



**SOUTH
CREEK**
CHAPEL HILL

A Natural Fit



SouthCreekCH.com

COMMERCIAL
LEASING

Lee Bowman | lbowman@beechwoodhomes.com | O : 980.276.4663 | C : 919.697.1323 · LLC. #328764
John Fugo | C : 919.280.6318 · LLC. #194756 | Montgomery Carolina LLC · NC LIC. #C12208



Welcome to South Creek, a dynamic mixed-use development located just off 15-501, seamlessly combining modern living with urban convenience.

Offering a diverse selection of condominiums, townhomes, and luxury apartments with ground-floor retail, South Creek will welcome you with a vibrant streetscape adorned with captivating public art.

Here, outdoor dining options, and lush green spaces encourage community connections while stunning views of the natural surroundings beckon exploration.



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Location

South Creek is located across from Southern Village on Hwy 15/501 in Chapel Hill. This prime location offers excellent visibility and accessibility for businesses, with a scenic setting that enhances the appeal for both customers and employees.

Downtown Chapel Hill
1 Mile

Duke University
12 Miles

Downtown Durham
14 Miles

Downtown Raleigh
25 Miles

Research Triangle Park
18 Miles

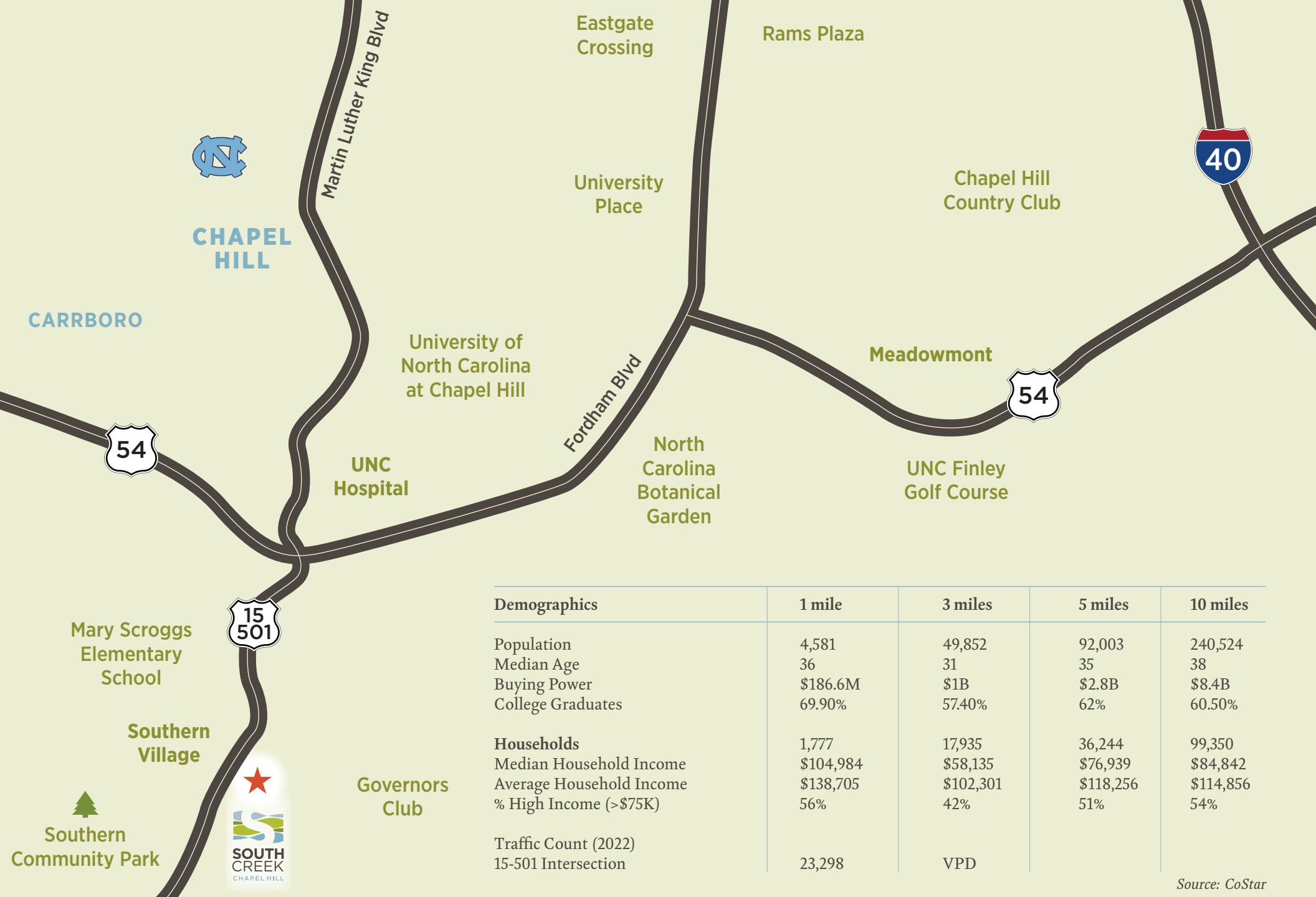
Raleigh-Durham Airport
20 Miles



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Demographics	1 mile	3 miles	5 miles	10 miles
Population	4,581	49,852	92,003	240,524
Median Age	36	31	35	38
Buying Power	\$186.6M	\$1B	\$2.8B	\$8.4B
College Graduates	69.90%	57.40%	62%	60.50%
Households	1,777	17,935	36,244	99,350
Median Household Income	\$104,984	\$58,135	\$76,939	\$84,842
Average Household Income	\$138,705	\$102,301	\$118,256	\$114,856
% High Income (>\$75K)	56%	42%	51%	54%
Traffic Count (2022)				
15-501 Intersection	23,298	VPD		

Source: CoStar

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Tenant must verify the information and bears all risk for any inaccuracies.

Property Highlights

South Creek is designed with lifestyle in mind, offering easy access to nature and a wealth of amenities that cater to every need. From state-of-the-art fitness centers and refreshing pools to beautifully landscaped outdoor spaces and community gathering areas, every detail has been curated to enhance the daily living experience. The convenient access to specialty retail, dining options, and modern office spaces, provides a seamless blend of comfort and convenience, making it a truly amenity rich community.

- Studio, one, two, and three bedroom condo residences
- Three bed, 3.5 bath townhomes with rooftop terraces
- Studio, one, and two bedroom apartments
- Two levels of parking in the condos and apartments
- Electric car chargers throughout the community
- Experienced designers assist in condo and townhome personalization.

123

**Acre
Community**

80

Acre
*Preserve with
Walking Trails*

ACROSS

From
Southern Village
public sports fields
and park

NEARBY

**Bus stops, a
park+ride, and
*a future rapid
transit station***

± 815

Residences

Multiple

**Pools, Lounge
Areas, BBQs,
Cabanas and
Parks**

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South Creek Site Plan



Southern
Community Park

Town of Chapel Hill
Park & Ride
(400 cars)

Southern
Village

HWY 15-501

HWY 15-501

BLDG 11

BLDG 12

BLDG 10

80-Acre
Nature Preserve

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South Creek Building 11



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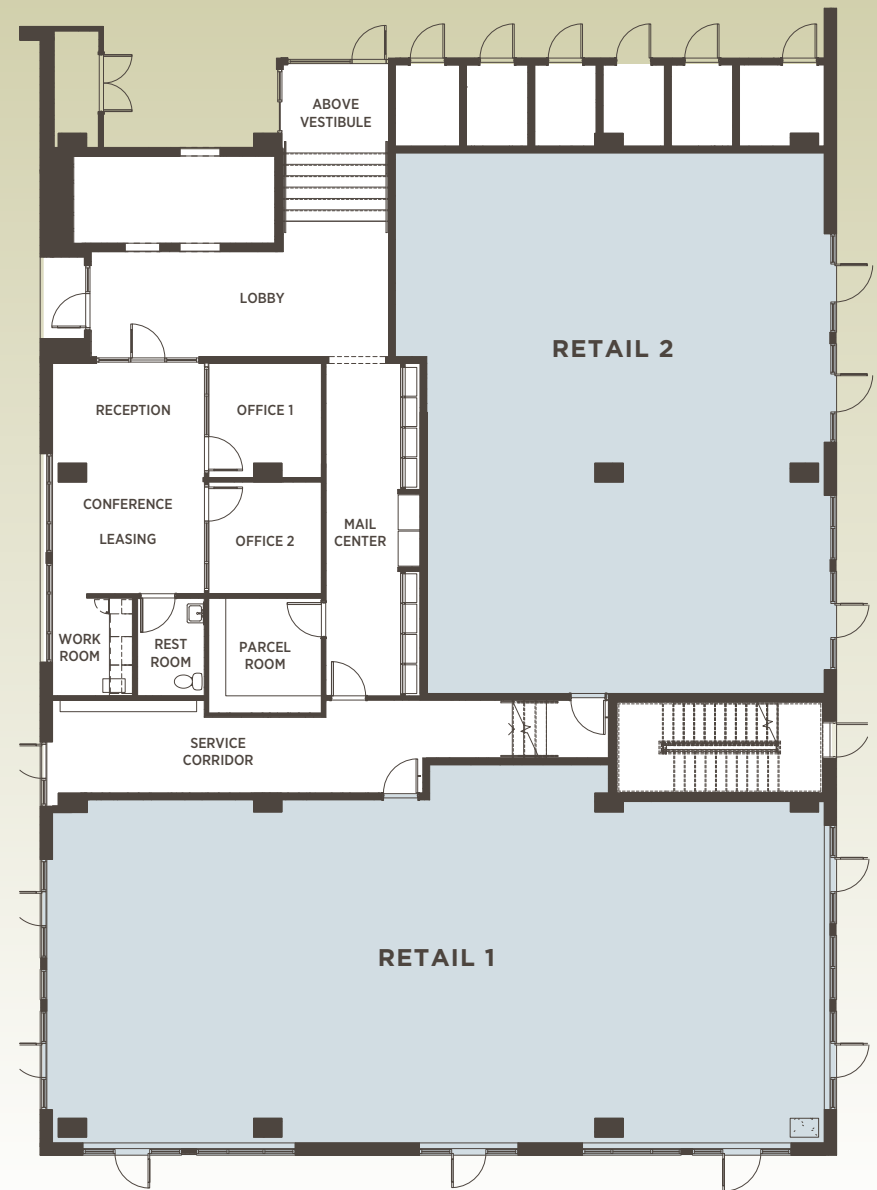
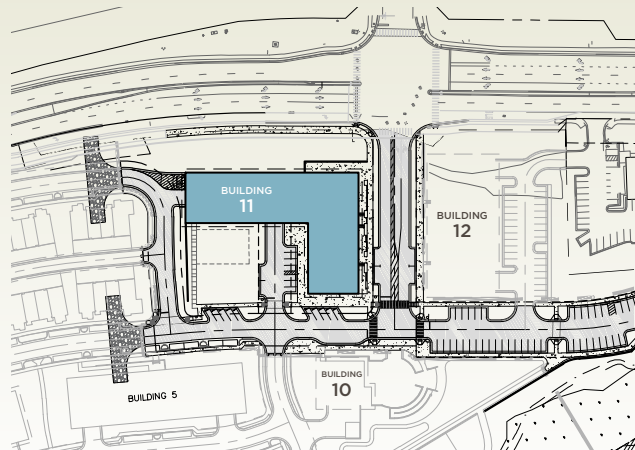
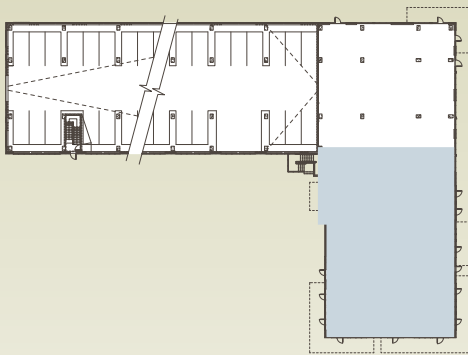
South Creek Building 11

ENLARGED RETAIL PLAN

Retail 1 | 2,070 SQ. FT.

Retail 2 | 1,702 SQ. FT.

KEY PLAN : RETAIL

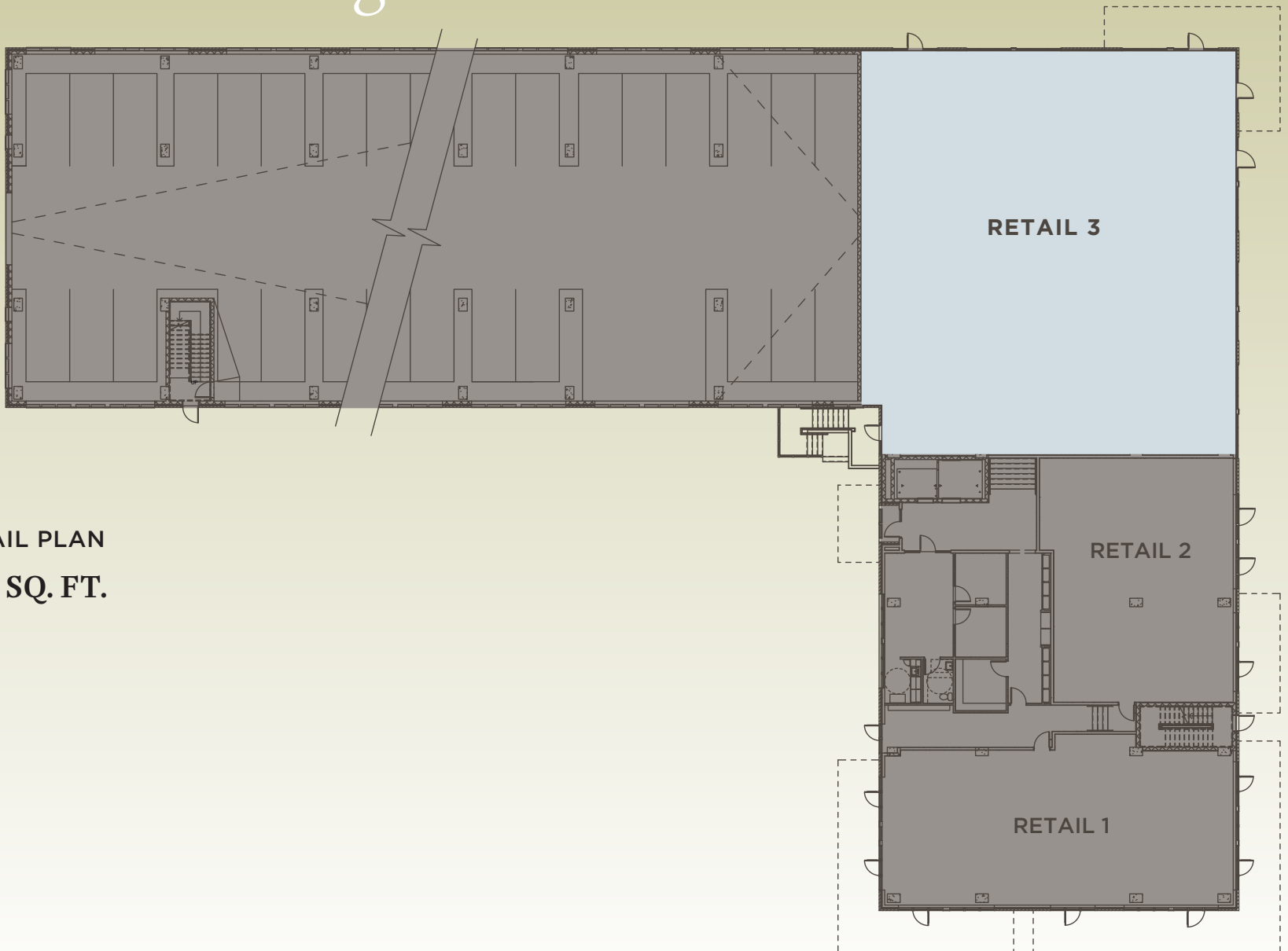


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ENLARGED RETAIL PLAN
Retail 3 | 5,623 SQ. FT.

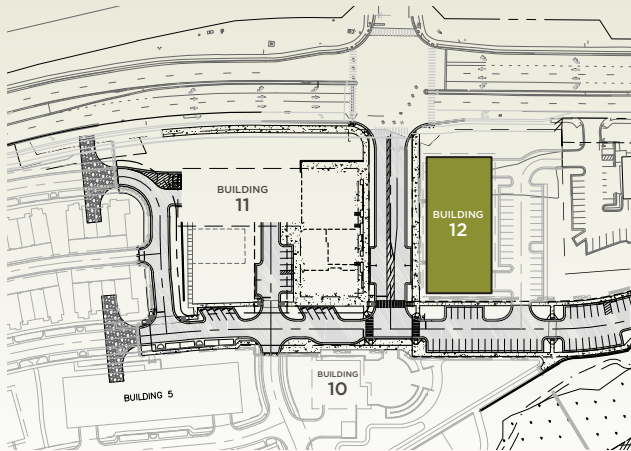
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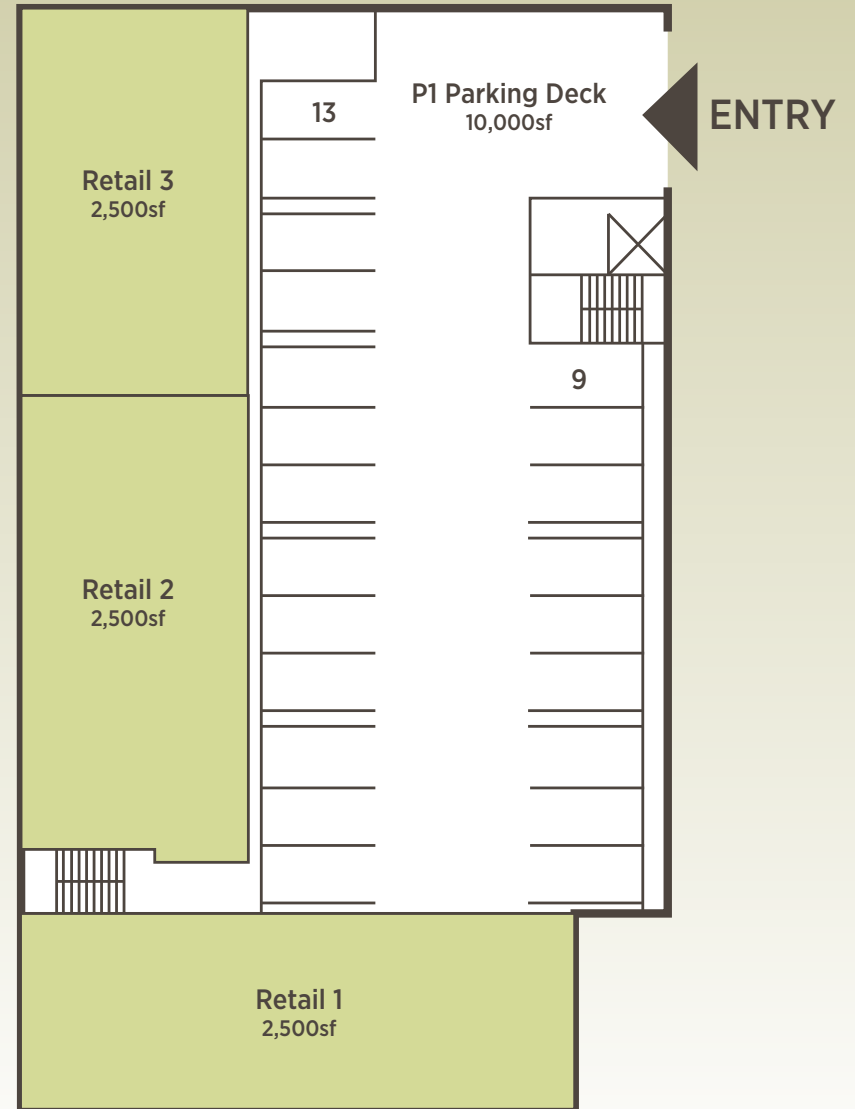
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South Creek Building 12

MIXED USE RESIDENTIAL WITH
2 Levels of Parking
+/- 17,000 sf Retail/Office
Amenity



LEVEL 1 FLOOR PLAN



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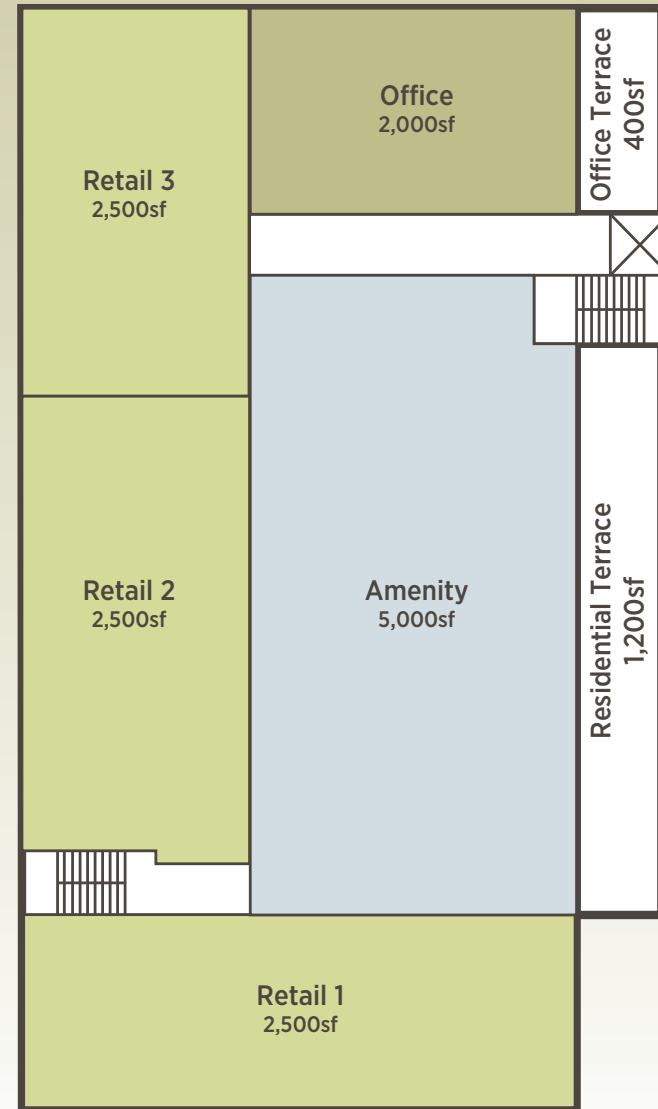
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South Creek Building 12

LEVEL 2 FLOOR PLAN

MIXED USE RESIDENTIAL WITH
2 Levels of Parking
+/- 17,000 sf Retail/Office
Amenity



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South Creek Building 10

+/- 6,000 sf Build-to-Suit Restaurant with Rooftop



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