

FOR SALE

±6.89 ACRES

# Oakdale Village Commercial Center



115 OAKDALE DR. HILLSBOROUGH, NC 27278

**PICKETT  
SPROUSE**  
COMMERCIAL  
REAL ESTATE

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## PROPERTY DETAILS

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Oakdale Village is an existing 10,000 SF retail center with additional land for up to 35,000 SF. Conveniently located at the corner of Churton Street (Old NC 86) and Oakdale Drive in Hillsborough, NC. 0.5 miles south of Interstate 85 (Exit 164) and 1.0 miles north of Interstate 40 (Exit 261) and the new UNC Hospital. Zoned Entranceway Special Use. Utilities are to the site, with significant finished parking and lighting. Road improvements, made by original developer (turn lanes and signalized intersection), are in place. Additional traffic and road improvements are thought to be "unlikely".

COUNTY	Orange
PROPERTY TYPE	Commercial Center
RETAIL BUILDING	10,000 SF
PRICE	\$5,500,000
LAND AC - GROSS	± 6.89 AC
LAND SF - GROSS	± 300,128 SF
UTILITIES	HILLSBOROUGH WATER & SEWER
ZONING	GC
TOPOGRAPHY	Level
GRADING	ROUGH GRADED (Phase 2)
PIN NUMBERS	9863-87-8657, 9863-97-2991, 9863-97-1719
LEGAL	<b>Deed:</b> Bk 4987, Pg: 167 <b>Plat:</b> Bk 103/Pg 40, Bk 116/Pg 31, Bk 103/Pg 40
BEST USE	RETAIL, MEDICAL, SERVICES

## OAKDALE VILLAGE BUSINESSES

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- Jersey Mikes
- Pizza Hut
- Bella Trio
- Edward Jones
- UNC Physical Therapy
- UNC Medical Clinic (Out parcel - **Sold**)
- Orange County ABC Store (Out parcel - **Sold**)



PROPERTY  
VIDEO

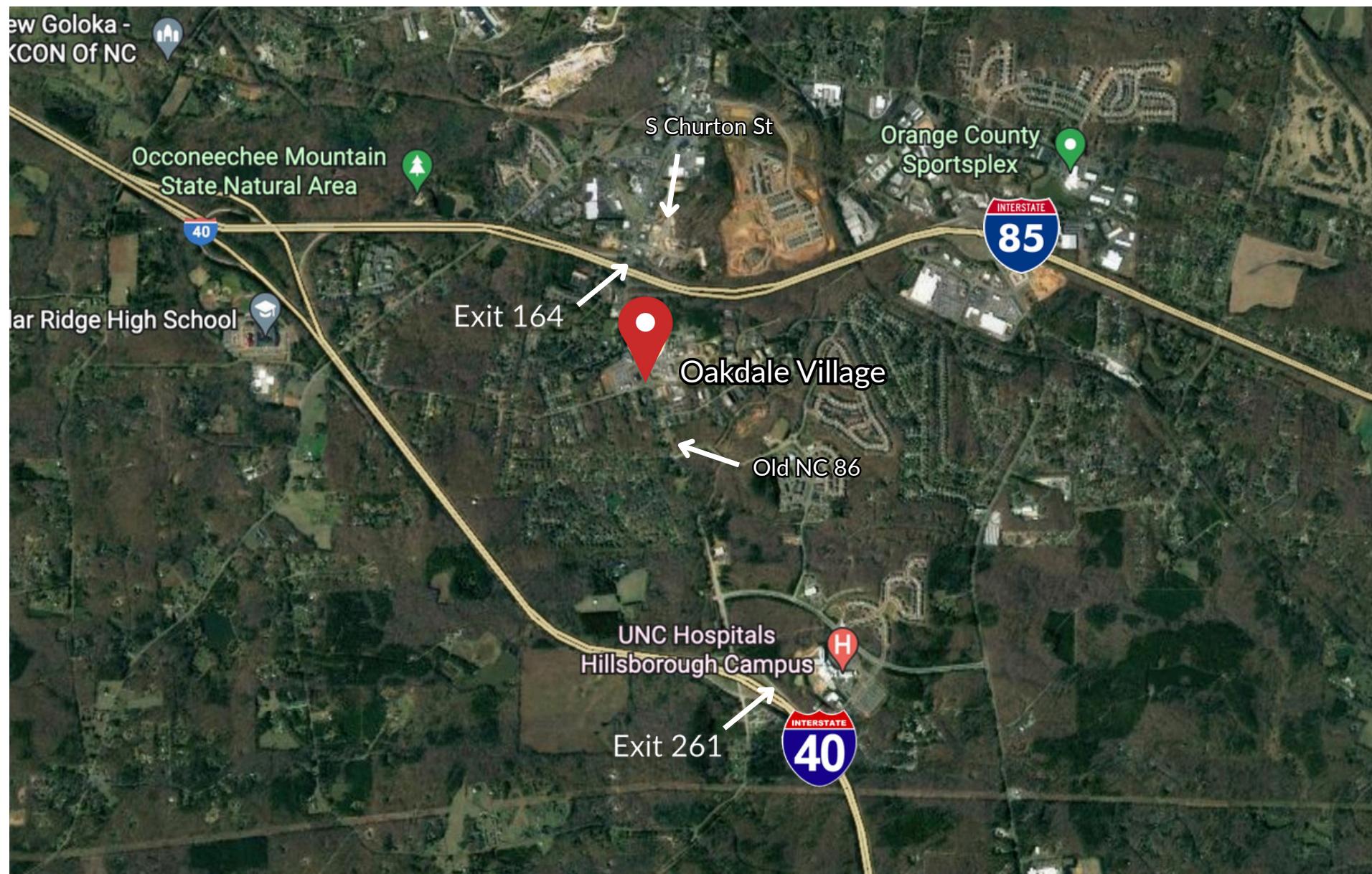
# CONCEPT PLAN

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LOCAL MAP

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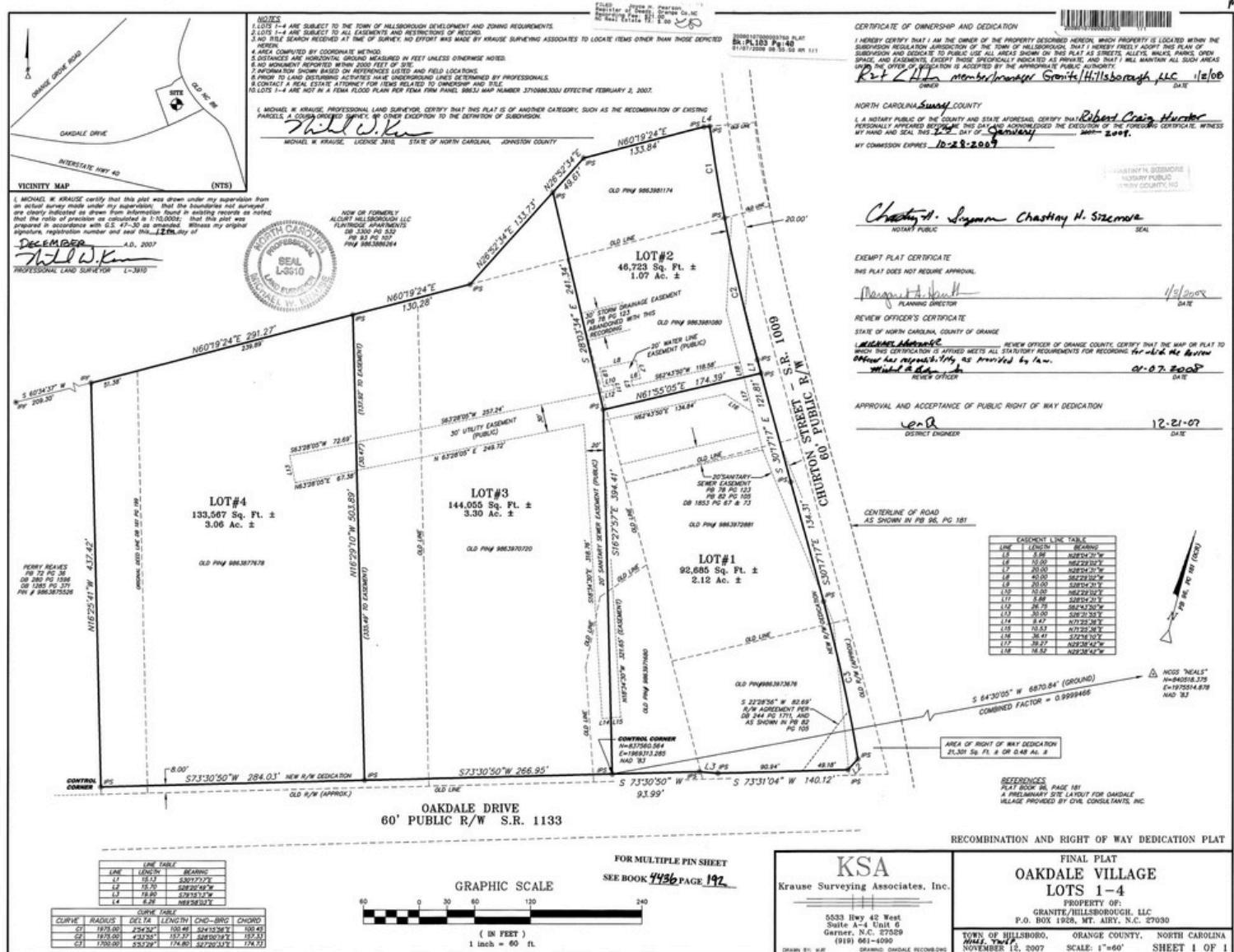
## PROPERTY PHOTOS

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## PLAT MAP



PLAT BOOK 103 / PAGE 40 (SEE ALSO PLAT BOOK 116 / PAGE 31)

## DEMOGRAPHIC OVERVIEW

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### POPULATION

	1 mile	3 miles	5 miles
2024 POPULATION	5,914	16,917	26,392
2029 POPULATION PROJECTION	6,209	17,706	27,616
2034 POPULATION PROJECTION	6,544	18,637	29,070
ANNUAL GROWTH 2024-2029	4.99%	4.66%	4.64%
ANNUAL GROWTH 2029-2034	5.4%	5.26%	5.27%
MEDIAN AGE	38.67	41.87	42.2
BACHELOR'S DEGREE OR HIGHER	57.7%	54%	50.5%

### HOUSEHOLDS

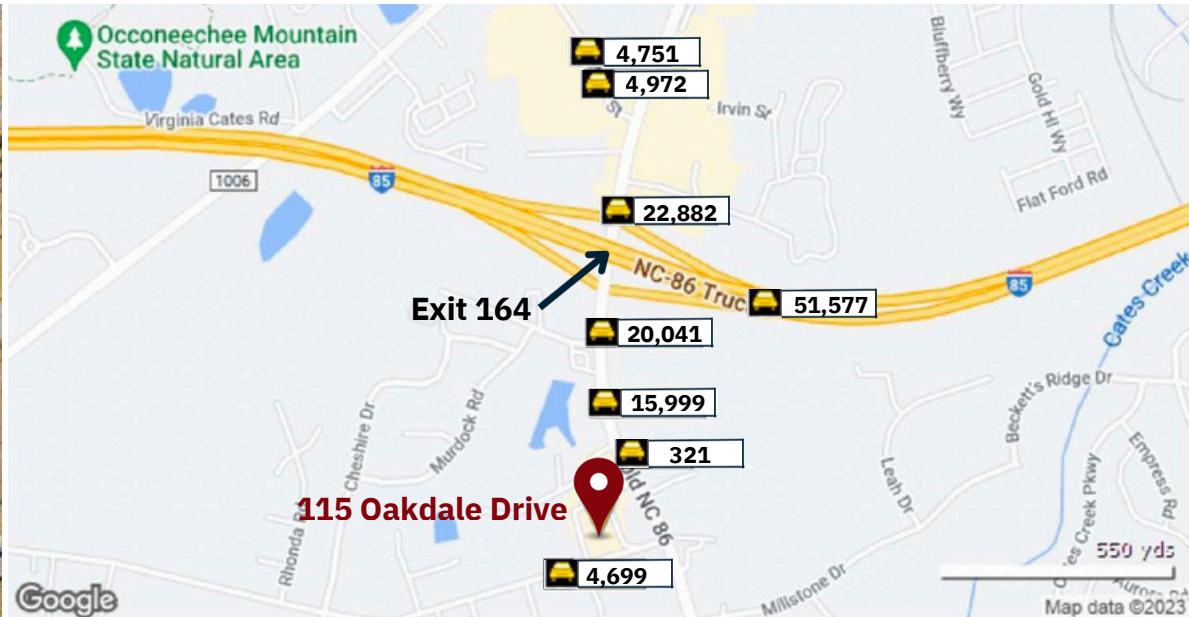
	1 mile	3 miles	5 miles
2024 HOUSEHOLDS	2,329	6,848	10,412
2029 HOUSEHOLD PROJECTION	2,449	7,177	10,905
2034 HOUSEHOLD PROJECTION	2,587	7,566	11,494
ANNUAL GROWTH 2024-2029	5.12%	4.8%	4.73%
ANNUAL GROWTH 2029-2034	5.63%	5.42%	5.4%
OWNER OCCUPIED HOUSEHOLDS	1,555	4,750	7,550
RENTER OCCUPIED HOUSEHOLDS	774	2,098	2,862
AVG HOUSEHOLD SIZE	2.45	2.4	2.49
AVG HOUSEHOLD VEHICLES	1.87	1.83	1.99
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$67M	\$255.6M	\$381.3M

### AVERAGE HOUSEHOLD INCOME

\$129,276 1 MILE	\$123,411 3 MILE	\$129,066 5 MILE
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# TRAFFIC COUNT REPORT

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Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
OAKDALE DRIVE	Red Oak Ct W	4,699	2025	0.04 mi
S CHURTON ST	Birch Lake Apartment S	15,999	2025	0.20 mi
SOUTH CHURTON STREET	Cardinal Dr S	20,041	2025	0.32 mi
SOUTH CHURTON STREET	Daniel Boone St N	22,882	2025	0.48 mi
MAYO STREET	John Earl St NW	4,751	2025	0.65 mi



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