

THE COMMONS AT GOVERNORS VILLAGE

Class A Retail/Medical/Office
Space for Lease

± 1000 SF TO ± 14,000 SF

Governors Drive
Chapel Hill, NC 27517



50051 GOVERNORS DRIVE
CHAPEL HILL, 27517
BOLDCRE.COM



LISTING AGENTS
CHELA TU
LEWIS HENDRICKS

RETAIL/MEDICAL/OFFICE SPACE FOR LEASE

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PROPERTY LOCATION

- 10 minutes to Chapel Hill & UNC
- 15 minutes to the Streets at Southpoint
- 20 minutes to
 - Durham
 - Duke University
 - Pittsboro
 - MOSAIC and Chatham Park
 - Research Triangle Park
 - Cary
 - Apex
- 25 minutes to Raleigh-Durham Airport

<u>COLLECTION ST // CROSS ST</u>	<u>TRAFFIC VOLUME</u>	<u>DISTANCE</u>
Mt Carmel Church Rd // Governors Dr	8,000	0.1 miles
Old Farrington Point Rd // Whippoorwill Ln	6,300	0.4 miles
Whippoorwill Ln // Moring	2,300	0.5 miles
US Hwy 15-501 N // Mt Carmel Church Rd	36,000	3.0 miles

**Information obtained from Esri*

PROPERTY COMMUNITY

Governors Village is a master-planned community located in close proximity (less than 10 minutes) to downtown Chapel Hill. It consists of professional and medical office space, retail, and upscale residential that features apartments, townhomes, and homes. Governors Village is a Chapel Hill address with easy access to Durham, Pittsboro, Research Triangle Park, and the Raleigh-Durham International Airport.

Join a community of local and national businesses in:

- IT
- Finance
- Franchising
- Research
- Archeology
- Law
- Recruiting
- Insurance
- Renovations



PROPERTY OVERVIEW & FEATURES

The Commons at Governors Village is located in a distinguished Class A community in a village setting and unique boutique neighborhood adjacent to the award-winning Governors Club. The Commons at Governors Village is prominently situated steps away from various retail and service businesses.

- Walkable amenities consisting of restaurants, grocery, townhomes, daycare, apartments, pharmacy, and more

- On-site property management

- Customer-centric and committed ownership

- Flexibility on new construction:

- Four pads each approved for approximately 7,000 SF per floor up to 2 floors

- Can accommodate buildings to be all medical, retail, office, or a mix (e.g. medical over retail, office over medical)

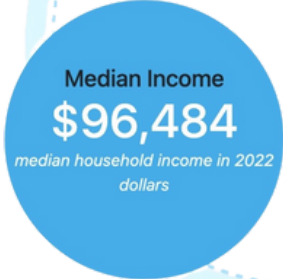
- Upfit costs incurred by Landlord with long-term lease

- Buildings can be combined
 - Negotiable lease terms

PROPERTY FEATURES	
ADDRESS	Governors Drive Chapel Hill, NC 27517
AVAILABLE SPACES	The Commons build-to-suit office/medical/retail
LEASE RATE	CALL FOR DETAILS
RESTAURANTS WITHIN WALKING DISTANCE	<ul style="list-style-type: none"> • Flair Restaurant & Wine Bar • Tarantini Italian Restaurant • Gov's Cantina • Sal's NY Pizza

DEMOGRAPHICS

Governors Club, NC Demographics By Radius



This 5 mile radius has a greater median household income than the state of North Carolina (\$66,186) and Chatham County (\$84,222).



This 5 mile radius has a greater population density than the state of North Carolina (215) and Chatham County (113).

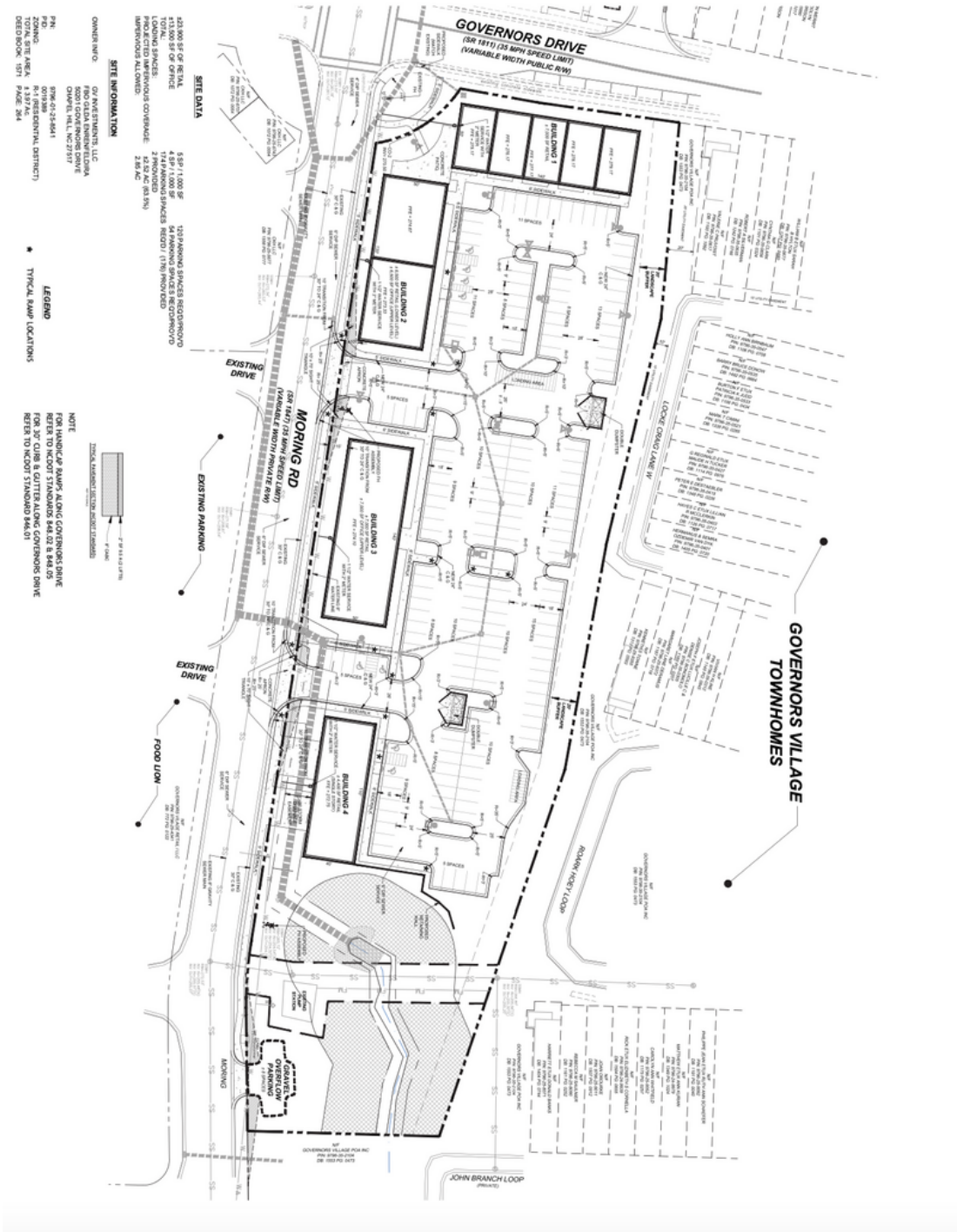


THE COMMONS

BUILD TO SUIT OFFICE/MEDICAL/RETAIL



PROPOSED SITE PLAN



RENDERINGS





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