

An aerial photograph of a commercial building with a white roof and blue trim, situated in a wooded area. The building has the number '120' on its side. Surrounding the building are parking lots, trees, and other commercial buildings in the background. The sky is clear and blue.

ATLAS  STARK

# FOR SALE OR LEASE

120 CONNER DRIVE, SUITE 100  
CHAPEL HILL, NC 27514

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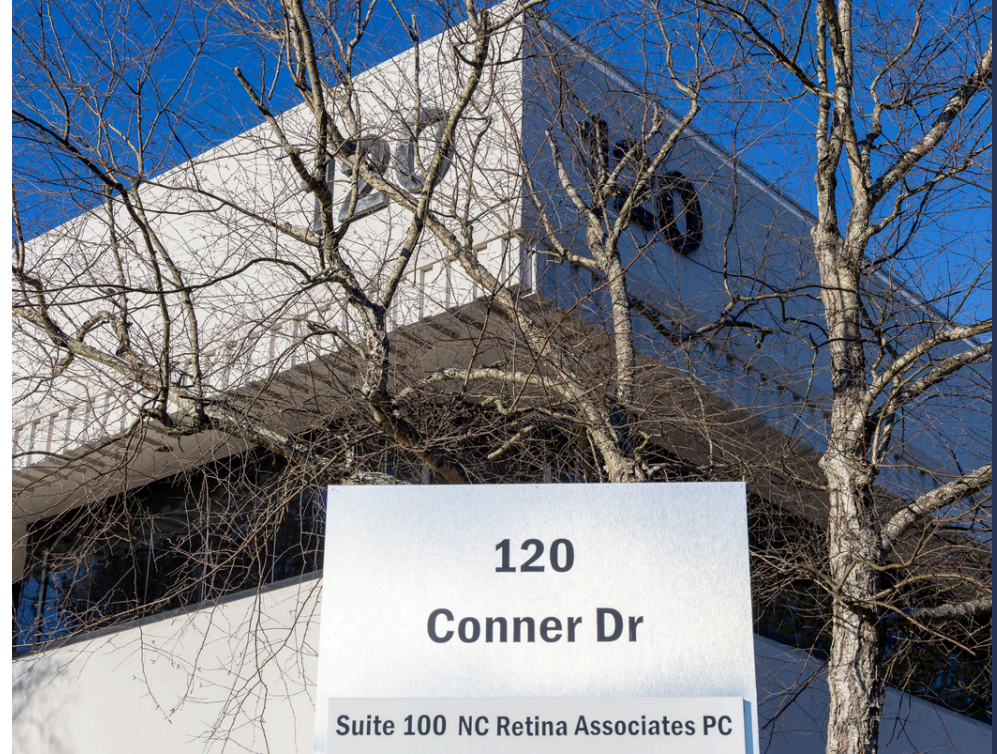


# SALE/LEASE INFORMATION

## PROPERTY OVERVIEW

ASKING PRICE	\$495,000
LEASE RATE	\$6,000/month
ADDRESS	120 Connor Dr
SUITES	100
CITY	Chapel Hill
AREA	± 1,785 SF

This first-floor medical condo is available, previously used for a medical practice, is available for sale or lease just 2.5 miles from the 501 and I-40 intersection and 3 miles from UNC Hospital. The building houses reputable tenants, including Chapel Hill OBGYN, Chapel Hill Family Medicine, and Ellis Family Dentistry. Ample parking is available with 91 total spots.



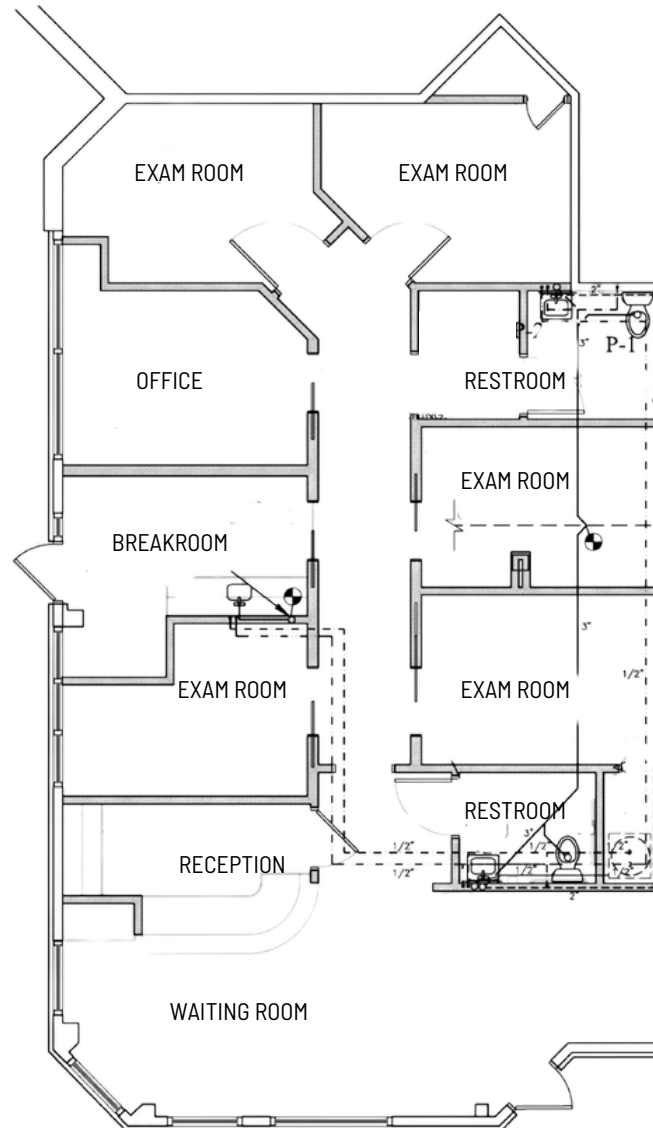






# FLOOR PLAN

120 Connor Dr  
| SUITE 100  
1,785 SQ. FT.







EST. 1980  
**BRUEGGER'S  
BAGELS**  
AUTHENTIC NEW YORK STYLE



**TRADER JOE'S**

*Wegmans*

**SITE**

VILLAGE PLAZA  
**WHOLE FOODS  
MARKET**

**petco**



**barre3**

**CAVA**



**UNIVERSITY  
PLACE  
SILVERSPOT  
CINEMA**



**HAWKERS**



THE UNIVERSITY  
of NORTH CAROLINA  
at CHAPEL HILL

**UNC  
HEALTH**



# 120 CONNER DRIVE SUITE 100 CHAPEL HILL, NC 27514

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