

AVISON
YOUNG

FOUNDRY
COMMERCIAL



Stand Alone Investment Opportunity

1520 E FRANKLIN STREET • CHAPEL HILL, NC

FOR SALE OR LEASE



If you would like more information, please get in touch.

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01 Executive summary

PROPERTY SUMMARY

Location	1520 E Franklin Street Chapel Hill, NC 27514
Type	Office Building
Zoning	OI-2-CZN (Office/Institutional – 2 – Conditional Zoning District)
Size	7,188 SF
Building Height	1-story
Status	Vacant
Year Built	1995
Site Area	1.13 ac
Parking	24 spaces + 2 possible (3.6/1,000)

POTENTIAL USES



GENERAL
OFFICE



HEALTHCARE
CLINIC



DAYCARE
FACILITY



EDUCATIONAL
FACILITY



FINANCIAL
INSTITUTION



RESEARCH
ACTIVITIES

Executive summary

Avison Young is pleased to present 1520 Franklin Park, a unique commercial property strategically located along Franklin Street, one of the most iconic corridors in the vibrant, high-barrier-to-entry Chapel Hill market. Now available “for sale” or “for lease”, this offering presents a rare opportunity to control a stand-alone, single-story building, ideally suited to a single user. The offering consists of a vacant brick veneer building totaling 7,188 square feet nestled on 1.13 well-manicured acres. The building, systems and grounds have all been professionally managed and maintained since they were originally developed in 1995, with the roof replaced in 2020. Prominent monument and building signage available along Franklin Street provide occupiers with enviable visibility to more than 22,000 vehicles per day, and a healthy parking ratio of 3.6 spaces per 1,000 square feet to accommodate a wide variety of uses ranging from general office or healthcare clinic to financial institution or educational facility. With land and construction prices increasing to new highs and given the difficulty of new development in Chapel Hill, the offering presents a tremendous opportunity to acquire a first-class asset at a price well below replacement cost in a prime, infill location.

The property is idyllically set just two miles from the University of North Carolina at Chapel Hill campus, the oldest public university and one of the most recognizable college towns in the U.S. This exceptional infill location is proximate to abundant retail, restaurant, healthcare and hospitality amenities at Village Plaza, University Place and other immediately adjacent properties. A mere two miles from Interstate 40, the property provides convenient access to Durham, Research Triangle Park, Raleigh-Durham International Airport and the entire Triangle region, along with business hubs to the west in Burlington, Greensboro and Winston-Salem.

PROPERTY WEBSITE

Click the link below to access the property website and confidential document portal.

Investment Highlights



Rare, stand-alone office investment opportunity ideally suited for a single owner-operator



Premier infill location in the high barrier-to-entry Chapel Hill market, just two miles from both University of North Carolina at Chapel Hill and Interstate-40



Professionally managed and maintained property since it was originally developed in 1995



Numerous, convenient amenities located nearby at the newly re-imagined University Place, Eastgate Crossing, Village Plaza and Rams Plaza



Prominent monument and building signage along the renowned Franklin Street providing tenants extraordinary visibility to more than 22,000 vehicles per day



Ample dedicated surface parking with a ratio of 3.6/1,000 to satisfy an assortment of tenancies



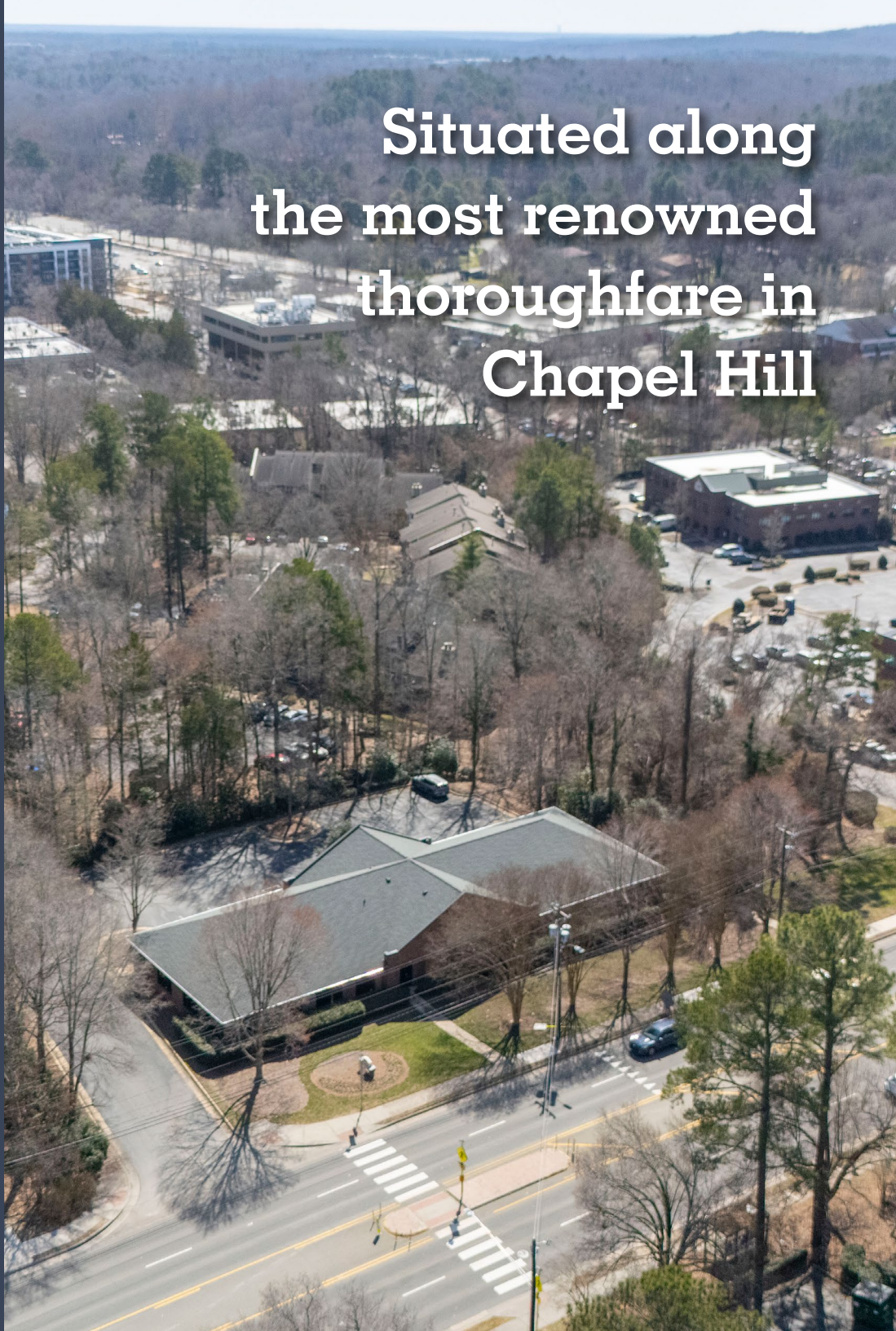
Immediately adjacent to bus stop with service connecting UNC Hospitals and Eastowne



Adaptable building with flexible zoning capable of accommodating a variety of uses



Priced well below replacement cost providing occupiers the opportunity to acquire at an attractive basis to reduce overall occupancy cost



**Situated along
the most renowned
thoroughfare in
Chapel Hill**

01 Executive summary

Potential Uses



GENERAL OFFICE



- Existing configuration set up with offices along the window line
- Rare, stand-alone, full building availability on Franklin Street
- Walkable amenities

HEALTHCARE CLINIC



- 10 minute drive from UNC Hospitals
- Prominent address near dense neighborhoods
- Steps from Chapel Hill Transit bus stop connected to UNC Hospitals

DAYCARE FACILITY



- Situated near densely populated residential neighborhoods
- Opportunity to create outdoor space
- Close to UNC at Chapel Hill and other employment centers

EDUCATIONAL FACILITY



- Steps from Chapel Hill Transit bus stop
- Located close to residential neighborhoods with high population of school-age children
- Opportunity to create outdoor space

FINANCIAL INSTITUTION



- Distinguished address near dense neighborhoods
- Prominent monument and building signage
- Conveniently located near shopping districts and employment centers

01 Executive summary

Nearby Amenities

Franklin Park is situated prominently along Chapel Hill's iconic Franklin Street. Located less than two miles from the UNC campus, the Property sits in an amenity-rich area with abundant retailers, restaurants and services nearby. I-40 is located just two miles from the Property, offering convenient access to Research Triangle Park, Durham, and Raleigh-Durham International Airport.



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