



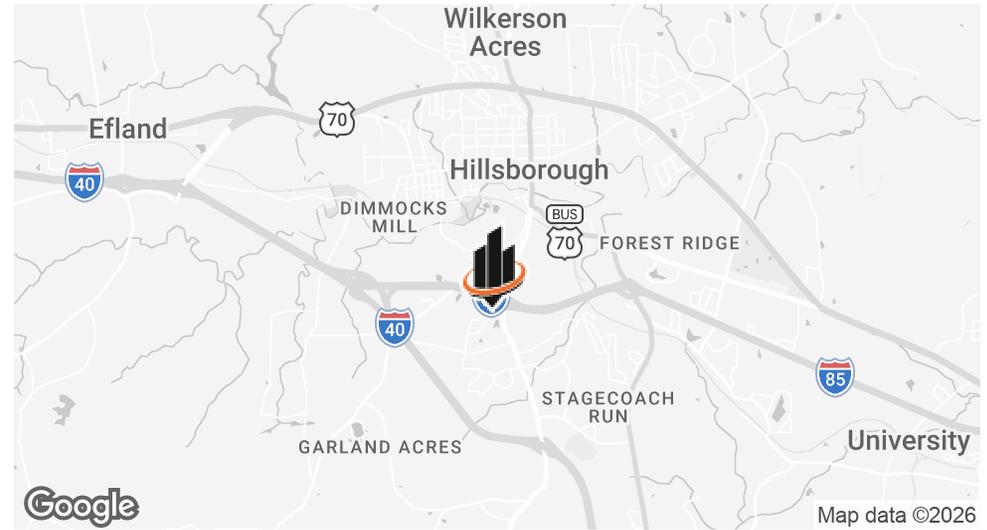
±1.40 ACRES

GROUND LEASE

111 CARDINAL DRIVE

HILLSBOROUGH, NC 27278

PROPERTY SUMMARY



LEASE RATE

CONTACT BROKER
FOR PRICING

OFFERING SUMMARY

LOT SIZE:	±1.40 Acres
PARCEL ID:	9863886897
ZONING:	HIC (High Intensity Commercial)
AERIAL TOUR:	View Here

WHIT BRANNON

O: 919.287.3219

whit.brannon@svn.com

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to offer for **ground lease this ±1.40-acre parcel perfect for a commercial, retail, or food establishment building.**

Located in Hillsborough, NC near the **intersection of I-85 and Old NC-86**, the lot features **convenient access to I-40, UNC Hospital, Holiday Inn Express, multiple food and beverage options/retail stores**, and several large residential subdivisions and apartment communities.

PROPERTY HIGHLIGHTS

- Excellent site for a bank, QSR, or auto-related service
- Flexible zoning allows for a wide variety of uses
- Sits near signalized intersection with easy access to Exit 164 of I-85 (54,000 VPD) and only ±1.3 miles north of Exit 261 of I-40 (65,500 VPD)

HILLSBOROUGH GROUND LEASE OPPORTUNITY OFF I-85 | 111 Cardinal Drive Hillsborough, NC 27278



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SITE TOPOGRAPHY



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

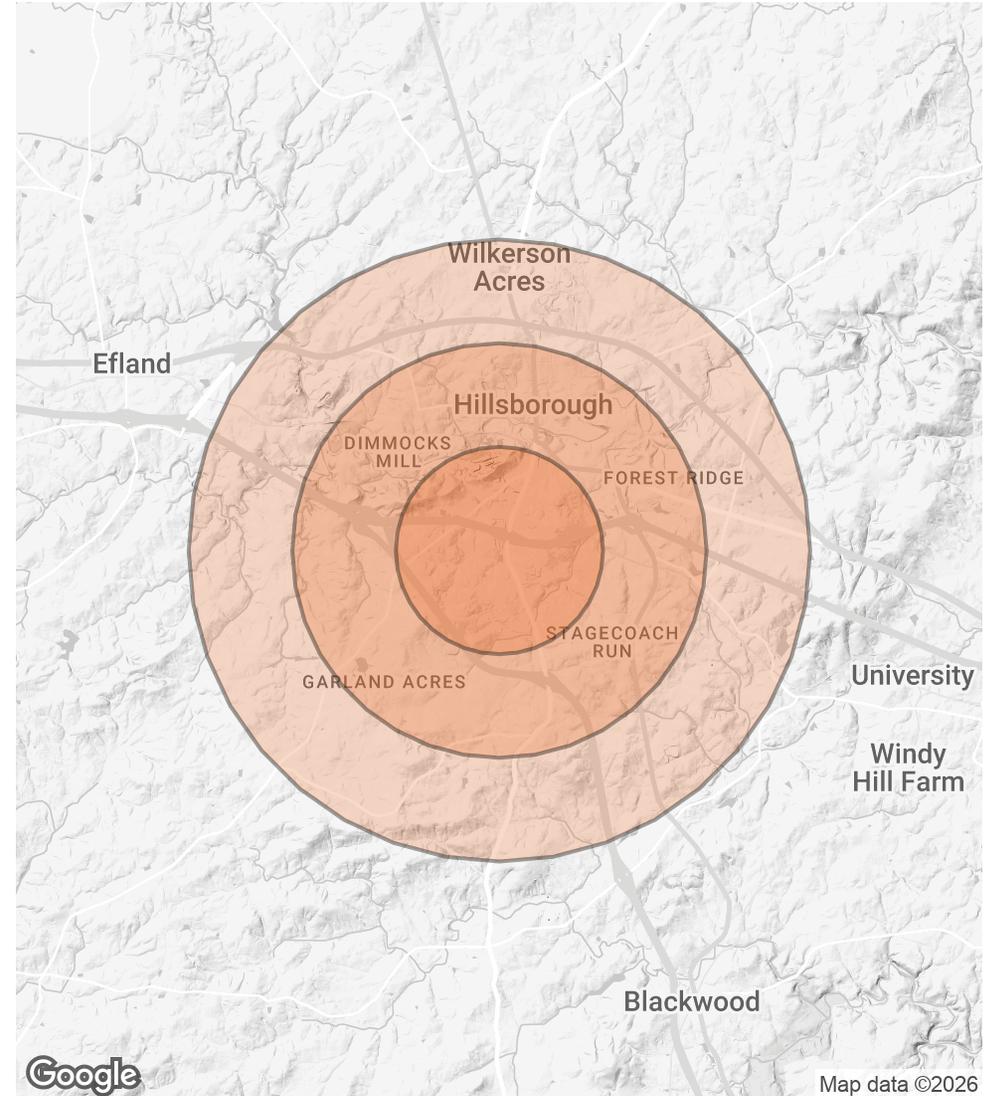
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	4,596	11,627	19,186
AVERAGE AGE	39	41	42
AVERAGE AGE (MALE)	38	39	40
AVERAGE AGE (FEMALE)	41	42	43

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,856	4,713	7,655
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$103,141	\$113,768	\$128,450
AVERAGE HOUSE VALUE	\$351,421	\$392,795	\$424,005

Demographics data derived from AlphaMap



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