



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
Traffic Count:	11,620 VPD East Franklin St 11,240 VPD Columbia St

AVAILABLE SPACES	SF
Office/Retail	9,716 SF
Basement/Warehouse	9,369 SF
Available SF	19,085 SF

PROPERTY OVERVIEW

Located in the heart of downtown Chapel Hill within walking distance of UNC, surrounded by retail, dining, and lodging amenities. This area is a highly trafficked retail block that receives over 2.4 million customers per year.

PROPERTY HIGHLIGHTS

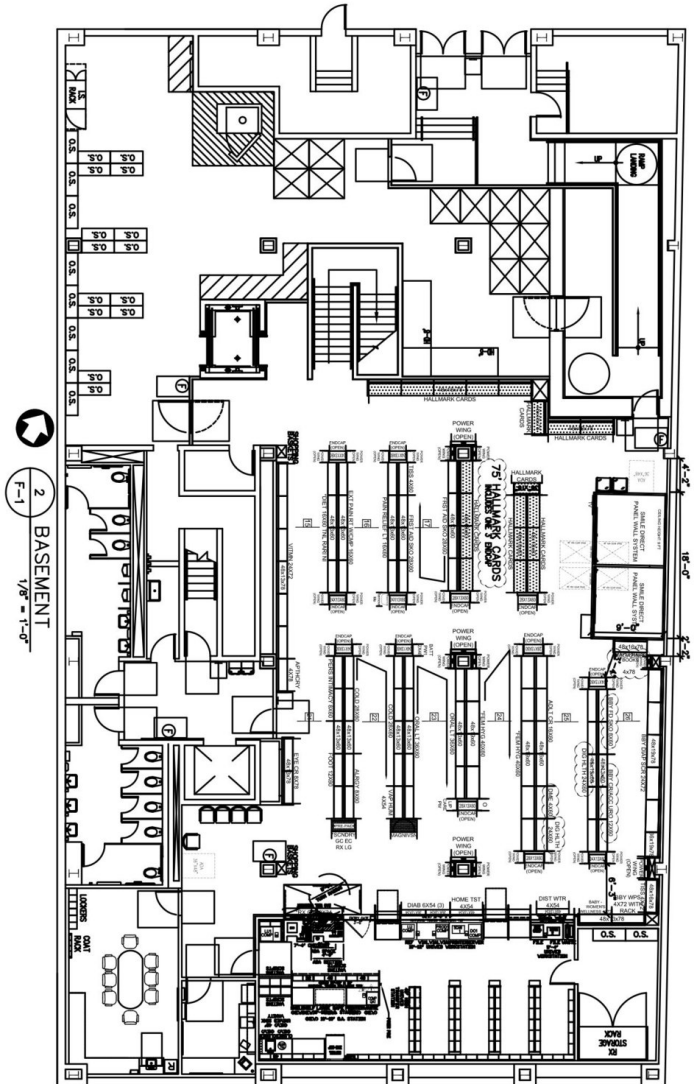
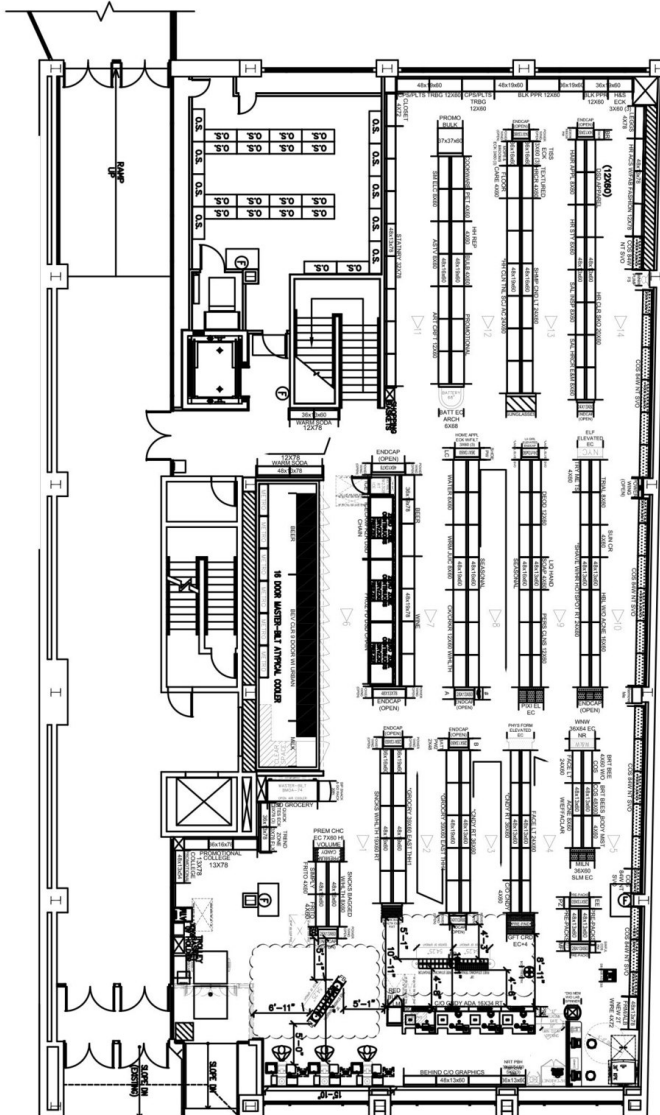
- LEED Certified by the US Green Building Council
- Ample parking available, as well as an on-site bike storage room (adjacent to 300 space parking garage)
- CVS sublease – until 12/31/33

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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INTERIOR PHOTOS





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