

**AVISON
YOUNG**

southgreencarrboro.com

101 Two Hills Drive, Carrboro
South Green



*Join Craftboro Brewing Depot, Carrboro Yoga, Kumon,
Noble Orthodontics, Nailz, Deluxe Cleaners and Coronato Pizza*

OPPORTUNITY

Opportunity

- Brand new 45,000-sf retail center for lease
- Opportunity to customize first-generation space
- Tenants include Craftboro Brewing Depot, Noble Orthodontics, Nailz, Carrboro Yoga and Coronato Pizza
- Pervious parking lot with LED lighting
- Site includes ATM, bike path and covered bike racks
- Easy access via roundabout
- Highly visible from South Greensboro Street

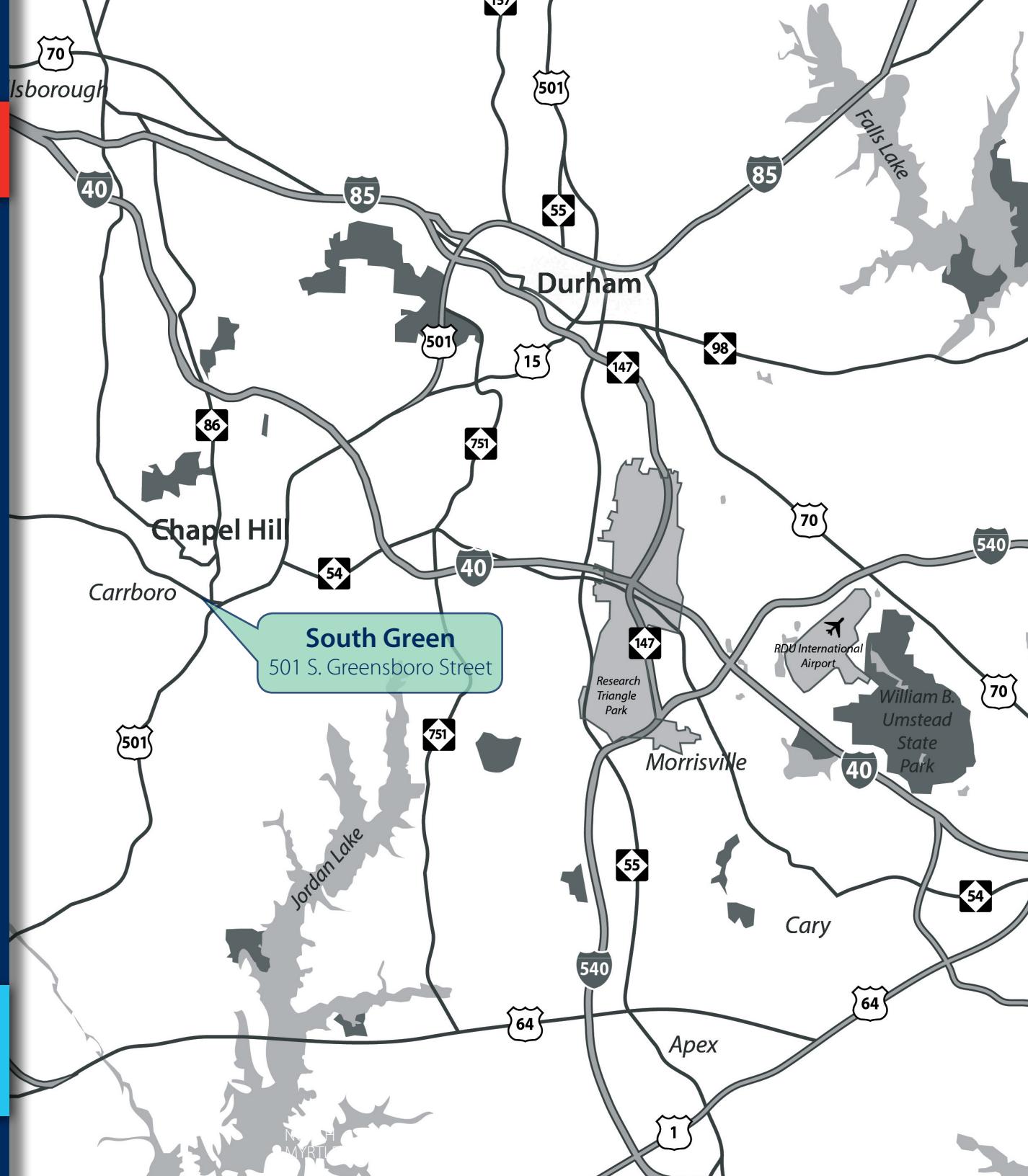
Rate

- Call for pricing

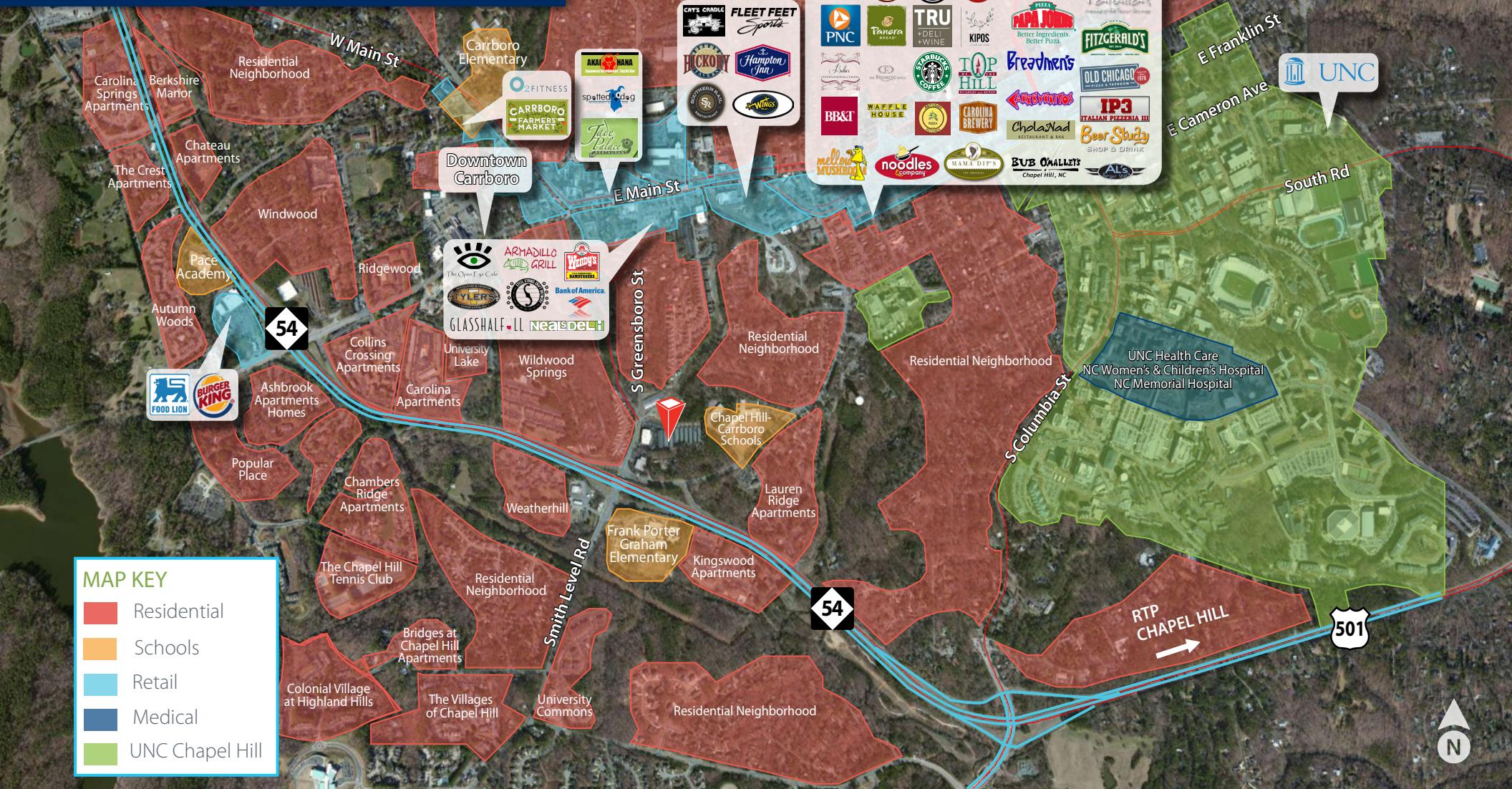
Location

- Located just off Highway 54 on South Greensboro Street
- Downtown Carrboro location, minutes from University of North Carolina at Chapel Hill
- Easy access to Highway 15-501, Highway 54, Highway 86, I-40 and the Triangle

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REGIONAL OVERLAY

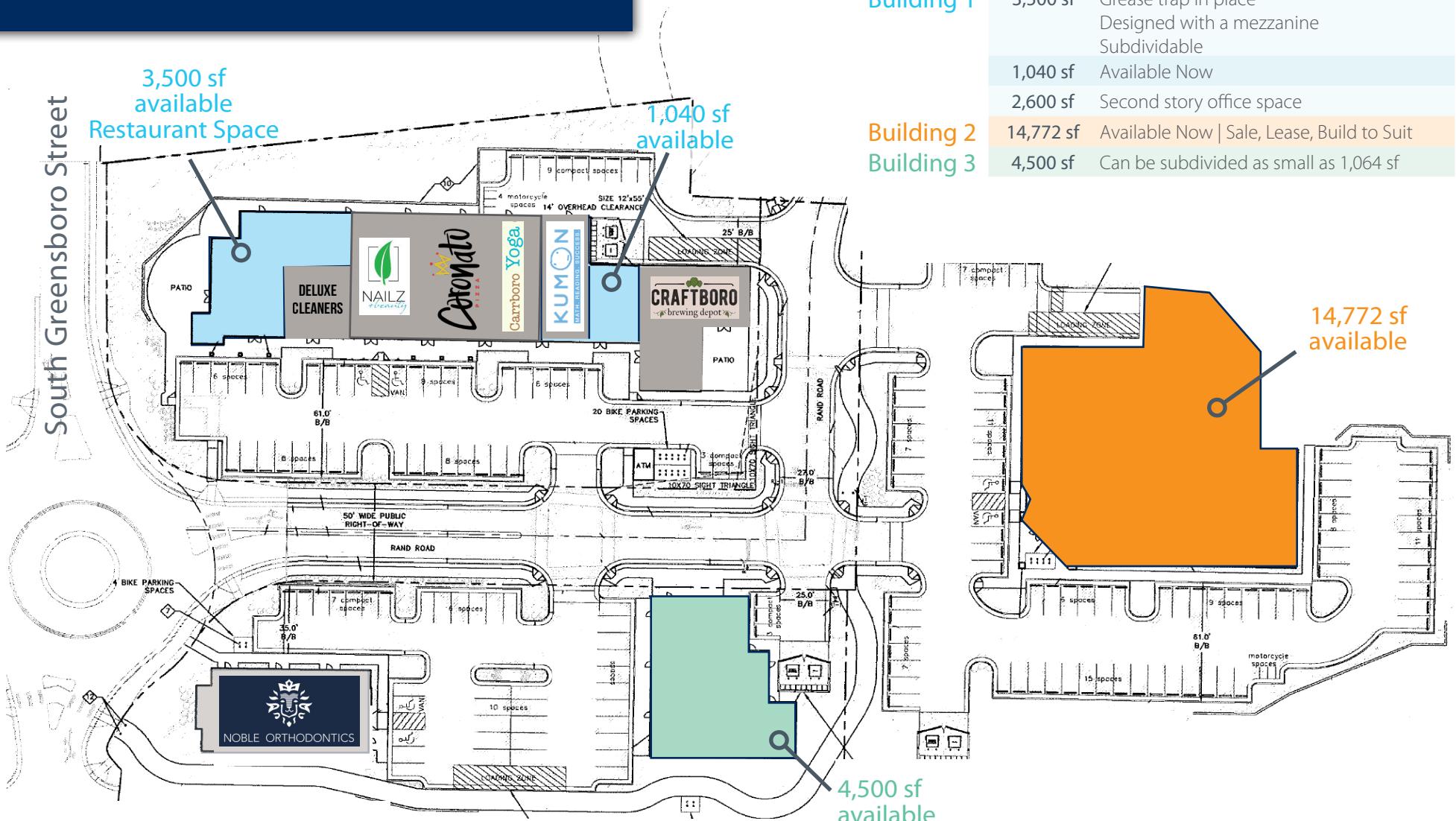


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SITE PLAN & AVAILABILITY



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DEMOGRAPHICS

2019 Demographics

(Esri)	1 Mile	3 Miles	5 Miles
Total Population	15,686	56,681	102,745
Total Households	6,813	21,028	39,887
Average HH Income	\$75,225	\$100,874	\$116,864



Traffic Counts

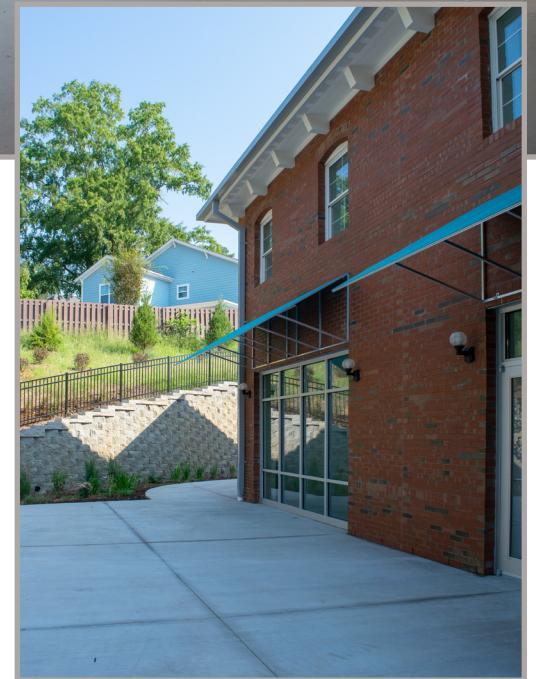
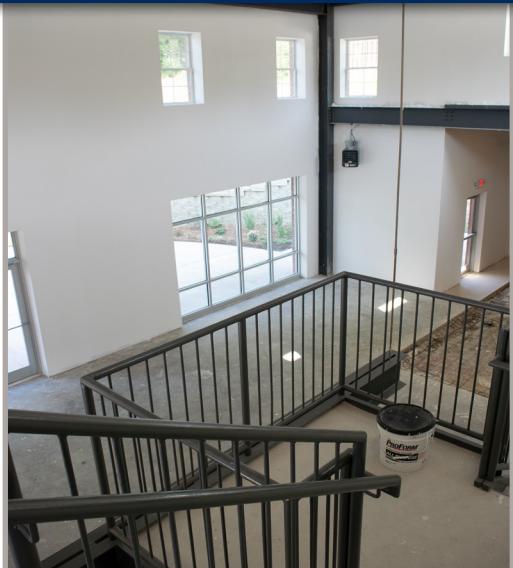
Street	Vehicles Per Day
S. Greensboro Street	13,000
State Highway 54	60,433



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RESTAURANT END-CAP AVAILABLE

- 3,500-sf end cap restaurant space
- Grease traps in place
- Great visibility
- Large outdoor patio
- Layout includes mezzanine level ideal for a bar or seating area
- Possibility to subdivide space



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