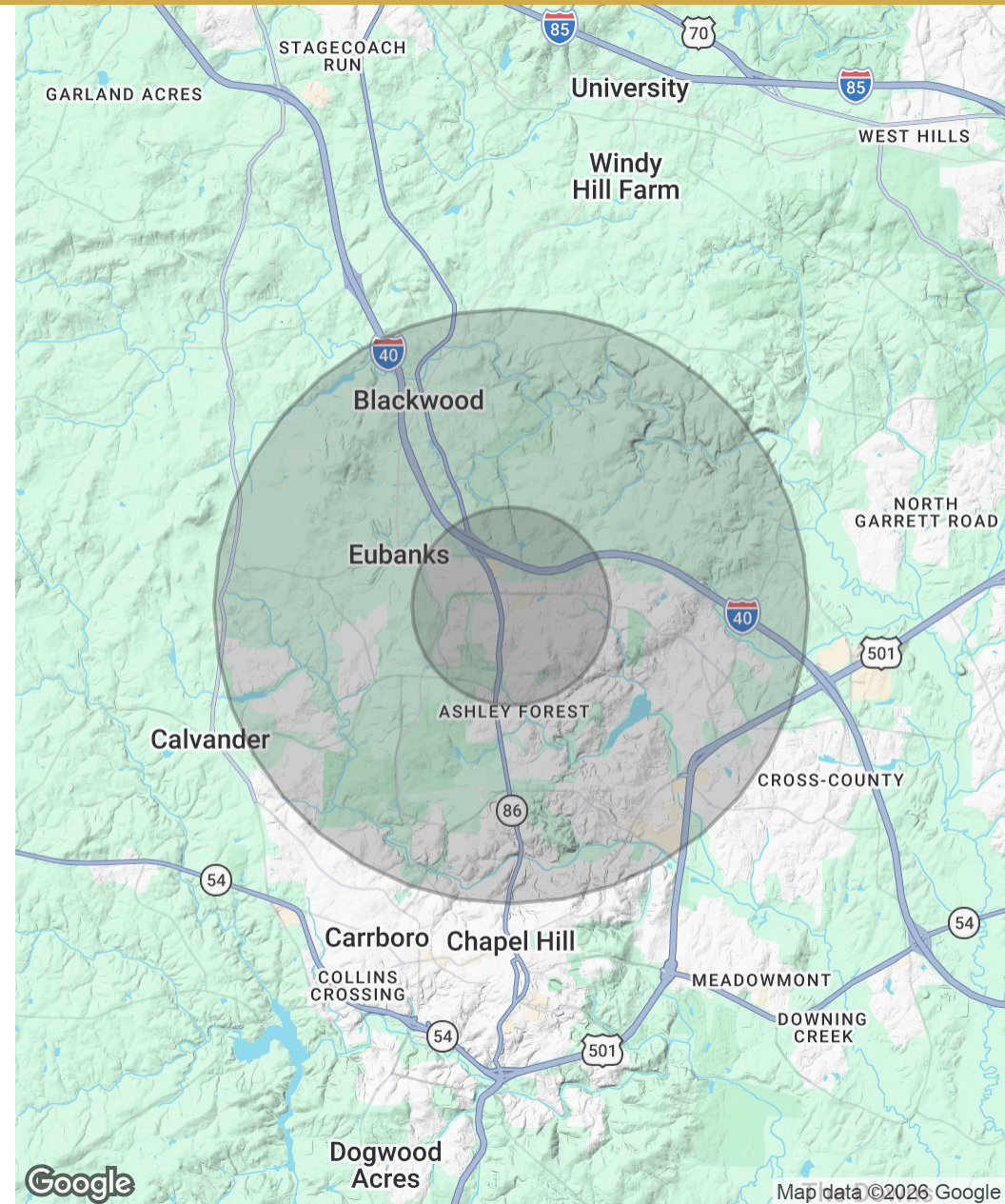
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,708	35,902	99,531
Average Age	42.7	39.0	35.7
Average Age (Male)	40.9	36.6	35.0
Average Age (Female)	44.4	40.8	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,381	14,493	38,486
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$160,580	\$157,377	\$134,703
Average House Value	\$528,734	\$594,382	\$559,646

2023 American Community Survey (ACS)



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage in compliance with all applicable fair housing and equal opportunity laws.

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