



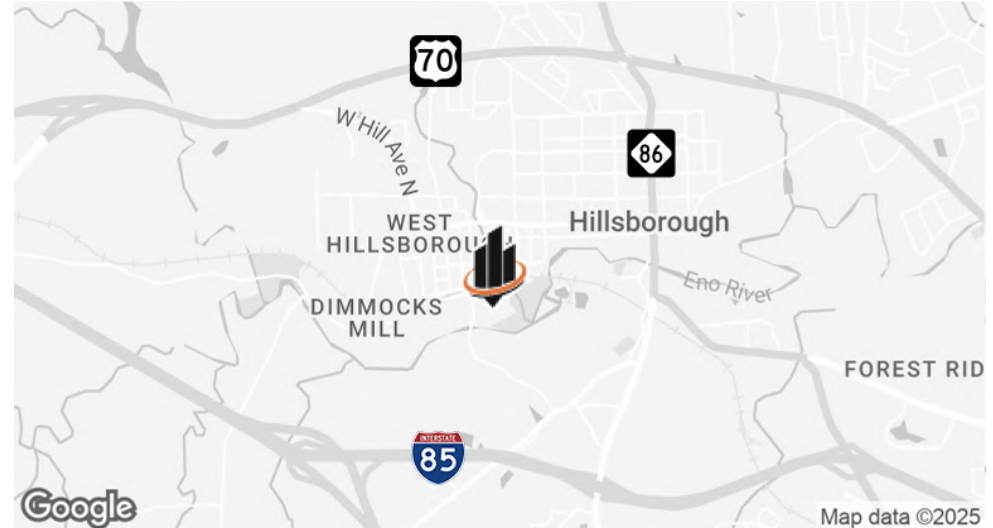
**FOR LEASE**

# ENO RIVER MILL

437 DIMMOCKS MILL RD, SUITES 41 & 45 | HILLSBOROUGH, NC 27278



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	±266,589 SF
<b>AVAILABLE SF:</b>	±6,675 - 13,000 SF
<b>ZONING:</b>	ARU (Adaptive Reuse)
<b>LEASE TYPE:</b>	Modified Gross (MG)

## PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for lease **Suites 41 and 45 at 437 Dimmocks Mill Road, located at the historic Eno River Mill in Hillsborough, NC.** Built in 1896 and expanded through the 1960s, the mill was **added to the National Register of Historic Places in 2011.**

Blending history with a forward-thinking vision, the **Eno River Mill is a hub of creativity and business in Orange County,** part of the Research Triangle region. It houses local businesses like Weaver Street Market offices, the Orange County Arts Commission, and is adjacent to Eno River Brewing.

**The Hillsborough Riverwalk, which runs alongside the Eno River and can be accessed behind the mill, and the adjoining 24-acre Gold Park** offer tenants and visitors access to scenic outdoor spaces just a mile from downtown.

## LEASING INFORMATION

- **Suite 41:** ±6,675 SF fitness/flex space **(\$10.50/SF)**
- **Suite 45:** ±13,000 SF warehouse/storage space **(\$5.00/SF)**

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**ENO RIVER MILL** | 437 Dimmocks Mill Road Hillsborough, NC 27278





## SUITE OVERVIEWS



**Suite 45** ( $\pm 13,000$  SF) is an affordable option ideal for storage or light assembly needs. The space features a loading dock, restrooms, and a small office area.

**Suite 41** ( $\pm 6,675$  SF) features a large heated open area with exposed brick, skylights, and  $\pm 15'$  to deck and  $\pm 11.5'$  half clear ceiling heights. The space is ideal for fitness, but would also work well for other flex uses. It contains  $\pm 1,000$  SF of conditioned office, a shower, and a 12-foot roll up, drive-in door at grade. There are two means of egress from the space.

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## SUITE 41 PHOTOS



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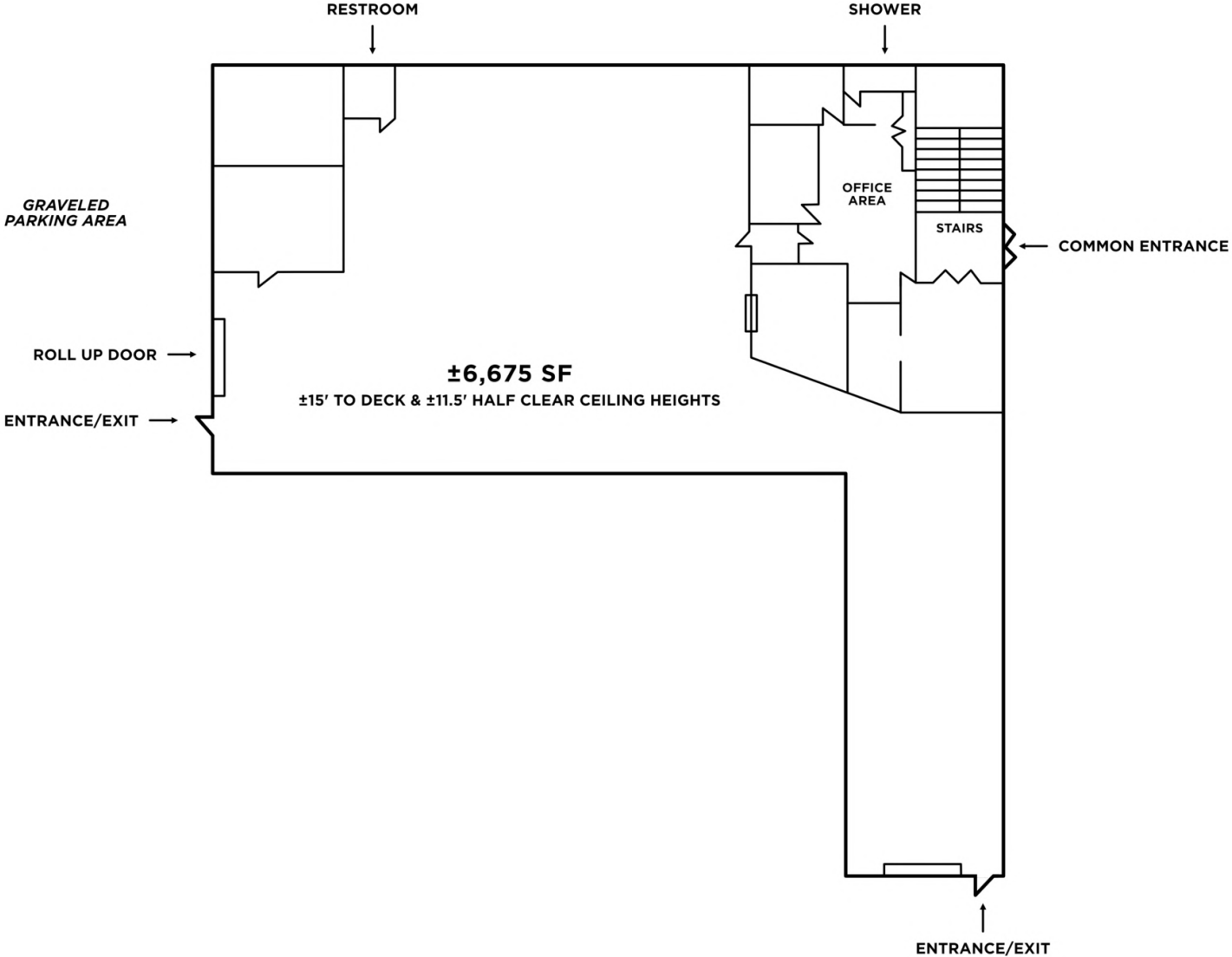
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SUITE 41 FLOOR PLAN



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## SUITE 45 PHOTOS



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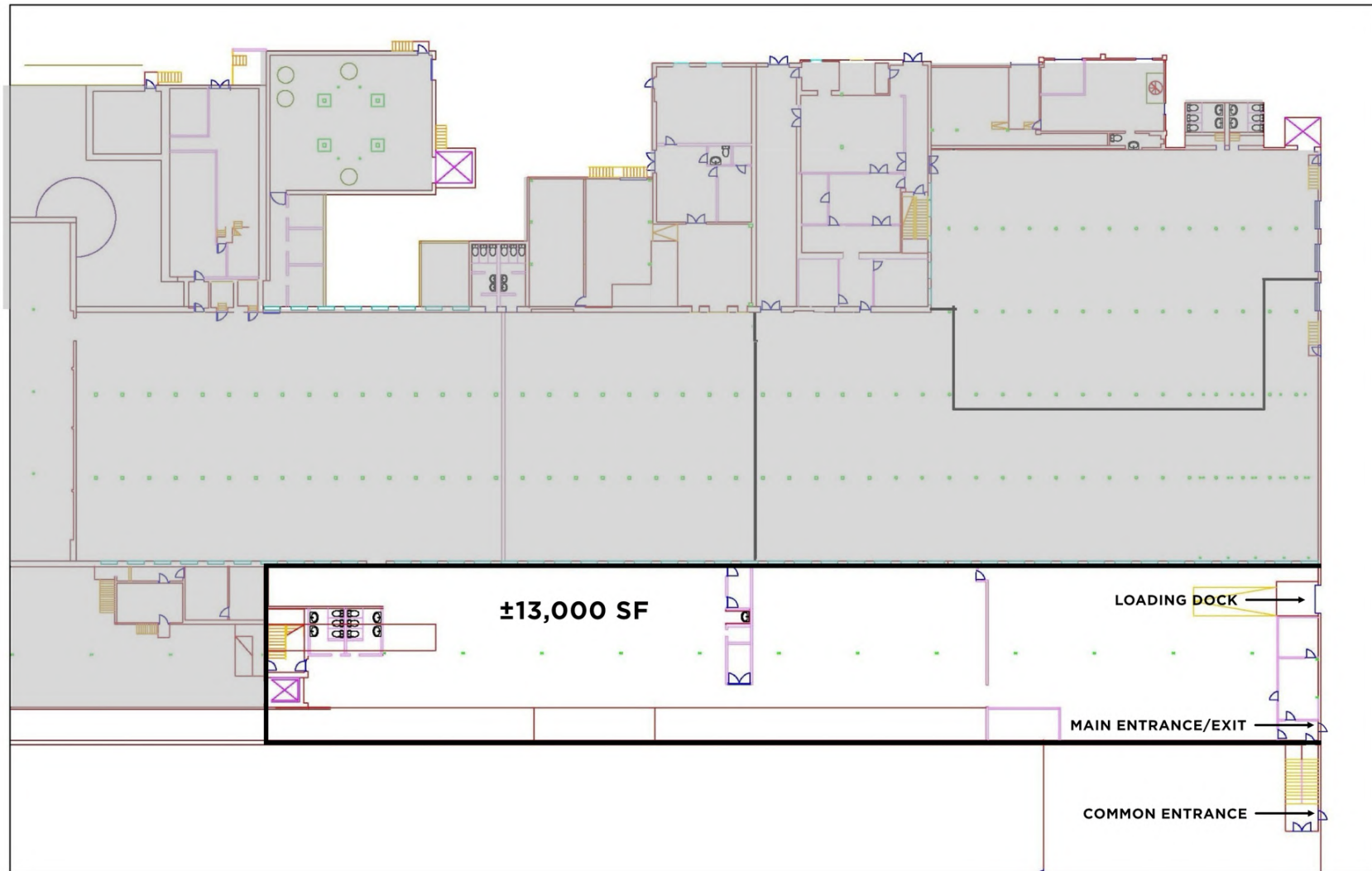
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## SUITE 45 FLOOR PLAN



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## RETAILER MAP



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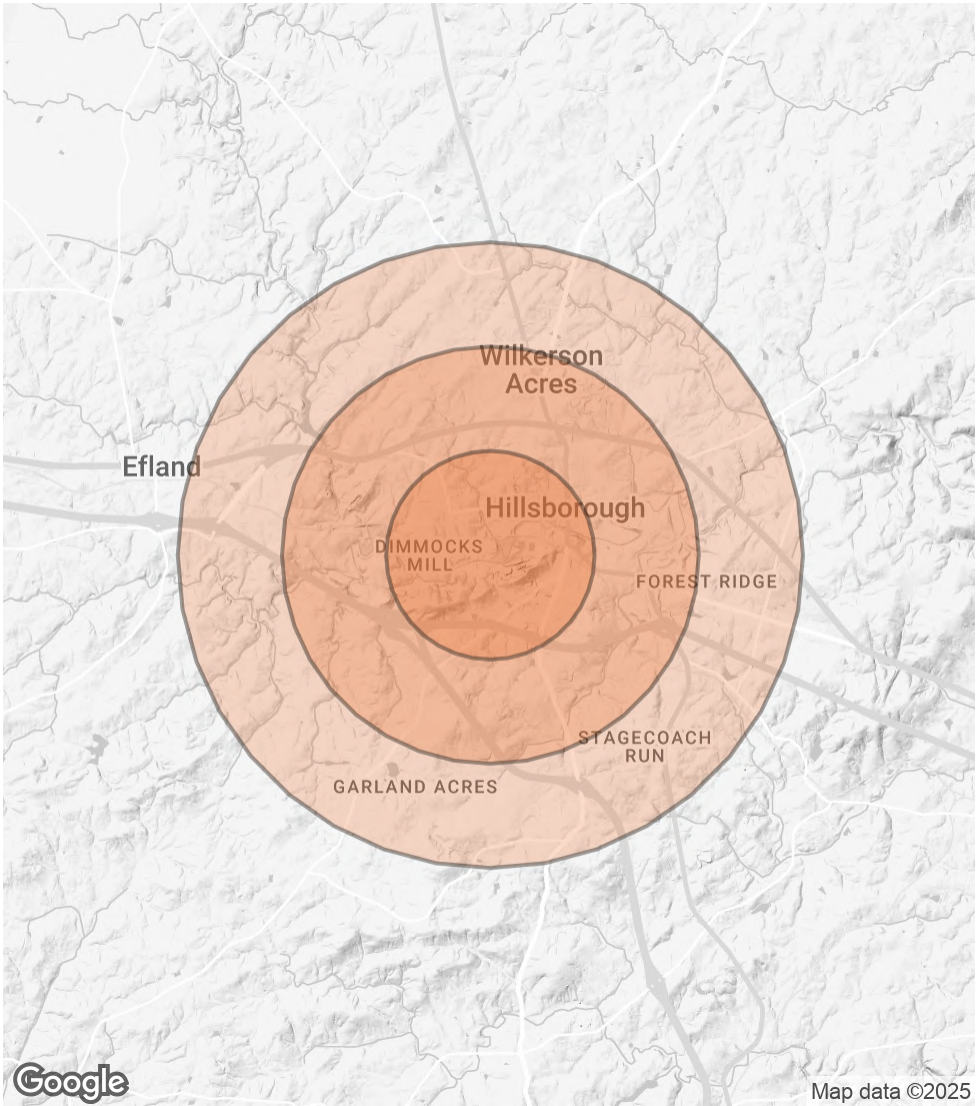


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	3,911	11,711	19,230
AVERAGE AGE	42	42	42
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,734	4,833	7,658
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$102,146	\$116,104	\$130,963
AVERAGE HOUSE VALUE	\$441,427	\$437,488	\$432,904

Demographics data derived from AlphaMap



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## ADVISOR BIO



### WHIT BRANNON

Advisor

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Direct: **919.287.3219** | Cell: **919.667.6226**

## PROFESSIONAL BACKGROUND

Whit began his real estate career at Morris Commercial in 2016, bringing nearly a decade of experience in commercial brokerage and development. A Chapel Hill native and longtime Durham resident, Whit possesses deep local market knowledge that adds value to his clients at SVN | Real Estate Associates. His expertise is centered on retail infill opportunities and industrial properties, where he helps investors, developers, and business owners navigate strategic acquisitions and dispositions.

Beyond real estate, Whit is an avid runner who enjoys training and competing in local races, including the Tar Heel 10 Miler, Running of the Bulls 8K, Bull City Half Marathon, and City of Oaks Marathon. He also has a passion for poker, regularly traveling to Cherokee and Las Vegas to compete in World Series of Poker (WSOP) tournaments. Whit's dedication to the game earned him a WSOP ring after outlasting a competitive field of 511 players in the 6-Max tournament at Harrah's Cherokee in 2018.

In his free time, Whit loves spending time with his wife and dogs, making the most of Durham's vibrant community and active lifestyle.

## MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Member, Triangle Commercial Association of Realtors®
- Member, National Association of Realtors®

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## ADVISOR BIO



### CAREY GREENE

Senior Advisor/ Partner

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## PROFESSIONAL BACKGROUND

Carey is a Senior Vice President at SVN | Real Estate Associates with 20 years of commercial real estate experience. A native of Miami, Florida, he is a long-time Durham resident with degrees from two of the area's universities with very different shades of blue. Carey completed his undergraduate studies at Duke University, graduating summa cum laude. He later earned his MBA with a concentration in real estate from the University of North Carolina at Chapel Hill's Kenan-Flagler Business School, where he made the dean's list, was a Premier Fellow, and a recipient of the Leonard Wood scholarship award.

In 2022, Carey formed the Ascend Industrial Team to focus exclusively on industrial advisory work in the Greater Triangle and Triad regions of North Carolina. Having worked two decades in CRE - including 15 as a broker - Carey took his many years of experience working on industrial transactions and his passion for working with family-owned/non-profit businesses to dedicate his brokerage practice full-time to industrial real estate services. In this role, he focuses heavily on advising property owners with leasing, sales, and long-term decision-making strategies to maximize the value of their assets. He also works with buyers and tenants on industrial acquisitions and leasing. Steeped in a reputation for hard work and integrity, Carey's many clients and relationship partners continue to put their trust in him by sending repeat business and referrals.

In addition to industrial brokerage, he also has broad experience in urban infill, covered land and investment sales transactions and has been a leader in sales and leasing work in downtown Durham. From 2018 to 2023, he served as Managing Director at SVN | REA, guiding and supporting the commercial brokerage team and was involved in overall strategy and business development efforts. In 2024, Carey moved back into solely focusing on client work.

Outside of brokerage, Carey has worked in property management and has also participated in a sponsor role in adaptive reuse and rehabilitation projects. These include the renovation of the circa 1931 historic Snow Building, and most recently, the adaptive-reuse of the 1968 Home Savings & Loan office building into the boutique 53-room The Durham hotel. Both properties are in downtown Durham. Carey and his wife have two children and two rescue dogs. You may find him "rucking" around Durham's many walking trails or on the baseball field where he coaches his son's South Durham Little League team.

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