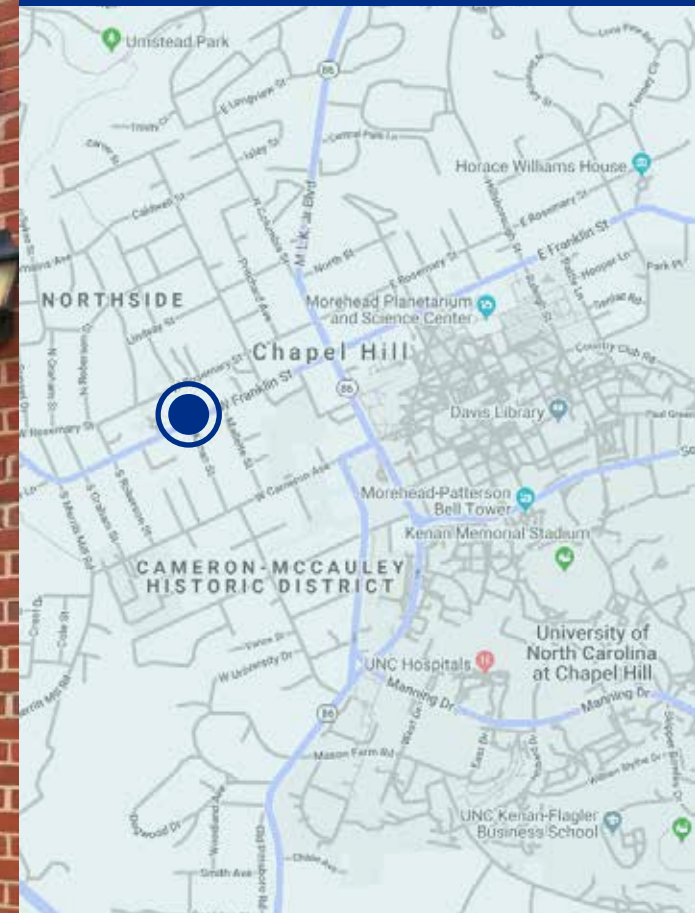
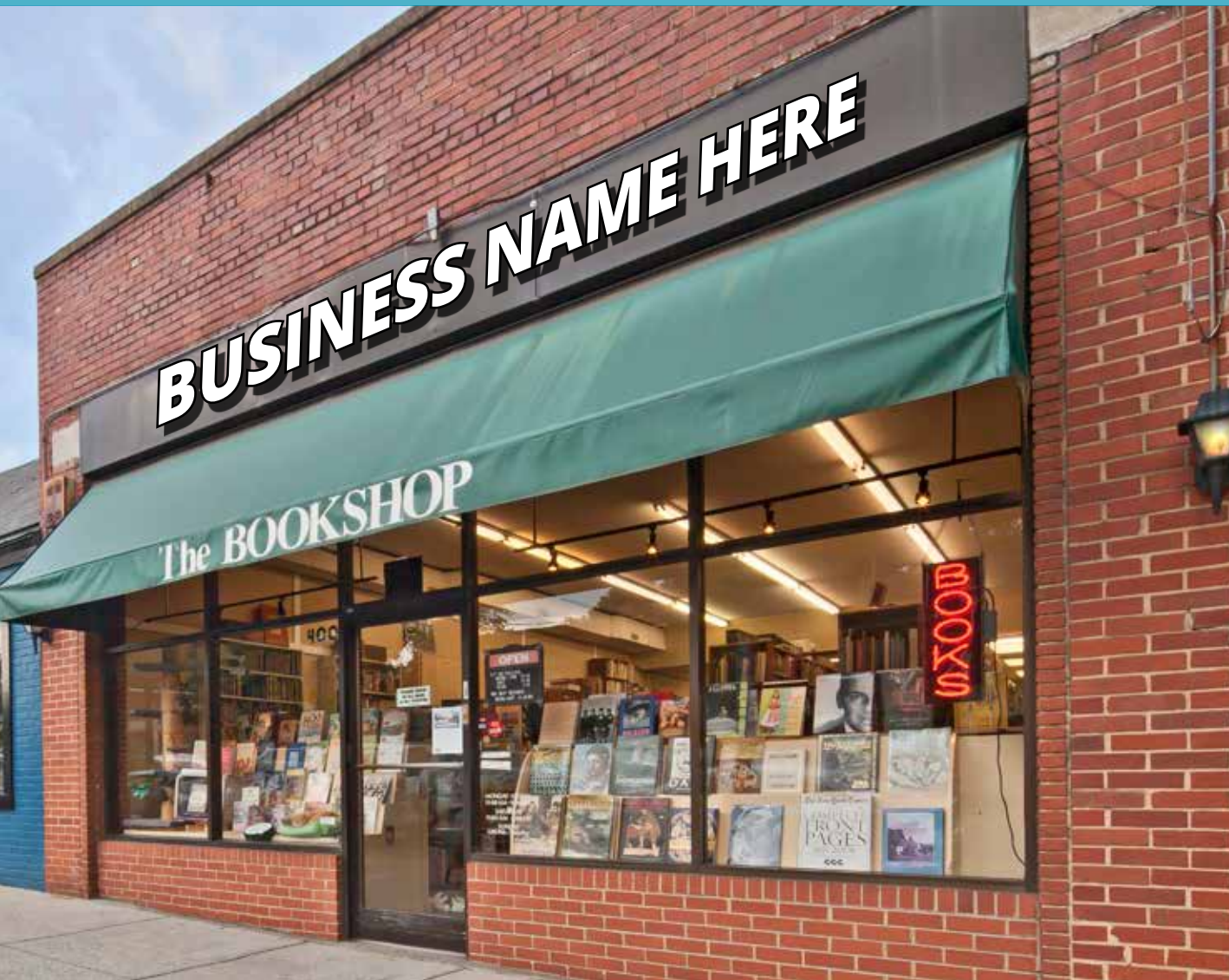


3,575 SF
RETAIL SPACE FOR LEASE

400
W. FRANKLIN STREET
CHAPEL HILL, NC 27516



ABOUT THE PROPERTY

- 3,575 SF of retail space available for lease
- Can be subdivided - 1,850 SF of retail and 1,725 SF of warehouse
- Awesome location on W. Franklin Street, across the street from The Franklin Hotel Chapel Hill
- Franklin Street is heavily traveled by pedestrians, Walk Score of 81 (very walkable)
- Formerly The Bookshop for 31 years
- Tenant Improvement Allowance available for a financially qualified tenant
- Two parking spaces can be rented for \$100/month each
- Surrounded by an array of eclectic shops, restaurants, and other retail
- Growing area with new student housing and retail recently delivered with more under construction
- Close to Carrboro and exciting developments on Main Street
- A few blocks from Carolina Square, a mixed-use project consisting of luxury apartments, Class A office space, CVS, Target, and other retailers



LEASE RATES

	3,575 SF (ENTIRE SPACE)	1,850 SF (RETAIL)	1,725 (WAREHOUSE)
LEASE RATE	\$28.00/SF, NNN	\$32.00/SF, NNN	\$32.00/SF, NNN
TICAM	\$4.60/SF	\$4.60/SF	\$4.60/SF

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LOCATION AERIAL

